

Universal Inspect

An Inspection is only as good as the company behind it.

5482 Wilshire Blvd Suite 224 Los Angeles Ca 90036

Tel: 888.627.1131 Mobile: 310.880.9718 : Certified Inspectors we carry E&O and General Liability Insurance
www.universalinspect.com Brett@universalinspect.com

SUMMARY REPORT

Client: M W IRRV TRUST
Realtor: Linda Wang, Coldwell Banker Dynasty
Inspection Address: 2541 San Pasqual Street, Pasadena, CA 91107
Inspection Date: 7/24/2013 Start: 11:00am End: 2:00pm
Inspected by: Brett Mars

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

Exterior Components

Outlets

- Some of the exterior outlets should be upgraded to have working ground fault protection with covers.

Roof

Flat Roof

Roofing Material

- Although there are no apparent deficiencies with the roofing material, there are moisture stains within the attic. We believe this is a active leakage that could be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.

Skylights

- The edges of the skylight have been chipped and have leaked at some point, should ask the seller to verify this.

Gutters & Drainage

- The gutters need to be cleaned and serviced to drain properly.

Plumbing

Potable Water Supply Pipes

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of the Inspection Company.

Inspection Summary - Page 1

Water Main Shut-off Location

- Water holes outlets do not have vacuum relief valve or vacuum breakers. Its important the breakers are installed in the near future to prevent back flow from contaminating the water supply.

General Gas Components

Gas Seismic Shut-Off Valve

- The gas main is not equipped with a seismic shut-off valve, which may be mandated.

Electrical

Main Panel

Main Panel Observations

- Various circuits within the panel are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.

Heat-A/C

HVAC Split Systems

Refrigerant Lines

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

Bathrooms

Main Bathroom

Hydro-Spa

- Termite droppings was noted below the hydro-spa, which should be checked by a termite specialist.
- The access door to service the hydro-spa motor should be repaired

Kitchen

Kitchen

Faucet

- The faucet is loose, and should be secured.

Outlets

- All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Laundry

Laundry Room

Dryer Vent

- The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.
- The dryer vent is separated within the attic without a exit point and should be repaired asap. This could be a fire hazard.

Outlets

- The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Garage

Double-Car Garage

Automatic Opener

- The infra red auto-reversing sensor mechanisms are high than recommend six inches and should be adjusted.

Outlets

- The outlets should be upgraded to have ground fault protection and cover plates installed, which is mandated by current standards and is an important safety feature.

Attic

Primary Attic

Common Observations

- The attic is equipped with a access door to the roof that should be locked for protection.

Electrical

- There is an open electrical junction box, which should be sealed so that any arching or sparking would be contained within the box.
- An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arching or sparking within the box.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

M W IRRV TRUST

INSPECTION ADDRESS

2541 San Pasqual Street, Pasadena, CA 91107

INSPECTION DATE

7/24/2013 11:00am to 2:00pm

REPRESENTED BY:

Linda Wang

Coldwell Banker Dynasty



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Inspection Narratives - Page 1

GENERAL INFORMATION

Inspection Address: 2541 San Pasqual Street, Pasadena, CA 91107
Inspection Date: 7/24/2013 Time: 11:00am to 2:00pm
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Brett Mars

Client Information: M W IRRV TRUST
Buyer's Agent: Coldwell Banker Dynasty
Linda Wang
Mobile: 626.833.1688
Email: lindawang7777@yahoo.com

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: 1

Estimated Year Built: 1953
Unofficial Sq.Ft.: 2,600

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent
Seller's Agent

PLEASE NOTE:

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The observations and opinions expressed within this report are those of Universal Inspect and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice govern by International Association of Certified Home Inspectors (InterNACHI) , 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: 2541 San Pasqual Street Pasadena CA 91107

SCOPE OF WORK

You have contracted Universal Inspect dba BMA Inspect to perform a Lead base, Mold, Asbestos, Radon gas and or general home inspection in accordance with the standards of practice established by the Home Inspection Foundation, 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 you 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.

