

www.CountryHomeInspection.com

Michael DonCarlos

Property Address:

124 Norman Road
Aptos CA 95003



Country Home Inspection and Termite Inc.

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INVOICE

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 Inspected By: Clive Belvoir ASHI 247382
 OPR12732

Inspection Date: 4/12/2021
Report ID: 20210412-124-Norman-Rd

Customer Info:	Inspection Property:
Michael DonCarlos Customer's Real Estate Professional: Byron Rifkind Bailey Properties	124 Norman Road Aptos CA 95003

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	500.00	1	500.00
			Tax \$0.00
			Total Price \$500.00

Payment Method: Check**Payment Status:** Paid In Full At Time Of The Inspection**Note:** Thank You

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Date: 4/12/2021	Time: 09:00 AM	Report ID: 20210412-124-Norman-Rd
Property: 124 Norman Road Aptos CA 95003	Customer: Michael DonCarlos	Real Estate Professional: Byron Rifkind Bailey Properties

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In the report the location of items will be referred to as being located on the front, right, left and rear of home. Our perspective is from the exterior of the home looking at the front door.

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for pest damage as a pest inspector does. We do not report on rodent activity or determine if it is old or new activity. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. The written report and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Standards of Practice:

ASHI American Society of Home Inspectors

Type of building:

Single Family (multi story)

In Attendance:

Seller, Listing Agent

Square Footage Approximate:

2227

Approximate age of building:

Built 1979, Over 40 Years

Temperature:

Over 70

Weather:

Clear

Ground/Soil surface condition:

Dry

Property is:

Furnished, Occupied

Rain in last 7 days:

No

1. Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not part of our inspection. Fences gates and retaining walls are not part of this inspection but may be reported on. Our inspection of the driveway or parking area is limited to within 50 feet of the home.



Styles & Materials

Grading & Drainage:

- Enclosed plant area next to foundation
- Below grade to road
- Low to moderate slope
- Moderate to steep slope
- Cut and fill lot

Retaining Walls:

- Wood
- Retaining walls over 3 feet high not inspected

Fences and Gates:

- Wood
- Metal, chain link or wire

Walkways / Parking:

- Artificial grass
- Asphalt
- Concrete
- Stone

Exterior Decks:

- Wood decks
- Composite decks (wood framing)

Irrigation:

- Irrigation system was not inspected

Items

1.0 DRAINAGE / RETAINING WALLS

Comments: Repair or Replace



1.0 Item 1(Picture)



1.0 Item 2(Picture)

Retaining wall tilted at various areas of the yard. Recommend monitoring the retaining walls and have them further evaluated when needed by a Landscape Contractor.

1.1 DECKS

Comments: Repair or Replace



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

(1) The guard-rail(s) is missing on the right side of the driveway and around the hot tub. This is considered a safety hazard. Recommend installing a proper guardrail as needed by a qualified licensed contractor.



1.1 Item 5(Picture)



1.1 Item 6(Picture)

(2) Wood deck has signs of dry-rot and fungus damage on various areas of the decks, recommend refer to pest inspection or licensed Contractor for further information.



1.1 Item 7(Picture)



1.1 Item 8(Picture)

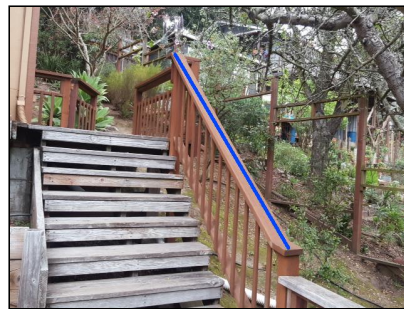
(3) The left side deck ledger board that is attached to the home has been installed without flashing, creating a condition conducive to deterioration. We recommend this board be flashed or properly sealed by a qualified licensed contractor to help prevent deterioration at this location.

1.2 STAIRS

Comments: Repair or Replace



1.2 Item 1(Picture)



1.2 Item 2(Picture)

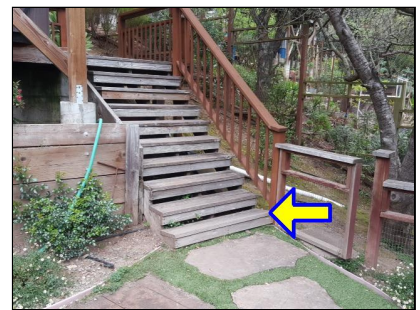
(1) Exterior steps handrail(s) improper. Noted on various stairs around the home. Although there is a handrail installed. Recommend installing a handrail that can be grasped with one hand. 1 1/2 width is recommended for the handrail(s).



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

(2) Exterior stairway riser varies more than 3/8 of an inch and or over 8 inches in height. Noted on various stairs around the home. Improper rise or run was noted at the stairs. This means that one or more of the stairs was higher or longer than the others or that the length of the stairs does not meet current standards. This should be considered a tripping hazard and correction is recommended.

(3) The handrail on various stairs around the home is missing. Handrails are required on at least one side of stairs with 4 or more risers. The height of the handrail must at least 34 inches but cannot be more than 38 inches above nosing of the stair. The hand grip portion of handrail must be at least 1 1/4 inches but not more than 2 inches in circular cross section. A handrail should be installed for safety by a licensed qualified contractor.



1.2 Item 6(Picture)

1.3 DRIVEWAY / WALKWAYS

Comments: Repair or Replace



1.3 Item 1(Picture)



1.3 Item 2(Picture)

(1) Uneven walkways, possible trip hazard on the driveway. We recommend the trip hazards be corrected. Recommend further evaluation by a landscape contractor.



1.3 Item 3(Picture)



1.3 Item 4(Picture)

(2) Asphalt seal coat / general maintenance needed. The driveway is in serviceable condition. Proper maintenance will extend the life of the asphalt driveway. Recommend the driveway and all cracks be sealed.

1.4 FENCES / GATES

Comments: Inspected

1.5 GRADE / SHRUBBERY / PLANTER

Comments: Inspected

1.6 SPRINKLER SYSTEM

Comments: Not Inspected

2. Exterior

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights or flashing may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof, skylights and flashing are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection.



