

Confidential Inspection Report
PV Peninsula Real Estate, LLC
27538 Eastvale Road
Palos Verdes Peninsula, CA 90274



Prepared for: PV Peninsula Real Estate,LLC
Prepared By: Mike Howson
Alliance Inspections

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GENERAL INFORMATION

Client Information:

INSPECTION DATE:

22 April 16.

TIME:

9:00AM.

CLIENT:

,
PV Peninsula Real Estate,LLC.

INSPECTION SITE:

,
27538 Eastvale Rd
Palos Verdes, CA 90274.

OCCUPIED?

No.

INSPECTOR:

Mike Howson.

COMMENTS:

The illustrations in this report are intended to help client have a visual understanding of what is being expressed in the report. "Code Check" is simply the name of the book that appears in the illustration. It should not be interpreted as being a code compliance report as this is not the intention of the inspection.

Building Characteristics:

ESTIMATED AGE:

New house

Still a construction site.

BUILDING TYPE:

2 family.

STORIES:

Two story.

SPACE BELOW GRADE:

Slab foundation slab over ground.

Climatic Conditions:

WEATHER

Partly Cloudy.

SOIL CONDITION:

Dry.

OUTSIDE TEMPERATURE (F):

50-60.

Utility Services:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Private.

ELECTRIC:

Municipal.

Payment Information:

TOTAL FEE:

\$2,300.

PAID BY:

Definition Of Terms:

SATISFACTORY/SERVICEABLE:

Both terms mean that the system, component, or unit operated as they should during the inspection. Client should not be under the impression that the term signifies any warranty or guaranty that the system, component or unit is problem free or free of any future defect.

ATTENTION NEEDED:

This term, when seen in the report, indicates that the system, component or unit is in need of further evaluation by qualified licensed and insured professional prior to the close of escrow and during the inspection contingency. It is the clients sole responsibility to ensure that these specialist conduct further evaluation. Client should also understand that during the course of further evaluation by qualified licensed contractors, other issues may come up as their inspection is far more detailed then the general visual inspection conducted by this company.

UNSATISFACTORY:

Unsatisfactory-This term indicates that there is an extremely unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period and prior to the close of escrow.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standards of practice, (a copy of which is available upon request).

Systems and conditions which are not within the scope of the inspection include, but are not limited to: mold, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (then obtaining), unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

INTERIORS:

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are given a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are mostly cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

Doors:

ENTRY DOOR:



Attention Needed- Hardware is missing on doors.

OTHER EXIT DOORS:



Attention Needed- Doors in the main house, to balconies appear to have leaked. Moisture trails are seen on doors, below the glass window in most cases.

INTERIOR DOORS:



Attention Needed- Doors are missing or have missing hardware in places. Door in first floor hall is sealed off with screws and this door could not be opened using normal means.

Windows:

TYPE:

Vinyl.

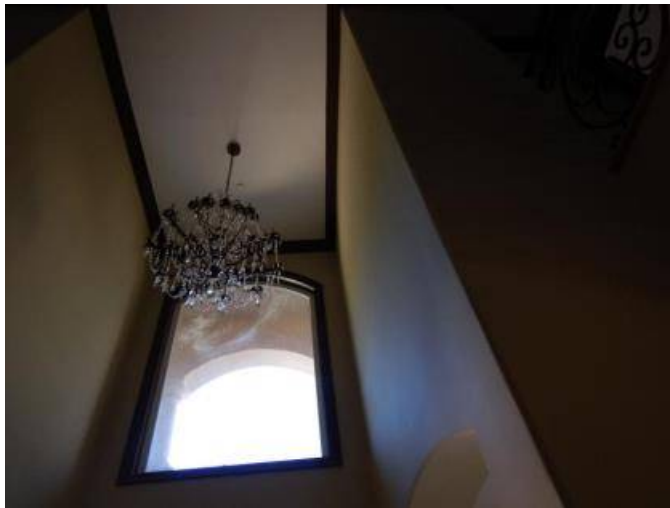
CONDITION:



Attention Needed- Alcove in the breakfast room has leaked from the windows and walls overlooking back balcony.

Interior Rooms:

LIVING ROOM:



Attention Needed- Rooms have unfinished wall patches such as above the entry door, living room walls.

FAMILY ROOM:



Satisfactory.

DINING ROOM:

Satisfactory.

OFFICE:

Satisfactory.

DEN:



There is a media room which is mostly occluded with construction materials and therefore not fully viewed.

HALL:

Unsatisfactory- The hall has moisture bubbles in the paint in the entry to the back room (family room). There has been a moisture leak from some source in this area.



LAUNDRY ROOM:



Satisfactory.