Strutural

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.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

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.

Site & Other Observations

Landscaping Observations

Informational Conditions

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



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.

Flat & Level Pad

Informational Conditions

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

Vines are overgrowing the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed.

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance.



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. We have discovered leaking windows while it was raining that may not have been apparent otherwise. 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.

Driveways

Informational Conditions

The driveway is in acceptable condition.



Walkways

Informational Conditions

The walkways are in acceptable condition. (accept where noted) With some cracks that are normal



Yard Walls

Informational Conditions

The yard walls may have some cosmetic damage but are functional.



Fences & Gates

Informational Conditions

The fences and gates are serviceable, and would not need service at this time.



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

The gates needs typical maintenance-type service to open and close or latch easily - *Continued*



Fascia & Trim

Informational Conditions

The fascia board and trim are in acceptable condition.

Exterior Wooden Doors

Informational Conditions

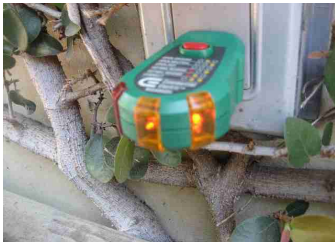
The exterior doors are in acceptable condition.



Outlets

Components and Conditions Needing Service

Some of the exterior outlets should be upgraded to have working ground fault protection with covers.



Lights

Informational Conditions

The lights outside the doors of the residence are functional but should always be sealed and covered to avoid the possibility of water intrusion that could cause mold. However, we do not inspect or evaluate decorative lights.

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.

Flat Roof

General Comments

Informational Conditions

Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

Most residences have termite inspections as a condition of escrow, and when termite infestation is confirmed most are commonly tented in preparation for fumigation. This requires personnel to walk on the roof, which can damage the roofing material. Therefore it is essential that you review the termite report, and if the residences is to be tented that you have a local roofing company inspect the roof after the tenting has been removed to confirm that the roofing material did not sustain damage.

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking on its surface.



Estimated Age

Informational Conditions

The roof appears to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

Roofing Material

Components and Conditions Needing Service

Although there are no apparent deficiencies with the roofing material, there are moisture stains within the attic. We believe this is an active leakage that could be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.



Skylights

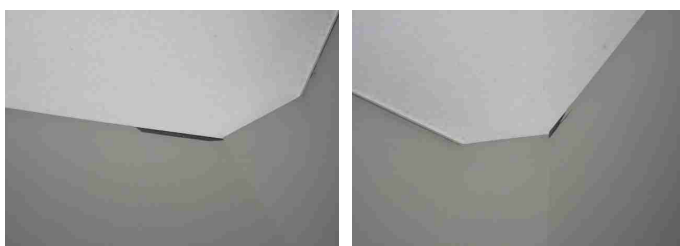
Informational Conditions

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.



Components and Conditions Needing Service

The edges of the skylight have been chipped and have leaked at some point, should ask the seller to verify this.



Gutters & Drainage

Components and Conditions Needing Service

The gutters need to be cleaned and serviced to drain properly.

Slate Tile

General Comments

Functional Components and Conditions

Slate 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 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.

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.

Potable Water Supply Pipes

Water Main Shut-off Location

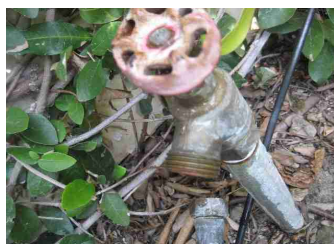
Informational Conditions

The main water shut-off valve is located at the front of the residence.



Components and Conditions Needing Service

Water holes outlets do not have vacuum relief valve or vacuum breakers. Its important the breakers are installed in the near future to prevent back flow from contaminating the water supply.