Styles & Materials

Roof Deck Styles:

- Flat
- 4 to 6 1/2 roof pitch

Viewed Roof Covering From:

- Partially traversed and or viewed

Trim:

- Wood trim

Roof Covering Material:

- Cap sheet
- Composition shingles

Gutters / Roof Drains:

- Metal gutters

Window / Skylights:

- Vinyl sash
- Picture windows
- Sliding sash
- Single hung
- Crank / lever sash
- Swing out
- Multi-glaze / Insulated

Roof Flashing:

- Metal flashing

Exterior Siding:

- Plywood

Entry Doors:

- Solid core
- Sliding glass door(s) insulated glass

Garage Door and Safety Reverse:

- Metal
- Sectional
- Automatic opener
- Obstruction sensor safety reverse

Items

2.0 ROOF

Comments: Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

Roof weathering, showing signs of aging. Typical granule loss is noted on areas of the composition shingles. Appears to be normal wear. The exact age of the roof is uncertain. Recommend periodic inspections by a Qualified Roofing Contractor.

2.1 FLASHINGS

Comments: Repair or Replace

Metal flashing is lifting around the chimney. This can allow moisture to wick under the flashing. Recommend all flashing be secured / nailed as needed. Recommend further evaluation by a qualified roofing contractor.



2.1 Item 1(Picture)

2.2 GUTTERS / DOWNSPOUTS

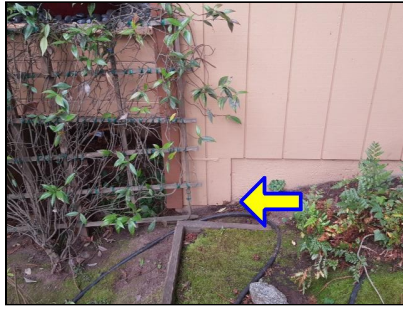
Comments: Inspected

2.3 SIDING / TRIM

Comments: Repair or Replace



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)

Exterior siding has signs of dry-rot or fungus damage. Noted on the home at various locations. Recommend refer to pest inspection for all locations of damaged siding.

2.4 EXTERIOR DOORS

Comments: Inspected

2.5 WINDOWS / SKYLIGHTS

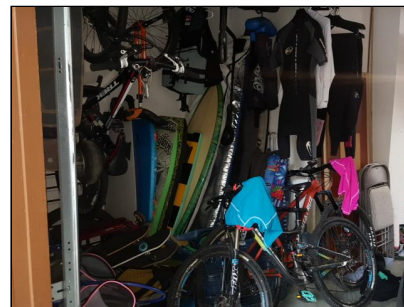
Comments: Inspected

2.6 GARAGE / CARPORT

Comments: Not Inspected



2.6 Item 1(Picture)



2.6 Item 2(Picture)

Access impaired. The garage was full of storage at the time of the inspection. The garage was not fully inspected. We recommend the storage be removed and the garage be fully inspected before the close of escrow.

2.7 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Inspected

3. Pool

Pools spas and their components are not inspected. It is highly recommended that pools and spas be fully inspected by a Qualified Licensed Pool Company.



Styles & Materials

POOL/ SPA TYPE:

Spa

Items

3.0 POOL / SPA

Comments: Not Inspected

(1) The spa DOES have a locking cover. This DOES confirm to the Santa Cruz County Swimming Pool Ordinance.



3.0 Item 1(Picture)

(2) The spa and its components were not inspected and is not part of the home inspection. Recommend the spa be inspected by a Qualified Pool Contractor prior to the release of the inspection contingency.



3.0 Item 2(Picture)

4. Fireplace

All fireplaces should be cleaned on a regular basis to make sure no cracks have developed. Interior of chimneys are not inspected. Masonry chimneys should be further evaluated for interior cracking before purchasing the property. This inspection of the fireplace / woodstove is a visual inspection only and is not a warranty or a guarantee of the fireplace, chimney, or that the termination caps have been properly installed / built. No seismic damage assessments are made on the components of the fireplace / chimney.



Styles & Materials

Types of Fireplaces:

Free standing wood stove

Chimney Vent:

Metal chimney

Fireplace Components:

Metal door(s)

Items

4.0 CHIMNEYS (visible only)

Comments: Repair or Replace



4.0 Item 1(Picture)



4.0 Item 2(Picture)

A limited fireplace inspection was performed. We recommend a clean and review of the chimney(s) and firebox(s). The inside of the chimney was not inspected. We were unable to determine the condition of the flue liner. It is recommended that the chimney(s) be cleaned to allow for further and complete inspection by a qualified chimney sweep.

4.1 FIREPLACE

Comments: Repair or Replace



4.1 Item 1(Picture)



4.1 Item 2(Picture)

Fire-brick cracked. Recommend replacing fire-brick as needed. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor.

5. Heating / Air Conditioning

The inspector is not equipped to inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos material have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air through out a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on cooling systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. It is suggested that all homes with fuel burning systems have a carbon monoxide installed for added safety. All fireplaces should be cleaned on a regular basis to make sure no cracks have developed.



Styles & Materials

Heat Type:

Electric heat
Radiant Floor

Vent type:

Plastic vent

Number of Heat Systems (excluding wood):

One

Heat System Brand:

BRYANT

Ductwork:

Insulated flexible duct

Filter Type:

Electronic air cleaner

Number of AC Only Units:

None

Items

5.0 HEATING EQUIPMENT

Comments: Inspected

The forced air furnace is no longer in use. The forced air furnace is disconnected. Electric radiant floor heating has been installed. Recommend refer to the current home owner for further information.