Bedrooms:

MASTER BEDROOM:

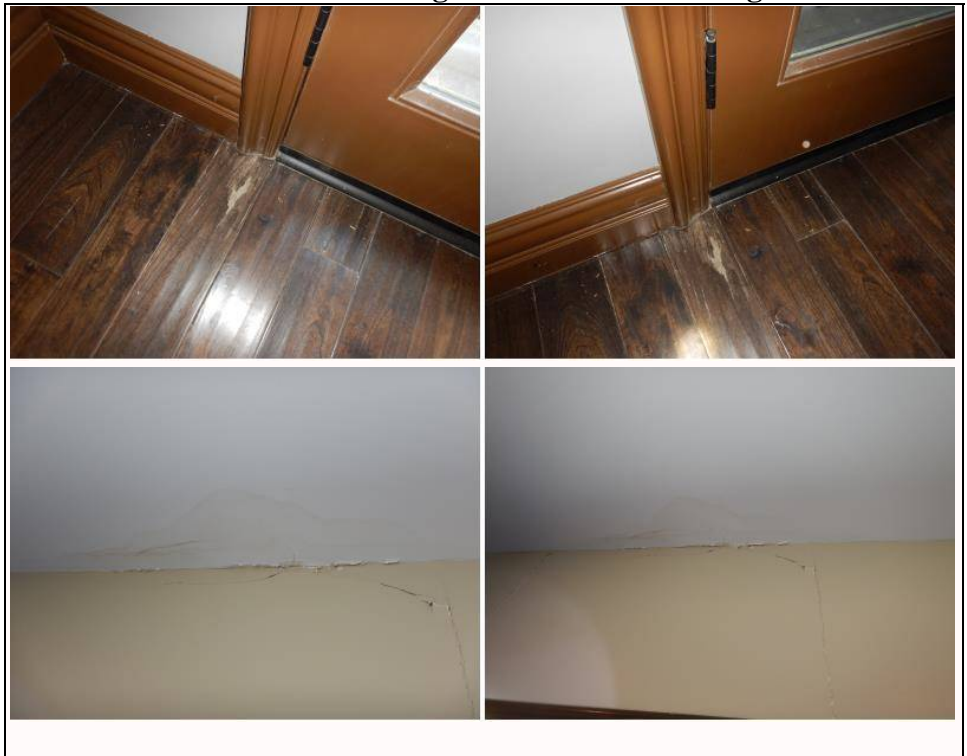


Satisfactory.

BEDROOM 2:

Attention Needed- Front left bedroom has moisture damage from the balcony door, which appears to have leaked.

Attention Needed- Bridge to the next house has moisture damages and cracks in ceiling and wall.



BEDROOM 3:



Satisfactory.

BEDROOM 4:



Satisfactory.

BEDROOM 5:

Satisfactory.

Floors:

TYPE:

Tile

Wood-like product.

CONDITION:

Attention Needed- Tile have raised corners in some places such as hall and living room.

Floors have moisture damages in areas noted such as kitchen area alcove, upstairs floor adjacent to balcony door.



Stairs:

CONDITION:

Attention Needed- Stairs have paper coverings or have not had flooring finished in places.

KITCHEN

Inspector does not do any testing of water quality warranty of any appliance or verify performance of oven temp. Client should also be aware that water softeners are generally not part of this inspection as well as verifying is system is properly installed. Client should also understand that angle stop valves are not operated. These valves do tend to leak from time to time and should be monitored. Also client should be aware that clothes washers and dryers are not part of this inspection nor are clothes washer valves operated and the drainage for clothes washers verified. Refrigerators are excluded as well. The continued operation of all motor driven appliances is depended on many internal factors that can not be measured by a visual inspection. Proper operation of oven timers is not tested.

Kitchen:

LOCATION:



Back of house.

Fixtures:

FAUCET:



Not installed.

SINK & DRAIN:



Mold under sink

Attention Needed- Mold stains and strong odor are noted under the kitchen sink as from moisture related stains.

Walls & Ceiling:

CONDITION:

Satisfactory - The walls and ceiling in the kitchen appear to be satisfactory.

Floors:

CONDITION:

Satisfactory - The flooring in the kitchen is satisfactory.

Counter Tops & Cabinetry:

COUNTER TOPS:

Satisfactory - The countertops in the kitchen are satisfactory.

Electrical:

LIGHTING:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

RECEPTACLES:

Satisfactory.

Appliances:

DISPOSAL:

The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.

DISHWASHER:

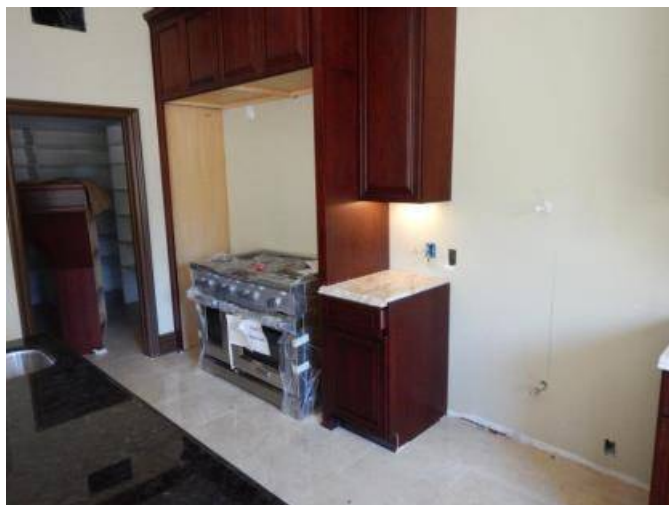


Attention Needed- Dishwashers exist but are not fully installed and were not tested.