Pressure Regulators

Informational Conditions

The pressure at the street is under 80psi (50psi) and a regulator is not required on the plumbing system or would not need to be adjusted. However new vacuum breakers should be installed.



General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the 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.



Gas Seismic Shut-Off Valve

Components and Conditions Needing Service

The gas main is not equipped with a seismic shut-off valve, which may be mandated.



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 8-10 year old, 50 gallon water heater that is located in an exterior cabinet or closet.

Common Observations

Informational Conditions

The water heater is functional but beyond its warranty period.

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 200 amp, 220 volt panel, located in the garage side yard.



Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies

Components and Conditions Needing Service

Various circuits within the panel are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.



Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

The sub panel is located in the hallway.

The sub panel is located in the hallway - *Continued*



Sub Panel Observations

Informational Conditions

Various circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel.

Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies.

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 dual systems, consisting of 10+ year old furnaces with evaporator coils that are located in the attic, and two 10+ year-old condensing coils that are located on the roof.



Common Observations

Functional Components and Conditions

The split-system is functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Refrigerant Lines

Components and Conditions Needing Service

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



Chimney

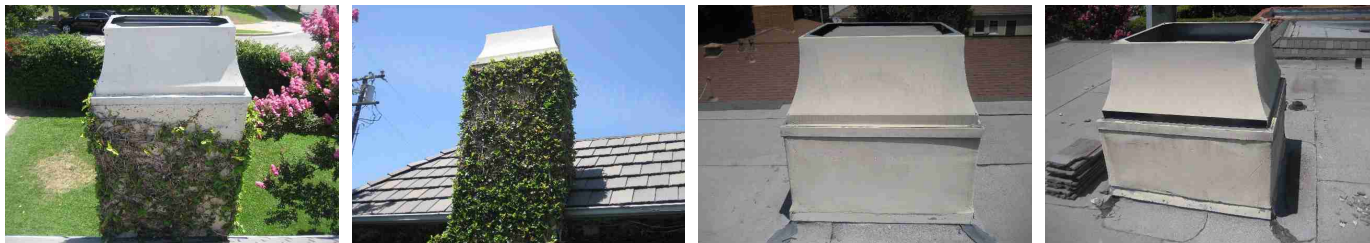
The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Family Room Chimney

General Lined Masonry

Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."



Weather Cap-Spark Arrestor

Informational Conditions

All three chimney's has functional weather cap/spark arrestors.

Fireplace

Informational Conditions

Aesthetically the exterior part in the living area of the fireplace is in acceptable condition (except where noted) but should be cleaned before use.

The fireplace - *Continued*



Damper

Informational Conditions

The damper is functional.



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 was not hired to 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 not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by a certified inspector 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.

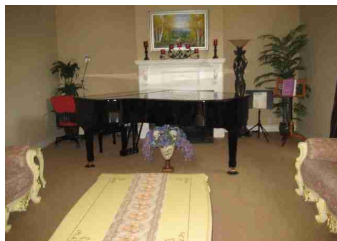
Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately,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

Living Room

No Recommended Service

Informational Conditions

We have evaluated the living room.



Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage which is common.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional

Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Family Room

No Recommended Service

Informational Conditions

We have evaluated the family room.



Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.



Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

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.

Main Bedroom

Location

Informational Conditions

The bedrooms is located on the first floor (3).

No Recommended Service

Informational Conditions

We have evaluated



Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Smoke Detector

Informational Conditions

The smoke detectors are functional, but should be checked periodically.

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.

Main Bathroom

Size and Location

Informational Conditions

Bathroom location-first floor (2.5)



Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage that is commensurate with time and use.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.



Sink Faucet Valves & Connectors Trap & Drain

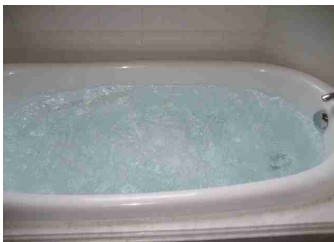
Functional Components and Conditions

The sink and its components are functional.