5.0 Item 1(Picture)

5.1 THERMOSTATS

Comments: Inspected

5.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Inspected

5.3 FILTER

Comments: Not Inspected

5.4 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS (WHERE VISIBLE)

Comments: Inspected

5.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

6. Plumbing System

Water quality or hazardous materials (lead) is available from local labs. All underground piping related water supply, waste or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Only the hose faucets which are attached to the home are tested during our inspection. You may wish to test any which are away from the home. The temperature pressure relief valve, at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow off can cause scalding. Improper installations should be corrected. Laundry appliances are not tested or moved. We highly recommend removal and cleaning of the dryer vent at least once a year. Cleaning the vent pipe can significantly reduce the risk of a fire.



Styles & Materials

Water Shut Off Location:

Handle shut off
The right exterior side of the home

Water Supply Aproximate Size / Material:

3/4"

Plumbing Water Distribution:

Copper
PEX

Water Source:

Public

Water Pressure (normal is 40 to 80 psi):

Water pressure aprox. 60PSI (Normal)

Water Filters:

Water softener (not inspected)

Plumbing Waste (visible only):

ABS
Cast iron
Galvanized

Sewage Disposal:

Private (septic tank) sewage disposal, Not inspected
We recommend having the septic system inspected by a qualified technician prior to the close of escrow

Gas Type / Primary Energy Heat Source:

Propane (LPG)

Gas Shut Off Location:

In the front yard

Smart Meter Installed:

No

Gas Line Type:

Galvanized gas pipe
Steel gas pipe
Flex gas line

Water Heater Power Source / Vent Type:

Pressure relief valve not tested
LPG
Sheet metal vent

Water Heater Capacity (Aproximate):

40 gallons

Water Heater Age:

MFG 2009

Water Heater Location:

In the sub-area

Laundry Type and Venting:

Washer connections
Electric dryer connection
Dryer vents at exterior wall

Items

6.0 WATER HEATERS

Comments: Repair or Replace



6.0 Item 1(Picture)



6.0 Item 2(Picture)

Water heater pressure / temperature relief valve discharge not terminated within 6" of the floor. Recommend installing a metal pipe on the water heater relief valve. Recommend the pipe extend to the floor or exterior of the home and within 6 inches of the ground. Recommend repairs by a qualified person.

6.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Repair or Replace



6.1 Item 1(Picture)



6.1 Item 2(Picture)

Fixture drain slow or possibly clogged in the downstairs bathroom on the sink drain. In most cases this is an indication that there is build up in the p-trap in the sink drain line. We recommend cleaning the p-trap. If there is no change in the drainage we recommend further evaluation and repair by a qualified licensed plumbing contractor.

6.2 DRAIN TRAPS

Comments: Inspected

6.3 WATER LINES (VISIBLE ONLY)

Comments: Inspected

6.4 GAS LINES (VISIBLE ONLY)

Comments: Inspected

6.5 FAUCETS / FIXTURES / VALVES

Comments: Inspected

6.6 EXTERIOR WATER FAUCETS

Comments: Inspected

6.7 WASHER / DRYER / LAUNDRY

Comments: Repair or Replace

Recommend installing a drain pan under the washing machine with a drain to the exterior. This is recommended in case of a water leak at the washing machine. The water will most likely drain to the exterior. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.



6.7 Item 1(Picture)

6.8 SUMP PUMP / LPG / ACCESS IMPAIRED

Comments: Repair or Replace

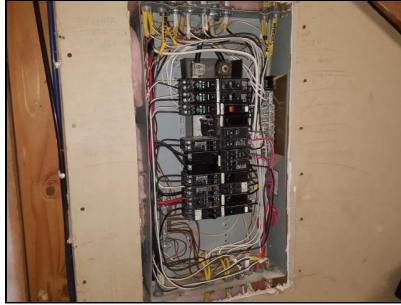
LPG drain pan not installed. This was noted at the water heater. Recommend installing a drain pan under the water heater with a drain line to the exterior. This is recommended in case of an accidental gas leak.



6.8 Item 1(Picture)

7. Electrical System

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors are not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints. Smoke alarms should be installed in hallways, all levels of the home and just inside bedroom doors and tested regularly. Electrical panels and outlets which are not attached to the home are not inspected. We recommend further evaluation and testing of these by a licensed electrician.



Styles & Materials

Main Panel Location:
The right exterior side of the home

Smart Meter Installed:
Yes

Panel capacity:
100 AMP
70 AMP

Sub Panel Location(s):
In the garage

Grounding Method:
Grounding method not ascertained

Electrical Service Conductors:
Overhead service
Single disconnect
110 volts
220 volts
Exterior main service panel

Distribution Systems:
Sub-panel(s)
Circuit breakers
Nonmetallic sheathed cable (Romex)
Armored cable (BX)
Copper wires
Aluminum wiring (not in general lighting circuits)
Solar panels (not inspected)

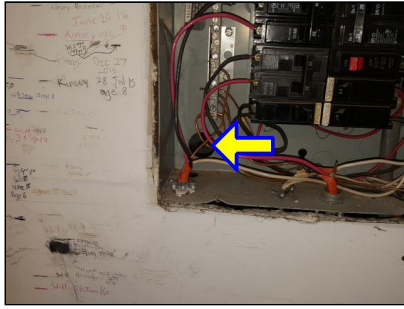
Items

7.0 SERVICE ENTRANCE CONDUCTORS

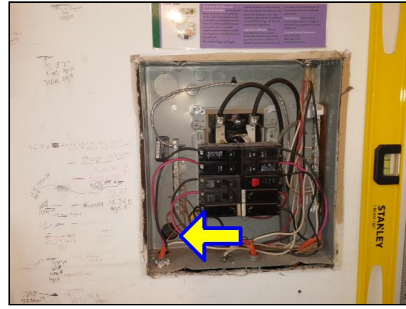
Comments: Inspected

7.1 MAIN / SUB-PANELS

Comments: Repair or Replace



7.1 Item 1(Picture)



7.1 Item 2(Picture)

Recommend sealing all openings in the sub-panel. Recommend further evaluation and repair as necessary.