RANGE HOOD:

Not installed.

RANGE/OVEN:



Not installed.

LAUNDRY

Laundry:

LOCATION:

Upstairs.

WASHER HOOK UPS:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

WASHER PAN?

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

DRYER HOOK UPS:

There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed or get a gas dryer.

BATHROOM(S)

Client should understand that shower pans are not part of this inspection. This type of inspection should only be done by a qualified licensed pest control operator. Client should also be aware that valves, other than normal fixture handles for interior bathroom fixtures, are not operated and drainage flow is solely judged under normal fixture operation. Any repair noted in this section of the report that needs attention should be done by a licensed and insured professional. Also it should be mentioned that the presence of mold is not done as part of this inspection. If client has any particular concerns with mold then a qualified mold specialist should be contacted for additional inspection.

Bathroom:

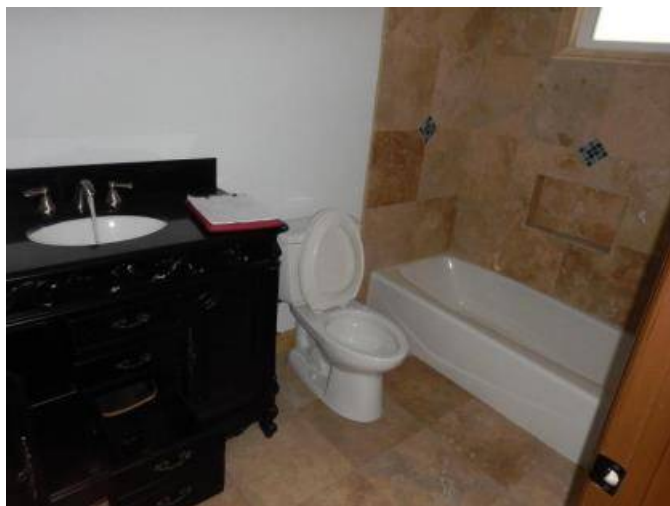
LOCATION:

There are bathrooms in the basement (one), on the main floor (one), and four on the second floor.

None of the bathrooms are fully operational at this time such having missing toilet supply connections, missing sinks or other fixtures.



VANITY CABINET



Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory, where they are installed.

TOILET:

Attention Needed- None of the toilets in the house are fully operational. Most have no water supply or not toilet.

TUB:



Satisfactory overall. Faucets are missing however and these were not tested.

JET TUB:



Tub not installed in master bathroom.

SHOWER FIXTURES:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

WINDOW(S):

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

FLOOR:

Satisfactory - Flooring in this bathroom is satisfactory.

LIGHTING:

Attention Needed - Missing light fixtures in some bathrooms.

GFCI(S)

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

PLUMBING SYSTEM

It is not within the scope of this report to determine the degree of salinity, quality or volume of any well water or operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges and P-traps as these items were out every few years. Hot water can scald, use caution when setting water heater temperature.

Water Supply:

SOURCE::

City/Municipal.

SHUT OFF LOCATION:



There is a main water shut off on the back or left side of each of the main houses.

The Pool house in the back also has a shut-off in the back.

SIZE OF VISIBLE SUPPLY:

2" water service line from the meter to the main cutoff.

MATERIAL USED:

The main service line to the structure is copper.

CONDITION:

Satisfactory. Client should be aware that the inspector does not operate valves. This is based off of a visual inspection only.

PRESSURE:

Satisfactory where tested. Not all fixtures have water connected at this time.

Building Water Supply:

PIPE SIZE:

The interior water supply piping is 1/2" to 3/4" in diameter.

MATERIAL USED:

The interior supply piping in the structure is predominantly copper.

CONDITION:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

EXTERIOR HOSE BIBS:

Satisfactory - The exterior hose bib(s) appeared to function normally. These appear to be galvanized iron pipe in places.

Waste Disposal:

SEWAGE DISPOSAL TYPE:

Septic System.

SEWAGE DISPOSAL SYSTEM:



Septic System - A private system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. Most localities require certification of the site waste disposal system. This inspection company may be certified to conduct this type inspection under separate direction and contract.

MATERIAL USED:

The predominant waste line material is plastic.

CONDITION:

Systems flushed or drained normally where tested. Many fixtures in the main house, however were not on-line, such as the toilets, and so were not tested.

LOCATION OF CLEANOUTS:



There are clean-outs seen at the back or left side of houses.

SEWAGE PUMP INSTALLED:



Pool house appears to have a sewage pump

Yes, there is a pump installed at the back pool house. This system was not tested.

