

EQUITY BUILDING INSPECTION

3108720037

inspmike@gmail.com

<http://www.equityinspection.com>



PROPERTY INSPECTION REPORT

2505 MacKay Ln
Redondo Beach CA 90278

Bill Baird

MARCH 20, 2019

This inspection report is for informational purposes only! Use it to determine your offer price comfort level if you intend to purchase this property. Seller provides no express or implied representations, guarantees or warranties regarding the condition of the property or the reliability of this report. You are strongly encouraged to have your own professional home inspections!

Buyer Initials _____ Date _____ Buyer Initials _____ Date _____

Agent Initials _____ Date _____

Inspector
Michael Boeger
ASHI, CREIA, NACHI
(310) 872-0037
inspmike@gmail.com

Agent
Bill Baird
Berkshire Hathaway Home Services
California Proper
(310) 890-6713
bill@realestatesobay.com

Will Baird

From: Will Baird <webjr@roadrunner.com>
Sent: Friday, March 29, 2019 10:06 PM
To: webjr@roadrunner.com
Subject: Electrical work per list completed

From: Jack Triplett <jacktriplett2@aol.com>
Date: March 29, 2019 at 11:24:39 AM PDT
To: gileswhale@aol.com
Subject: Electrical work per list completed

This is an invoice notice of work that details the items listed on home inspection report is completed.

(4.8.1)-7 plugs grounded and replaced to 3-prong.-140 dollars.

(6.9.1)-2 GFCI plugs changed in garage that can be seen.-100 dollars.

(8.11.1)-1 smoke detector needed in each bedroom, total of 3.-200 dollars.

(8.11.2)-1 smoke detector needed outside of bedrooms in hallway and 1 smoke and Carbon monoxide combination also needed in hallway.-150 dollars.

(9.7.1)-2 GFCI plugs in kitchen not responding changed.-100 dollars.

(10.5.1)-1 GFCI needed in master bathroom.-50 dollars.

Total-740 dollars minus 200 equals 540 dollars.

Make check payable to Jack Triplett
Send to: 17701 Avalon blvd. Space-371
Carson Ca. 90746

Sent from my iPhone

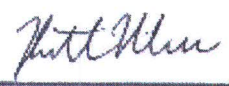
WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

50187415	Street Mackay Lane	City Redondo Beach	Zip 90278	Date of Inspection 03/20/19	Number of Pages 1 of 4
		Andy's Termite & Pest Control 25030 Narbonne Ave Lomita, CA 90717 Phone: 310-534-2700 Fax: 310-534-1918 e-mail: info@andystermite.com Registration # PR 0593		 Report # 20190602	
Ordered by: Berkshire Hathaway Bill Baird 225 Avenue I, Suite 110 Redondo Beach, CA 90277-5608		Property Owner and/or Party of Interest:		Report sent to:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description 1 STORY SINGLE FAMILY RESIDENCE; STUCCO & WOOD EXTERIOR; COMPOSITION ROOF				Inspection Tag Posted ATTIC Other Tags Posted	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.					

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Buyer Initials _____ Date _____ Buyer Initials _____ Date _____

Agent Initials _____ Date _____

Inspected by: Kenneth B. Nilsson State License No. FR 31814 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at 18161561-8708, 18001737-8168 or www.pestboard.ca.gov

4354-41 (REV. 10/01)