7.2 BREAKERS / FUSES

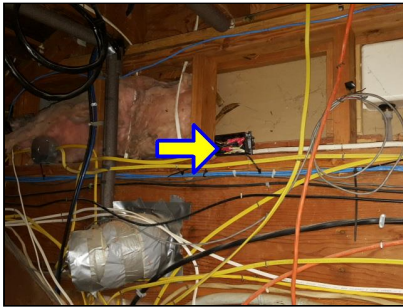
Comments: Inspected

7.3 CIRCUIT WIRING (where visible)

Comments: Inspected

7.4 JUNCTION BOXES / CONDUITS

Comments: Repair or Replace



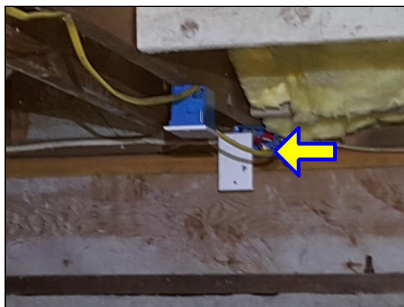
7.4 Item 1(Picture)



7.4 Item 2(Picture)



7.4 Item 3(Picture)



7.4 Item 4(Picture)



7.4 Item 5(Picture)

(1) Junction box cover plate missing. Noted in the sub-area. Junction box cover plates are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction box covers that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. A qualified licensed electrical contractor should correct as needed.

(2) Junction box not installed as required (exposed splice). Noted in the sub-area. Junction box's are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction boxes that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed electrical contractor before purchasing the property.



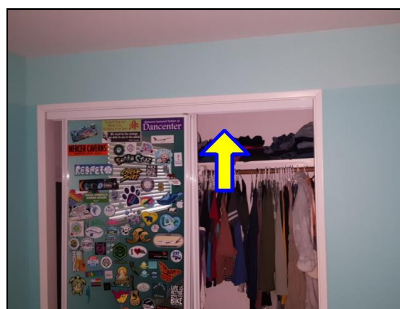
7.4 Item 6(Picture)

7.5 LIGHTING / SWITCHES

Comments: Repair or Replace



7.5 Item 1(Picture)



7.5 Item 2(Picture)

Incandescent bulb exposed in closet or type that could be damaged. The light bulb(s) in the closet(s) were not protected from coming into contact with combustible material. In some cases if stored items come in contact with the light bulbs this could be a fire hazard. We recommend upgrading the light fixtures to have safety covers. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified repair person is recommended.

7.6 RECEPTACLE OUTLETS

Comments: Inspected

7.7 GFCI / SYSTEM GROUNDING

Comments: Inspected

7.8 DOOR BELL / ACCESS IMPAIRED

Comments: Not Inspected



7.8 Item 1(Picture)

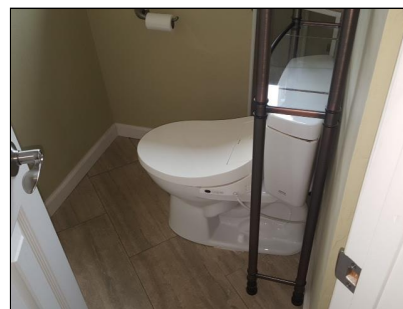
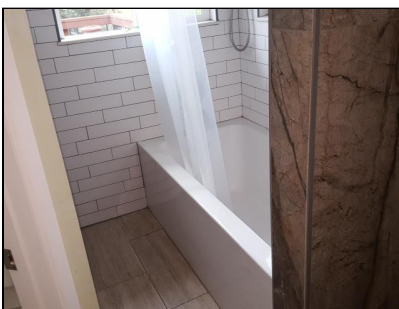
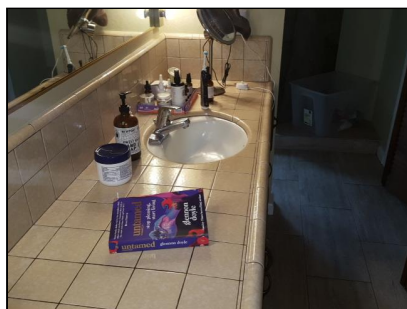


7.8 Item 2(Picture)

The solar panels and the components were not inspected. If needed it is recommended the solar panels and all of its components be fully evaluated by a qualified contractor.

8(A) . Master Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.



Styles & Materials

Shower Head Low-Flow:

Yes

Bathtub Types:

Fiberglass bathtub(s)

Shower Floor Types:

Tub / shower combination

Tub / Shower Walls:

Mastic tile

Tub / Shower Doors / Enclosure:

Shower curtain

Wash Basin(s):

Cast iron wash basin(s)
Let in

Countertop Materials:

Floated tile countertop(s)

Sink Low-Flow:

Yes

Toilet Types:

Low-flow toilets 1.6 gpf (or less) Down flush

Plumbing Accessories:

Washerless faucet(s)
Diverter valves
Pop up stopper(s)
Under sink valves

Ventilation:

Openable windows
Exhaust fan(s)

Electrical / GFCI:

Counter outlet(s)
GFCI receptacles
GFCI breaker/reset in sub-panel

Floor(s):

Tile floor(s)
Wood sub-floor(s)

Items

8.0.A TUBS, SHOWERS

Comments: Repair or Replace

Low window noted in bathroom shower area. Recommend installing a water proof curtain at the window. Correction or modification decreases the probability of continued and excessive deterioration.



8.0.A Item 1(Picture)

8.1.A TOILETS

Comments: Inspected

8.2.A SINKS

Comments: Inspected

8.3.A VANITYS, COUNTERS

Comments: Inspected

8.4.A VENTILATION

Comments: Repair or Replace



8.4.A Item 1(Picture)



8.4.A Item 2(Picture)

Window near tub or shower does not appear to be safety glaze / has no visible emblem to indicate safety glass. Noted in the master bathroom. Glazing in any portion of a building wall enclosing tub or shower compartments where the bottom exposed edging of the glazing is less than 5 feet above a standing surface and drain inlet should be tempered glass. Windows which are not tempered or shatterproof that are near tubs or showers can be dangerous. If the position of the window is such that someone could slip and fall against it, breaking the glass, the result could be severe personal injury. Older homes did not require this particular glazing. This item is often mentioned to bring to your attention a helpful safety reminder. Contact a Glass Company for an additional opinion and assistance if desired.