Back pool house was locked and was not entered.

Other Plumbing:

FIRE SPRINKLERS:

Yes - There is a fire sprinkler system installed. It is recommended that it be checked by a professional with appropriate experience.

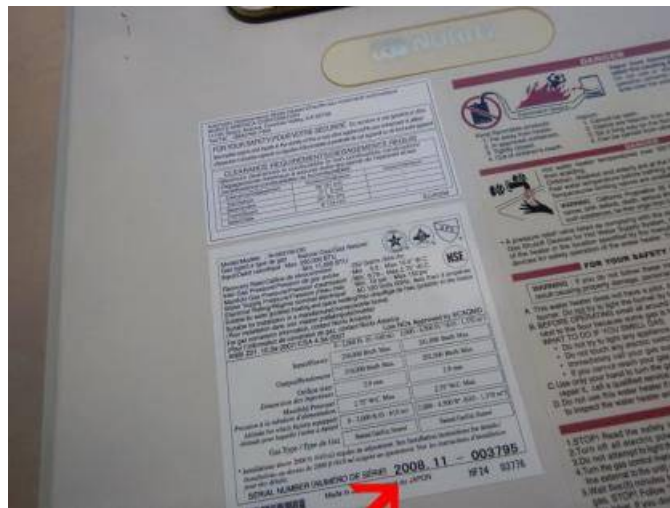
Water Heater:

LOCATION:

There is a tankless water heater on the back or right side of the two main houses.



AGE:



These appear to be new systems.

The serial number on the Main house, however, shows that it is a 2008 system, serial number dates are typical.

TANK CAPACITY:

There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically.

FUEL SOURCE:

The water heater is gas-fired.

CONDITION:

Attention Needed- Neither water heater produced hot water when tested.

These need to be started and gotten on-line.

Attention Needed- Main house has 6 bathrooms and one in the Pool house. However only one tankless water heater was located. This may not be adequate for large number of bathrooms.

There may be other water heaters in locket closets/rooms which could not be accessed.

WATER PIPES:

Satisfactory -

Gas Service:

METER LOCATION:



There is one gas meter located at the right side of the main house.

GAS SUPPLY TYPE:

Natural Gas.

PIPE MATERIAL USED:

Galvanized.

CONDITION:

Attention Needed- No seismic shut-off valve was found, as typically required.

HEATING & AIR CONDITIONING

The heating and air conditioning components are not dismantled except to remove simple access covers for general visual means of inspection. The inspector does not use any specialized instruments. A thermometer may be used as a general guide to range temperature readings from return air to register air in the process of heating and cooling though it should be understood that this is not the most reliable means of testing an HVAC system. Client should understand that the inspector is not a specialist as relates to the HVAC system but rather a generalist. When items are noted as needing attention and further evaluation client should understand that other issues may arise in the course of said specialist inspection that have gone unnoted in the report. This should be expected as the further evaluation of the components by the specialist is hopefully far more detailed than the general visual inspection.

The best preventative maintenance for heating and air systems is regular cleaning and changing of air filters at least every 60 days. Evaporator cooling coils periodically need cleaning by an HVAC contractor to ensure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. Heat exchanger is not visible to this inspector as this requires a more invasive form of inspection. Inspector does not dismantle any component and can not fully determine integrity of interior parts other than what can be seen from precursory examination. Inspector evaluates systems by normal operation of controls only and does not use any special devices or meters. Inspector does not determine adequacy of size or make any calculations as to whether or not systems are sized appropriately in relation to the structure. Installation of a carbon monoxide detector with older furnaces is always good practice and is recommended by this company.

Heating Unit:

LOCATION:

There is a furnace in the basement.

There are two furnaces in the Main house attic.

There is a furnace in the attic of the front house.



SYSTEM TYPE:

A forced air furnace is installed as the primary source of heat.

FUEL SOURCE:

The fuel source is natural gas.

AGE:

New.

VENT TYPE:

Metal or plastic.

VENT CONDITION:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

UNIT TESTED?

No - The heating unit was not tested as gas was off at time of inspection. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system.

CONDITION OF UNIT:

Attention Needed- None of the furnaces are on-line and could not be turned on.

Thermostats are not yet installed.

They should each be gotten fully operational and tested by an expert.

Attention Needed- It is possible that another or more units are installed in locked areas and could not be seen.

It appears that the main house has one system in the basement which may just service the basement.

The two in the attic of the main house may service the main floor and the second floor. They could not be tested however, as noted.

COMBUSTION AIR:

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

FILTER CONDITION:

Attention Needed- None were seen installed.

THERMOSTAT CONDITION:

Attention Needed - Thermostat controls were not located for any of the four furnaces.

Air Conditioning:

LOCATION:

No Air Conditioning condensers are seen to have been installed yet.

Duct Work:

TYPE:

Flexible round.

CONDITION:



Satisfactory - The ductwork appears to be properly installed and supported. Inspector does not determine adequacy of joint seal and efficiency of distribution.