Hydro-Spa

Functional Components and Conditions

The hydro-spa is functional but (finicky) and should be flushed with a cleanser if not used frequently.



Components and Conditions Needing Service

Termite droppings was noted below the hydro-spa, which should be checked by a termite specialist.



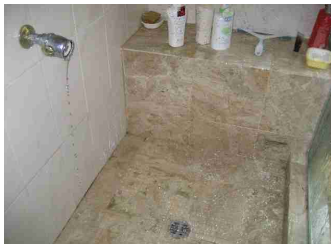
The access door to service the hydro-spa motor should be repaired



Stall Shower

Functional Components and Conditions

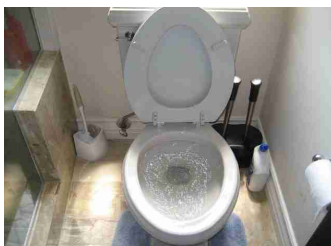
The stall shower is functional.



Toilet & Bidet

Functional Components and Conditions

The toilets are functional.



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

No Recommended Service

Informational Conditions

We have evaluated the kitchen.



Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.



Walls & Ceiling

Informational Conditions

The walls or ceiling have damage which is normal

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Sink & Countertop

Informational Conditions

The counter top has damage, which would not necessarily need to be serviced.

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Valves & Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use.

Faucet

Components and Conditions Needing Service

The faucet is loose, and should be secured.

The faucet is loose and should be secured - *Continued*



Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

Both garbage disposals are functional.



Gas Range

Functional Components and Conditions

The gas range is functional



Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Informational Conditions

The exhaust fan is functional



Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



Hallway

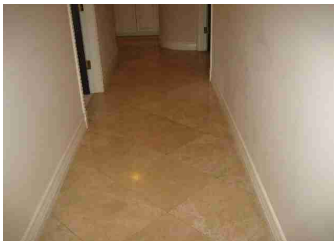
Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

No Recommended Service

Informational Conditions

We have evaluated the hallways, and found it to be in acceptable condition.



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

No Recommended Service

Informational Conditions

We have evaluated the laundry room.



Dryer Vent

Components and Conditions Needing Service

The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

The dryer vent is separated within the attic without a exit point and should be repaired asap. This could be a fire hazard.



Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



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

No Recommended Service

Informational Conditions

We have evaluated the garage.



Automatic Opener

Informational Conditions

The garage door opener is functional but do not have a open/close button installed in the garage.



Components and Conditions Needing Service

The infra red auto-reversing sensor mechanisms are high than recommend six inches and should be adjusted.



Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Components and Conditions Needing Service

The outlets should be upgraded to have ground fault protection and cover plates installed, which is mandated by current standards and is an important safety feature.

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 and in the laundry room.



Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

No Recommended Service

Informational Conditions

We have evaluated the attic



Common Observations

Components and Conditions Needing Service

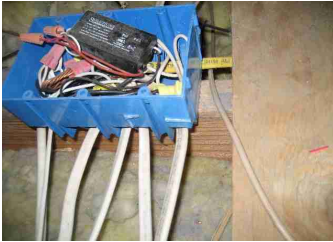
The attic is equipped with a access door to the roof that should be locked for protection.



Electrical

Components and Conditions Needing Service

There is an open electrical junction box, which should be sealed so that any arcing or sparking would be contained within the box.



An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.



AFFILIATIONS AND CERTIFICATIONS



Inspector Brett Mars,

National Association of Certified Inspectors ID # NACHI11071401

Housing Inspection Foundation Certified Member # HI10011A
Certification verification <http://www.hif-assoc.org/states/ca-list.php>

REPORT CONCLUSION

2541 San Pasqual Street, Pasadena, CA 91107

There was NOT a Carbon Monoxide detector which is a new retrofit requirement as of 07/02/2011

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 manufacture'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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