8.5.A FLOORS, WALLS, CEILINGS

Comments: Inspected

8.6.A CAULKING AND SEALING

Comments: Inspected

8.7.A TOWEL HOLDERS, MISC

Comments: Inspected

8(B) . Half Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.



Styles & Materials

Wash Basin(s):

Cast iron wash basin(s)
Let in

Countertop Materials:

Floated tile countertop(s)

Sink Low-Flow:

Yes

Toilet Types:

Low-flow toilets 1.6 gpf (or less) Down flush

Plumbing Accessories:

Washer type faucet(s)
Pop up stopper(s)
Under sink valves

Ventilation:

Openable windows

Electrical / GFCI:

Counter outlet(s)
GFCI receptacles
GFCI breaker/reset in sub-panel

Floor(s):

Wood floor(s)
Wood sub-floor(s)

Items

8.0.B TOILETS

Comments: Inspected

8.1.B SINKS

Comments: Inspected

8.2.B VANITYS, COUNTERS

Comments: Inspected

8.3.B VENTILATION

Comments: Inspected

8.4.B FLOORS, WALLS, CEILINGS

Comments: Inspected

8.5.B CAULKING AND SEALING

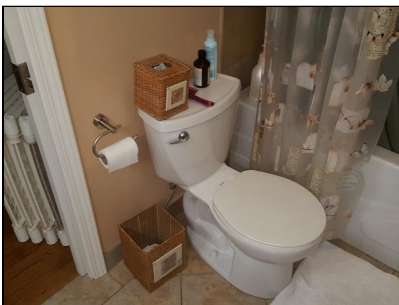
Comments: Inspected

8.6.B TOWEL HOLDERS, MISC

Comments: Inspected

8(C) . Downstairs Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.



Styles & Materials

Shower Head Low-Flow:

Yes

Tub / Shower Walls:

Mastic tile

Countertop Materials:

Cultured marble countertop(s)

Plumbing Accessories:

Washer type faucet(s)
Diverter valves
Pop up stopper(s)
Under sink valves

Floor(s):

Tile floor(s)
Wood sub-floor(s)

Bathtub Types:

Fiberglass bathtub(s)

Tub / Shower Doors / Enclosure:

Shower curtain

Sink Low-Flow:

Yes

Ventilation:

Openable windows
Exhaust fan(s)

Shower Floor Types:

Tub / shower combination

Wash Basin(s):

Cultured marble wash basin(s)
Let in

Toilet Types:

Low-flow toilets 1.6 gpf (or less) Down flush

Electrical / GFCI:

Counter outlet(s)
GFCI receptacles

Items

8.0.C TUBS, SHOWERS

Comments: Inspected

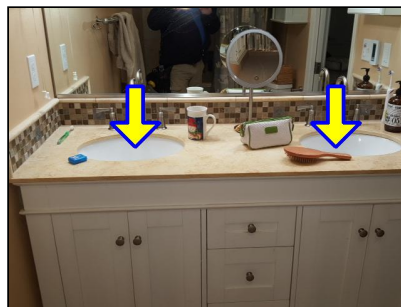
8.1.C TOILETS

Comments: Inspected

8.2.C SINKS

Comments: Repair or Replace

Drain stopper needs adjusting on bathroom sink(s) in the downstairs bathroom. Recommend the drain stopper(s) be adjusted or replaced as needed.



8.2.C Item 1(Picture)

8.3.C VANITYS, COUNTERS

Comments: Inspected

8.4.C VENTILATION

Comments: Inspected

8.5.C FLOORS, WALLS, CEILINGS

Comments: Inspected

8.6.C CAULKING AND SEALING

Comments: Inspected

8.7.C TOWEL HOLDERS, MISC

Comments: Inspected

9. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for for the presence of lead based paint. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are usually not visible therefore their condition cannot be reported on. Inspection of window coverings is outside the scope of our inspection.



Styles & Materials

Wall & Ceiling Materials:

- Drywall
- Mirrors
- Open beam ceilings

Interior Doors:

- By-pass door(s)
- Wood product door(s)
- French door(s)
- Hinged doors

Fire Resistant Door(s):

- Fire resistant doors
- Self closing doors

Interior Styles:

- Nominal 8 foot ceilings
- High ceilings (over 8 feet)
- Vaulted ceilings
- Furnished and occupied

Floor Covering(s):

- Carpet
- Tile
- Hardwood floors

Stairs:

- Multi story
- Wood stairways

Pocket door(s)

Sliding glass door(s) (insulated glass)

Misc. Systems:

Ceiling fan(s)

Interior cabinetry

Alarms / Safety Equip.:

Smoke alarms

Carbon monoxide alarms

Items

9.0 CEILINGS, WALLS

Comments: Repair or Replace

Stain noted on interior ceiling in the upstairs bathroom. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed roofing contractor.



9.0 Item 1(Picture)

9.1 FLOORS

Comments: Inspected

9.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

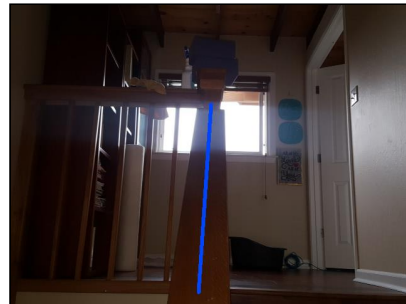
9.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair or Replace

(1) Interior steps handrail(s) improper. Noted on the interior stairway. Although there is a handrail installed. Recommend installing a handrail that can be grasped with one hand. 1 1/2 width is recommended for the handrail(s). This can help prevent a fall or slip.



9.4 Item 1(Picture)

(2) Handrail / guardrail baluster spacing exceeds 4 inches at the stairway(s). Though the guardrail may have conformed to regulations at the time of construction, upgrading to current standards is strongly recommended. Recommend 4 inch spacing at all guardrails. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.