ELECTRICAL SYSTEMS

Any electrical repair, no matter how menial, should only be attempted by a licensed and insured electrician. Any single strand aluminum wiring should be periodically inspected and maintained by a licensed electrician. Client should understand that the operation of time clocks and the evaluation of low voltage systems is not inspected by this company. Inspector also is not required to remove cover plates, panel covers, switch covers and J box covers and client should understand that the interior wiring for the most part is not fully visible as they do run within walls, conduits and under insulation and therefore not in view for inspection. Inspector also does not perform any electrical calculations and determine affective sizing of wire supply or whether amperage load is adequate for the demands of this building or occupant

Primary Power Source:

SERVICE VOLTAGE:

The incoming electrical service to this structure is 120/240 volts.

SERVICE ENTRANCE:



View of temp power

Temporary overhead power in installed.

When permanent power is installed, it may be underground. This is unknown.

Main Panel:

MAIN PANEL LOCATION:

Main panels appear to be in the garages.

No permanent service panels are installed with meters and main disconnects.

SIZE:



Panels in garage are 225 amps. This may not be the overall size of the service when it is completed.

PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

MAIN PANEL TYPE:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

PANEL CONDITION:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Balance of multi wire components not verified as inspector does not use stick his hands within the panel box to determine which branch is to what.

BREAKER/FUSE:

Satisfactory - The breakers/fuses in the main power panel appear to be in serviceable condition.

LEGEND:



The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Sub Panel:

LOCATION:

There are sub-panels in various places such as laundry room, garage.

PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

MAIN PANEL TYPE:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

PANEL CONDITION:

Attention Needed- Sub-panels are not fully labeled. They have missing knock-outs.

BREAKER/FUSE:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Wiring:

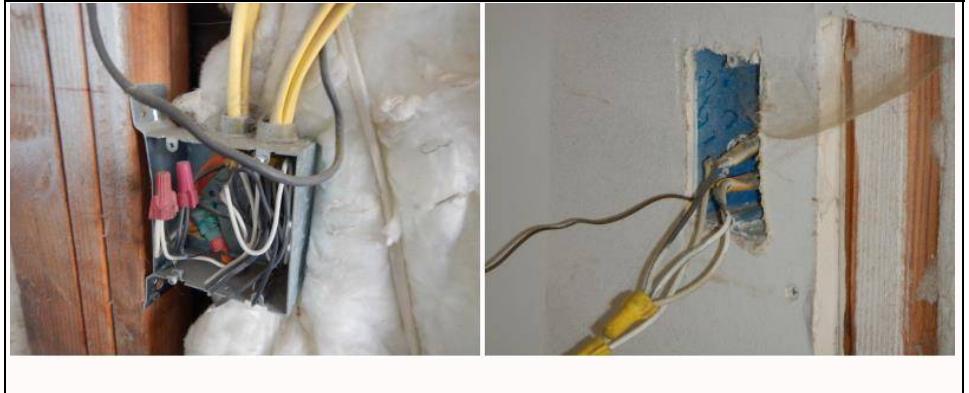
WIRING TYPE:

Copper - The structure is wired using plastic insulated copper single conductor.

CONDITION:

Attention Needed- There is exposed wiring in places such as garages, ceilings in rooms where a fixture is not yet installed.

All exposed wiring should be safely covered or terminated.

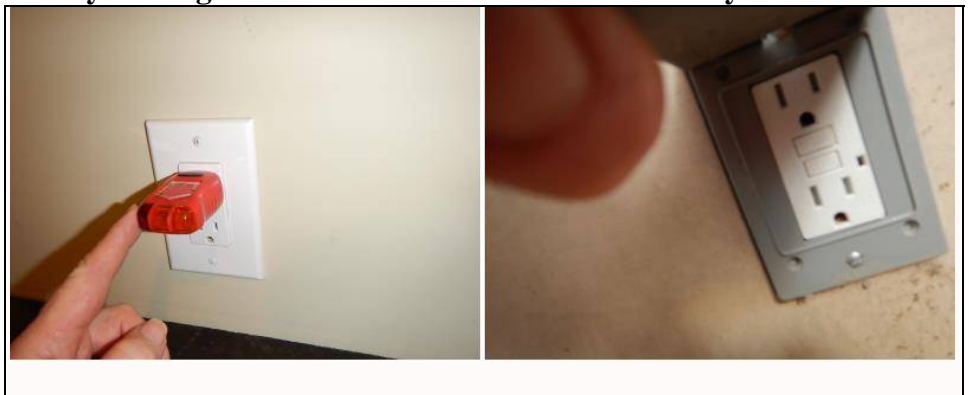


Outlets & Switches:

RECEPTACLES:

Generally acceptable.

There are , however some outlets not yet energized such as some exterior and balcony outlets.



GROUND FAULT CIRCUIT INTERRUPTERS:

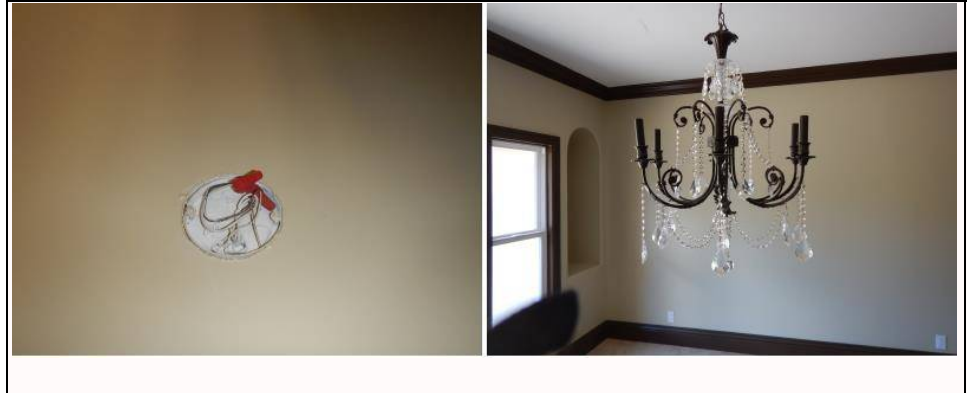
Satisfactory.

SWITCHES:

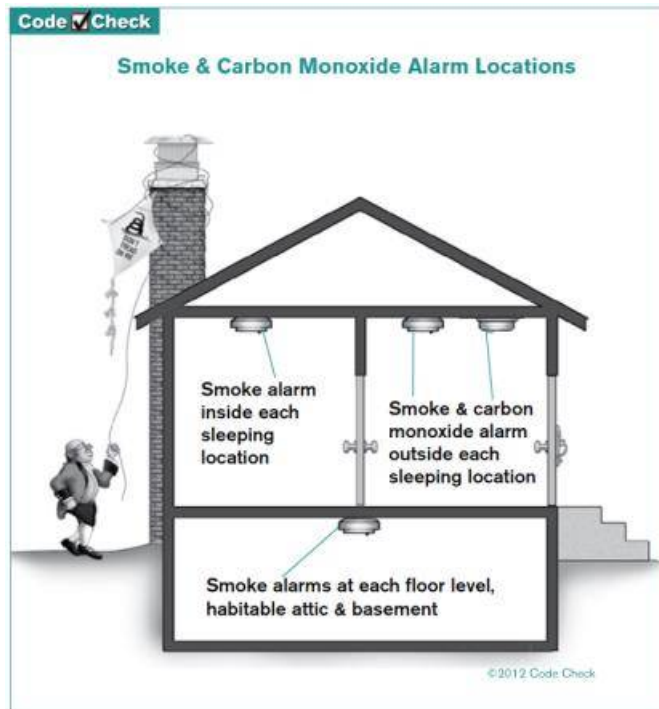
Serviceable. A representative sampling of switches was achieved. These tested appeared to be operating properly.

LIGHTING:

Attention Needed- Some fixtures are not yet installed or did not respond to the switch such as chandeliers in houses.



SMOKE DETECTORS:



Smoke detectors are chirping in some places as from low batteries.

Smoke and CO detectors need to be installed in all appropriate places. See code illustration.

EXTERIOR ELECTRICAL:

The inspector was unable to determine function of the exterior lighting due to automatic controls that were not overridden.

Comments:

ADDITIONAL NOTE:

Client needs to understand that this is not a punch list for repairs. The electrical system as a whole is an intricate part of the dwelling and there are many facets and methods of testing that are not used by an inspector. Issues noted in this report might only state a few defects. Other defects may be present. A licensed electrician needs to conduct inspection of the entire electrical system as if there may only be one or two outpoints noted in report there may be more out points that will be uncovered by a licensed electrician in the process of their inspection which is more detailed.

Inspector does not operate breakers to verify functionality. Most electrical engineers recommend that breakers be upgraded after about 50 years as mechanisms tend to wear. As in all fully constructed structures the inspector is not able to fully view wiring. Therefore client needs to understand that inspector is only commenting on visible and accessible portions of the electrical wiring as they were seen at time of inspection. Inspector is not getting exhaustive in checking receptacles. Inspector is only conducting a representative sampling of reseptacles, switches and lighting. Inspector does not determine voltage drops or confirm voltage adequacy nor does the inspector verify wiring of circuit branch. Please refer to our copy of the standards and practices which was either given to you or are available on the ASHI or CREIA web sites.

ROOF & ATTIC

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

Roofing:

ROOF TYPE:

Gable.

METHOD OF INSPECTION:

The roof edge was the location of the inspection of the roof covering.

ROOF COVER MATERIAL:



Concrete tile.

LAYERS:

The roof covering on the main structure appears to be the first covering.

UNDERLAYMENT?

According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

ROOF CONDITION:



Attention Needed - The roof is not completely finished in places as the main house.