9.4 Item 2(Picture)

(3) The stairway riser varies more than 3/8 of an inch and or over 8 inches in height. Improper rise or run was noted at the stairs. This means that one or more of the stairs was higher or longer than the others or that the length of the stairs does not meet current standards. This should be considered a tripping hazard and correction is recommended. Correction is recommended.



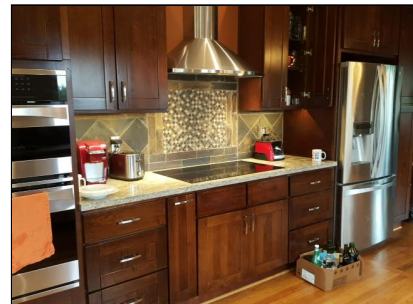
9.4 Item 3(Picture)

9.5 ALARMS / CEILING FANS / CLOSETS

Comments: Inspected

10. Kitchen

Inspection of refrigerators, stand alone freezers and built in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected.



Styles & Materials

Range(s) / Cooktop(s):

Electric cooktop (built in)

Oven(s):

Electric oven (built in)

Microwave Oven Installed:

Yes

Convection oven
Self cleaning oven

Ventilation:

Mechanical exhaust
Openable window
Openable door

Cabinets:

Built in wood cabinets

Countertop Types:

Granite slab

Sink Type(s):

Stainless steel let in
Washer-less faucet

Sink Low-Flow:

Yes

Refrigerator:

Electric refrigerator

Lighting and Electric:

Incandescent lighting
Counter outlets
GFCI protection

Other Appliances:

Dishwasher
Garbage disposal
Water filter under sink

Items

10.0 RANGES / OVENS / MICROWAVE

Comments: Inspected

10.1 VENTILATION

Comments: Inspected

10.2 DISHWASHER

Comments: Inspected

10.3 DISPOSAL / TRASH COMPACTOR

Comments: Inspected

10.4 COUNTERS / CABINETS

Comments: Inspected

10.5 SINK / FAUCET / DRAIN

Comments: Inspected

10.6 FLOOR

Comments: Inspected

10.7 WATER FILTER / INSTANT HOT

Comments: Inspected

10.8 REFRIGERATOR

Comments: Inspected

11. Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical on many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.



Styles & Materials

Foundation:

- Concrete perimeter foundation
- Post and pier beam
- Bolted sill plate
- Floated slab in garage

Exterior Walls Structural Components:

- Wood framing

Floor Structural Components:

- Site framed floor system

Method Used To Observe Crawlspace:

- Partially viewed
- Storage blocked full access

Sub-Area Access Location:

- At the rear exterior of the home
- In the downstairs room

Sub-Area Soil:

- Sub-area soil was DRY at the time of the inspection

Sub-Area Insulation Thickness & Type:

- The sub-area is not insulated

Roof Structure:

- Site framed roof system

Method Used To Observe Attic:

- This home has no attic

Attic Insulation Thickness & Type:

- Not verified

Items

11.0 FOUNDATION / SLAB (where visible)

Comments: Inspected

11.1 BUILDING FRAMING MEMBERS

Comments: Repair or Replace



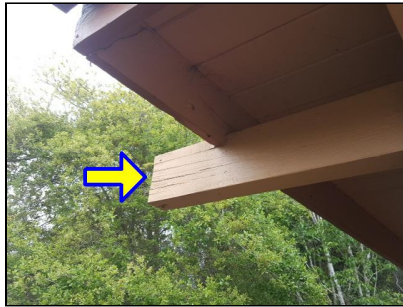
11.1 Item 1(Picture)



11.1 Item 2(Picture)



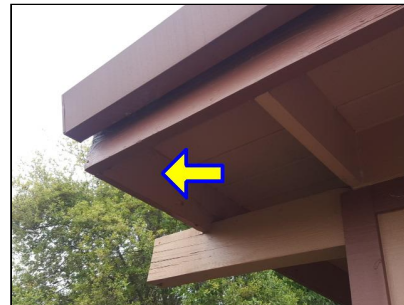
11.1 Item 3(Picture)



11.1 Item 4(Picture)

(1) Wood deterioration noted in roof beam ends at a number of locations. Recommend refer to pest inspection or a licensed Contractor for further information concerning all possible areas with dry rot, pest or fungus damage.

(2) Wood deterioration noted in barge rafter(s). Recommend further inspection and repair by a qualified licensed contractor.



11.1 Item 5(Picture)

11.2 BASEMENT / CRAWLSPACE / VENTILATION

Comments: Repair or Replace



11.2 Item 1(Picture)



11.2 Item 2(Picture)

Cellulose debris (scrap wood ect.) present in sub-area. Recommend removing all scrap wood or cardboard from sub-area.

11.3 ATTIC / VENTILATION

Comments: Not Present

11.4 INSULATION / AIR / VAPOR / MOISTURE BARRIER

Comments: Not Inspected

11.5 REVIEW BY OTHER CONTRACTORS / ACCESS IMPAIRED

Comments: Not Inspected

Review pest inspection report for wood rot and wood boring insect information as home inspection reports do not specify dry-rot, fungus or pest damage. Only licensed Pest Companies can specify dry-rot, fungus and pest evidence. A current pest inspection has been done to the property. Be aware that a Home Inspection and a Pest Inspection are two different Inspections. It is always recommended that a current qualified Pest Inspection be performed for pest damage and possibly dry-rot or fungus damage. Be sure to carefully read the entire Pest Inspection report.

Summary / Safety / Health Deficient Items:

Country Home Inspection and Termite Inc.

250 Main Street #805
Ben Lomond CA 95005

Office (831) 609-6017 Cell (831) 246-2938 E-mail CountryHomeInspection@gmail.com

Customer

Michael DonCarlos

Address

124 Norman Road
Aptos CA 95003

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the safety of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Grounds

1.1 DECKS

Repair or Replace

(1) The guard-rail(s) is missing on the right side of the driveway and around the hot tub. This is considered a safety hazard. Recommend installing a proper guardrail as needed by a qualified licensed contractor.