Attention Needed - Damaged tile is seen in places as the left side tower where tree damage occurred.



Attic & Ventilation:

METHOD OF INSPECTION:

The attic cavity was inspected by entering the area.

There is an attic access in each house. The hall ceiling or the bedroom closet ceiling has an opening into the attic.

ROOF FRAMING:

A rafter system is installed in the attic cavity to support the roof decking.

FRAMING CONDITION:

Satisfactory - The roof framing appears to be in functional condition.



ROOF DECKING:

The roof decking material is oriented strand board sheeting.

VENTILATION CONDITION:

Satisfactory.

INSULATION CONDITION:

Satisfactory - The attic insulation appears to be adequate and properly installed.

EXTERIORS:

Exteriors require periodic and routine maintenance such as, paint, cleaning window sills etc. Any peeling paint on a structure pre dating 1978 should be tested for the presence of lead and dealt with appropriately. Fire place flues also need periodic cleaning and inspection by a qualified chimney company to prevent soot build up. Also suggest that sprinklers not spray directly onto the structure but well away as this could pose eventual damage. Maintain ventilation screens, such as to attic space and crawl space to prevent any potential animal entry. Client should understand that the exterior is solely judged by what s visible from a glance. Inspector does not do any probing or use any special device to evaluate internal moisture content. This can only be done by a professional qualified and trained to use such instruments.

Structure:

TYPE OF CONSTRUCTION:

Conventional wood framing.

SIDING:



Stucco.

CONDITION:

Attention Needed - Stucco cracks and damages are seen. The front house right corner are most severe. Repairs are needed by an expert.



TRIM CONDITION:



Satisfactory overall.

Damaged area of tower already noted above , where evidently, a neighbors tree fell on the house.

Doors & Windows:

EXTERIOR DOORS:

Attention Needed - Leaks at back of house doors and lack of hardware noted on doors.

WINDOWS CONDITION:



Attention Needed - Moisture intrusion from windows noted at kitchen/Breakfast room alcove, bridge area to front house.



Unsatisfactory- Front house has missing glass from round windows at front face and master bed closet.

Decks, Porches Or Balconies:

CONDITION:

Attention Needed -Poor drainage is seen on balconies such as kitchen right side balcony.



EXTERIOR STAIRS:

Attention Needed - Back of house stairs are not finished and have moisture stains on wood framing. Some may need repair or replacement if rotted.



Chimney:

FIREPLACE LOCATION:

There are gas fireplaces in several places such as living room, family room, master bedrooms.



TYPE:

Metal Firebox - There is a masonry fireplace installed with a metal formed firebox.

FUEL TYPE:

Gas - The fireplace is designed to use gas fuel only.

FIREBOX CONDITION:



Attention Needed - Fireplaces are not yet operational. They need to be completed and then tested by an expert.

FOUNDATION

Inspector does not make any structural calculations as to integrity of load bearing walls and footings. Inspector also does not make any predictions as to how the foundation will perform under future seismic movements. Most older homes experience some structural movement. This can be helped by improving drainage and sloping adjacent soil away from the structure. There will be areas of the foundation that are not visible due to access issues or due to a good portion of the foundation being below the grade and not in view. Inspector can not comment on areas or items that are not visible, such as to whether or not a slab on grade of a structure is adequately bolted or whether or not the concrete foundation contains steel reinforcement. Any shower pan that is accessible from the crawl area should be inspected by a licensed pest control operator. The testing of shower pans is not done by this company.

Foundation:

TYPE:

Slab on grade - Refers to a concrete slab poured at grade level.

MATERIALS:

Poured in place concrete.

CONDITION:

Satisfactory.

ADJACENT GRADE:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

Back of garage, drainage needs to be installed.

The un-paved yard in front of the house has not yet had drainage measures installed such as area drains. Work around the house needs to be completed including a complete drainage system.



FOUNDATION ANCHORED?

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their

performance is given.

FOUNDATION SLAB:

The monolithic slab as viewed from common observation appears to be performing as intended. It needs to be understood that a slab foundation can not be adequately inspected due to floor coverings. There is always a possibility that significant cracks can go unseen.

Additional Comments:

Basement in the main house is a finished space with a bathroom.

GARAGE

All overhead garage doors should be inspected periodically by a qualified garage door installer to ensure the system will safely operate. Any converted garage would require a permit. If this is the case it is the clients responsibility to investigate whether or not a garage conversion was permitted by the local building department. Inspector does not verify functionality or performance of a fire wall. Any hole or opening in a garage walls adjacent to living space should be sealed with approved fire rated material. Client should also understand that the inspector does not evaluate whether or not a vehicle(s) will fit into garage as vehicles do vary in size. Client should also be aware that most municipalities and some lenders require a dwelling to have covered parking. This would need to be verified by local building department or lender and not our company.

Garage:

TYPE:

There is a separate garage building and also an attached garage at both the main house and the front house.



Overhead Doors:

NUMBER OF DOORS::

Not installed.

ENTRY DOOR:



Attention Needed - Front house door frame is damaged as from forced access and door is not sealed up with lumber.

Garage Interiors:

FLOOR SLAB:

Satisfactory - The garage floor is in satisfactory condition.

WALLS:



View of mold stains in garage

Attention Needed- Main house has mold on walls and ceiling at the back. Moisture intrusion from correct source needs to be isolated and repairs done.

Mold inspection and appropriate abatement steps need to be taken.

Garage Roof:

TYPE & CONDITION:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Garage roof needs completion. Open ridge is seen on top.



Utilities:

ELECTRICAL:

Satisfactory - The electrical outlets in the garage tested as correctly grounded.

SITE

The grounds portion of report is based on visual conditions as they exist at the time of inspection. Inspector does not perform any geological calculations on how the soil relates to the structure. It is always good practice to have a licensed Geo Tech conduct further inspection of the property if on a hill, adjacent to sloping areas or any signs of questionable soils present. Inspector does not test for presence of radon, make any evaluation of any other non optimum condition that may exist to the grounds, such as and not limited to other underground minerals. Example would be underground oil pipes or abandoned oil fields. Inspector does not make any determination on whether there are any vaults or bomb shelters that may exist but were never disclosed by seller or other pertinent party or any pool that may have been filled in the past.

Site:

SITE DRAINAGE:

Attention Needed- The lot needs some adjustment in areas to prevent water from standing in the yard, such as front courtyard.

TREES:



Attention Needed- Back left side has a tree which appears dead.

Paving Condition:

DRIVEWAY CONDITION:



Attention Needed - Driveway in not yet completed .

Patio:

CONDITION:

Attention Needed - Yard has piles of debris in corners and in piles . This will need to be hauled away or cleaned up.



Retaining Walls:

MATERIAL USED:

The retaining wall is made of concrete.

CONDITION:

Attention Needed - There are walls and retaining walls around the property. Some have cracks. These may need repair or sealing.



Comments:

NOTE:

The client is advised to contact a Geo Tech for further investigation of site. His evaluation would be of the site drainage and any suggestions, the grade and how it relates to the structure and general soil integrity.

GUEST UNIT:

Unit Location:

This is Unit:



Front house.

Walls and Ceiling:

Serviceable.

Doors:

A representative sampling of doors was achieved. Those operated were in serviceable condition.

Windows:



Attention Needed- Open windows with no glass were found in front wall and bedroom closet.

Floors:



Overall serviceable.

Stairs:

Serviceable.

Kitchen:



Attention Needed- Kitchen appliances and plumbing are not yet operational.

Bathroom:



Attention Needed- Downstairs bathroom is not completely installed such as no sink.

Attention Needed- Upstairs bathroom has missing door.



Attention Needed- Upstairs hall bathroom has missing shower components.



Electrical:
Serviceable.

Foundation::
Serviceable.

SUMMARY

Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary. Please read the report in its entirety. Having a summary does not limit or negate other items that **Need Attention** in the body of the report.

Interiors:

NOTE:

Black stains noted in areas that appear to be moisture related. These stains should have further evaluation by qualified environmental agency. Also recommend that this company go through the dwelling in its entirety to ensure there are no other affected areas.

Plumbing:

INSPECTORS COMMENT:

A qualified licensed plumber should be contacted to conduct further inspection of the plumbing system of this structure in its entirety to determine what corrections or repairs are needed as well as cost.

Mechanical:

INSPECTORS COMMENT:

A licensed heating and air contractor needs to conduct further inspection of the system(s) to determine what corrections or repairs are needed as well as cost.

Systems are new but are not yet on-line. Air conditioning is not yet in place.

Electrical:

INSPECTORS COMMENT:

A licensed electrical contractor needs to conduct further inspection of the electrical system in its entirety to determine what corrections or repairs would be needed to ensure a safe and functional system.

Roof System:

INSPECTORS COMMENT:

Contact a licensed and insured roofing contractor for further evaluation of the roof system at this time.

Exteriors:

NOTE:

Have a qualified chimney expert conduct a more invasive inspection of the component(s) during your inspection contingency period .

A licensed and insured framing or general contractor should conduct further inspection of existing decks, stairs or balconies to determine extent of repairs as well as cost.

Stucco and trim damages need expert repairs.

Grounds:

INSPECTORS COMMENT:

Drainage problems or evidence of drainage problems were observed at the time of inspection. Inspector recommends that client seek the services of a qualified drainage professional for further evaluation of the site and to determine what corrections need to be achieved as well as cost.

Excessive debris should be removed from the property. Debris is not only unsightly but it promotes rodent activity and is generally unsanitary.

Client is advised to obtain the services of a Geo Tech professional to conduct additional inspection of the site. His inspection would entail further evaluation of the soil and how it relates to the structure.

Additional Comments:

NOTE:

Windows and doors all need expert review to ensure they are not leaking such as main houses alcove area, balcony areas.