1.2 STAIRS

Repair or Replace

(1) Exterior steps handrail(s) improper. Noted on various stairs around the home. Although there is a handrail installed. Recommend installing a handrail that can be grasped with one hand. 1 1/2 width is recommended for the handrail(s).

(2) Exterior stairway riser varies more than 3/8 of an inch and or over 8 inches in height. Noted on various stairs around the home. Improper rise or run was noted at the stairs. This means that one or more of the stairs was higher or longer than the others or that the length of the stairs does not meet current standards. This should be considered a tripping hazard and correction is recommended.

(3) The handrail on various stairs around the home is missing. Handrails are required on at least one side of stairs with 4 or more risers. The height of the handrail must at least 34 inches but cannot be more than 38 inches above nosing of the stair. The hand grip portion of handrail must be at least 1 1/4 inches but not more than 2 inches in circular cross section. A handrail should be installed for safety by a licensed qualified contractor.

1.3 DRIVEWAY / WALKWAYS

Repair or Replace

(1) Uneven walkways, possible trip hazard on the driveway. We recommend the trip hazards be corrected. Recommend further evaluation by a landscape contractor.

4. Fireplace

4.1 FIREPLACE

Repair or Replace

Fire-brick cracked. Recommend replacing fire-brick as needed. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor.

6. Plumbing System

6.0 WATER HEATERS

Repair or Replace

Water heater pressure / temperature relief valve discharge not terminated within 6" of the floor. Recommend installing a metal pipe on the water heater relief valve. Recommend the pipe extend to the floor or exterior of the home and within 6 inches of the ground. Recommend repairs by a qualified person.

6.8 SUMP PUMP / LPG / ACCESS IMPAIRED

Repair or Replace

LPG drain pan not installed. This was noted at the water heater. Recommend installing a drain pan under the water heater with a drain line to the exterior. This is recommended in case of an accidental gas leak.

7. Electrical System

7.4 JUNCTION BOXES / CONDUITS

Repair or Replace

(1) Junction box cover plate missing. Noted in the sub-area. Junction box cover plates are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction box covers that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. A qualified licensed electrical contractor should correct as needed.

(2) Junction box not installed as required (exposed splice). Noted in the sub-area. Junction box's are required to prevent accidental contact with the splice and to confine heat in the event of an overheated splice. Recommend repair as soon as possible. There may be others missing junction boxes that were not located. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed electrical contractor before purchasing the property.

7.5 LIGHTING / SWITCHES

Repair or Replace

Incandescent bulb exposed in closet or type that could be damaged. The light bulb(s) in the closet(s) were not protected from coming into contact with combustible material. In some cases if stored items come in contact with the light bulbs this could be a fire hazard. We recommend upgrading the light fixtures to have safety covers. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified repair person is recommended.

8(A) . Master Bathroom

8.4.A VENTILATION

Repair or Replace

Window near tub or shower does not appear to be safety glaze / has no visible emblem to indicate safety glass. Noted in the master bathroom. Glazing in any portion of a building wall enclosing tub or shower compartments where the bottom exposed edging of the glazing is less than 5 feet above a standing surface and drain inlet should be tempered glass. Windows which are not tempered or shatterproof that are near tubs or showers can be dangerous. If the position of the window is such that someone could slip and fall against it, breaking the glass, the result could be severe personal injury.

Older homes did not require this particular glazing. This item is often mentioned to bring to your attention a helpful safety reminder. Contact a Glass Company for an additional opinion and assistance if desired.

9. Interiors

9.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

(1) Interior steps handrail(s) improper. Noted on the interior stairway. Although there is a handrail installed. Recommend installing a handrail that can be grasped with one hand. 1 1/2 width is recommended for the handrail(s). This can help prevent a fall or slip.

(2) Handrail / guardrail baluster spacing exceeds 4 inches at the stairway(s). Though the guardrail may have conformed to regulations at the time of construction, upgrading to current standards is strongly recommended. Recommend 4 inch spacing at all guardrails. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

(3) The stairway riser varies more than 3/8 of an inch and or over 8 inches in height. Improper rise or run was noted at the stairs. This means that one or more of the stairs was higher or longer than the others or that the length of the stairs does not meet current standards. This should be considered a tripping hazard and correction is recommended. Correction is recommended.

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Summary / Habitability / Security Deficient Items:

Country Home Inspection and Termite Inc.

250 Main Street #805
Ben Lomond CA 95005

Office (831) 609-6017 Cell (831) 246-2938 E-mail CountryHomeInspection@gmail.com

Customer

Michael DonCarlos

Address

124 Norman Road
Aptos CA 95003

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1. Grounds

1.1 DECKS

Repair or Replace

(3) The left side deck ledger board that is attached to the home has been installed without flashing, creating a condition conducive to deterioration. We recommend this board be flashed or properly sealed by a qualified licensed contractor to help prevent deterioration at this location.

6. Plumbing System

6.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Repair or Replace

Fixture drain slow or possibly clogged in the downstairs bathroom on the sink drain. In most cases this is an indication that there is build up in the p-trap in the sink drain line. We recommend cleaning the p-trap. If there is no change in the drainage we recommend further evaluation and repair by a qualified licensed plumbing contractor.

9. Interiors

9.0 CEILINGS, WALLS

Repair or Replace

Stain noted on interior ceiling in the upstairs bathroom. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed roofing contractor.

11. Structure

11.1 BUILDING FRAMING MEMBERS

Repair or Replace

(1) Wood deterioration noted in roof beam ends at a number of locations. Recommend refer to pest inspection or a licensed Contractor for further information concerning all possible areas with dry rot, pest or fungus damage.

(2) Wood deterioration noted in barge rafter(s). Recommend further inspection and repair by a qualified licensed contractor.

11.5 REVIEW BY OTHER CONTRACTORS / ACCESS IMPAIRED

Not Inspected

Review pest inspection report for wood rot and wood boring insect information as home inspection reports do not specify dry-rot, fungus or pest damage. Only licensed Pest Companies can specify dry-rot, fungus and pest evidence. A current pest inspection has been done to the property. Be aware that a Home Inspection and a Pest Inspection are two different Inspections. It is always recommended that a current qualified Pest Inspection be performed for pest damage and possibly dry-rot or fungus damage. Be sure to carefully read the entire Pest Inspection report.

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Summary / Other Deficient / Note Items:

Country Home Inspection and Termite Inc.

250 Main Street #805
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Office (831) 609-6017 Cell (831) 246-2938 E-mail CountryHomeInspection@gmail.com

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124 Norman Road
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1. Grounds

1.0 DRAINAGE / RETAINING WALLS

Repair or Replace

Retaining wall tilted at various areas of the yard. Recommend monitoring the retaining walls and have them further evaluated when needed by a Landscape Contractor.

1.1 DECKS

Repair or Replace

(2) Wood deck has signs of dry-rot and fungus damage on various areas of the decks, recommend refer to pest inspection or licensed Contractor for further information.

1.3 DRIVEWAY / WALKWAYS

Repair or Replace

(2) Asphalt seal coat / general maintenance needed. The driveway is in serviceable condition. Proper maintenance will extend the life of the asphalt driveway. Recommend the driveway and all cracks be sealed.

2. Exterior

2.0 ROOF

Repair or Replace

Roof weathering, showing signs of aging. Typical granule loss is noted on areas of the composition shingles. Appears to be normal wear. The exact age of the roof is uncertain. Recommend periodic inspections by a Qualified Roofing Contractor.

2.1 FLASHINGS

Repair or Replace

Metal flashing is lifting around the chimney. This can allow moisture to wick under the flashing. Recommend all flashing be secured / nailed as needed. Recommend further evaluation by a qualified roofing contractor.

2.3 SIDING / TRIM

Repair or Replace

Exterior siding has signs of dry-rot or fungus damage. Noted on the home at various locations. Recommend refer to pest inspection for all locations of damaged siding.

2.6 GARAGE / CARPORT

Not Inspected

Access impaired. The garage was full of storage at the time of the inspection. The garage was not fully inspected. We recommend the storage be removed and the garage be fully inspected before the close of escrow.

3. Pool

3.0 POOL / SPA

Not Inspected

(1) The spa DOES have a locking cover. This DOES confirm to the Santa Cruz County Swimming Pool Ordinance.
(2) The spa and its components were not inspected and is not part of the home inspection. Recommend the spa be inspected by a Qualified Pool Contractor prior to the release of the inspection contingency.

4. Fireplace

4.0 CHIMNEYS (visible only)

Repair or Replace

A limited fireplace inspection was performed. We recommend a clean and review of the chimney(s) and firebox(s). The inside of the chimney was not inspected. We were unable to determine the condition of the flue liner. It is recommended that the chimney(s) be cleaned to allow for further and complete inspection by a qualified chimney sweep.

5. Heating / Air Conditioning

5.0 HEATING EQUIPMENT

Inspected

The forced air furnace is no longer in use. The forced air furnace is disconnected. Electric radiant floor heating has been installed. Recommend refer to the current home owner for further information.

6. Plumbing System

6.7 WASHER / DRYER / LAUNDRY

Repair or Replace

Recommend installing a drain pan under the washing machine with a drain to the exterior. This is recommended in case of a water leak at the washing machine. The water will most likely drain to the exterior. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

7. Electrical System

7.1 MAIN / SUB-PANELS

Repair or Replace

Recommend sealing all openings in the sub-panel. Recommend further evaluation and repair as necessary.

7.8 DOOR BELL / ACCESS IMPAIRED

Not Inspected

The solar panels and the components were not inspected. If needed it is recommended the solar panels and all of its components be fully evaluated by a qualified contractor.

8(A) . Master Bathroom

8.0.A TUBS, SHOWERS

Repair or Replace

Low window noted in bathroom shower area. Recommend installing a water proof curtain at the window. Correction or modification decreases the probability of continued and excessive deterioration.

8(C) . Downstairs Bathroom

8.2.C SINKS

Repair or Replace

Drain stopper needs adjusting on bathroom sink(s) in the downstairs bathroom. Recommend the drain stopper(s) be adjusted or replaced as needed.

11. Structure

11.2 BASEMENT / CRAWLSPACE / VENTILATION

Repair or Replace

Cellulose debris (scrap wood ect.) present in sub-area. Recommend removing all scrap wood or cardboard from sub-area.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Office: (831) 609-6017 / (831) 246-2938 Fax: (831) 609-6037 Web Site www.countryhomeinspection.com

STANDARD RESIDENTIAL INSPECTION AGREEMENT
THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY.

Client: Michael DonCarlos **Address:** 124 Norman Road, Aptos, CA 95003 **Report #** 20210412-124-Norman-Rd

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

3rd Party: In providing the property inspection and inspection report, information about the client, inspector and real estate professional, and property will be collected and input into Home Gauge inspection software and services, which inspector uses to provide the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of Home Gauge, as set out in the Home Gauge private policy found at <http://www.homegauge.com/privacy.html>

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information, which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Judicial Arbitration and Mediation Service (JAMS).

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction.

This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

<p>Client acknowledges having read and understood all the terms, conditions, and limitations of this agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.</p>	<p style="text-align: center;">FORM OF PAYMENT:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Service</th> <th style="text-align: right;">Price</th> <th style="text-align: right;">Amount</th> <th style="text-align: right;">Sub-Total</th> </tr> </thead> <tbody> <tr> <td>Home Inspection</td> <td style="text-align: right;">500.00</td> <td style="text-align: right;">1</td> <td style="text-align: right;">500.00</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: right;">Total Price: 500.00</td> </tr> </tbody> </table>	Service	Price	Amount	Sub-Total	Home Inspection	500.00	1	500.00				Total Price: 500.00
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Client Print: _____
 Client Sign: _____
 Inspector: Clive Belvoir _____

Date: _____
 Date: _____
 Date: _____