



**Titus**  
**Inspections**

# Inspection Report

**Nicholas Mack**

**Property Address:**  
30924 Rue De La Pierre  
Rancho Palos Verdes CA 90275



**Titus Inspections**

**Dean Nielsen**  
711 Meyer Lane  
Redondo Beach Ca 90278  
310-427-5197



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## General Info

<b>Property Address</b> 30924 Rue De La Pierre Rancho Palos Verdes CA 90275	<b>Date of Inspection</b> 6/28/2021	<b>Report ID</b> 210628-01
<b>Customer(s)</b> Nicholas Mack	<b>Time of Inspection</b> 09:00 AM	<b>Real Estate Agent</b> Thomas Royds Redfin

## Inspection Details

<b>Style of Home:</b> Single Family	<b>Home Faces:</b> East	<b>Age Of Home:</b> Built in 1973, Over 25 Years
<b>Square Footage:</b> 2,560	<b>Weather:</b> Cloudy	<b>Temperature:</b> Over 65
<b>Rain in last 3 days:</b> No	<b>Client Is Present:</b> Yes	<b>Home Occupied:</b> Yes

## Comment Key &amp; Definitions

**Comment Key or Definitions**

The following are definitions of comment descriptions in 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 and will state a reason for not inspecting.

**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.

This home is older than 50 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 possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas.

There is a fee for a return trip to re-inspect.

Home was occupied at time of inspection. While inspector makes every effort to inspect all areas of home, some areas may not have been inspected due to personal belongings. It is common for minor wall damage to occur during the time current tenants move personal belongings out of home.

Home was built prior to 1978. Homes built prior to 1978 may have building materials that contain Lead and/or Asbestos. This Home Inspection does not test for such materials. Inspector will note if suspect materials are in damaged condition at time of inspection. The only way to know if such materials used in home have Lead or Asbestos is to have an additional inspection by a qualified Environmental Specialist who takes physical samples and have the samples analyzed.

# 1. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

## Styles & Materials

**Siding Style:**

Tongue and Groove  
Cement stucco

**Siding Material:**

Wood  
Masonry

**Exterior Entry Doors:**

Wood  
Single pane  
Sliding Glass Door

**Appurtenance:**

Balcony  
Porch  
Patio

**Window Material:**

Metal

**Fence/Gate Material:**

Wood

**Retaining Wall:**

Cinderblock

**Walkways:**

Concrete

**Driveway:**

Concrete

		IN	NI	NP	RR
1.0	Wall Covering, Flashing and Trim				•
1.1	Eaves Soffits and Fascia				•
1.2	All Exterior Doors				•
1.3	Windows (a representative number)	•			
1.4	Gates, Fences, Walls	•			
1.5	Adjacent Walkways and Driveways				•
1.6	Stairs, Steps, Stoops, Stairways and Ramps				•
1.7	Railings, Guards and Handrails				•
1.8	Porches, Patios, Decks, Balconies and Carports				•
1.9	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion				•
		IN	NI	NP	RR

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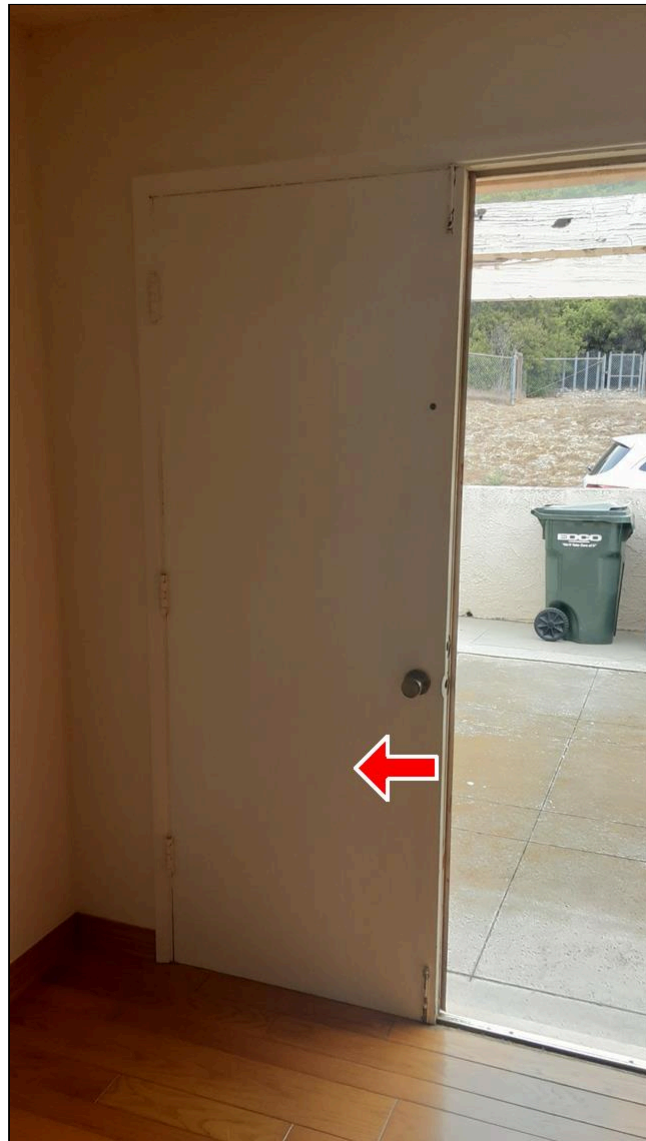
## Comments:

**1.0** Visible gap in exterior stucco siding around plumbing access on the south side of home. Recommend sealing all gaps to prevent insects from nesting and to prevent water intrusion. Repair as needed.

**1.1** Found multiple areas throughout exterior eaves, soffits, and fascia board with wood damage. Recommend further

inspection by a qualified termite inspector for repair and replacement of all damaged material found. Repair and replace as needed.

**1.2 (1)** Front entry stationary door would not open properly at time of inspection. Recommend a qualified person further inspect for repair or replacement recommendations.



1.2 Item 1(Picture) Front entry door

1.2 (2) Sliding doors leading to balconies are dated and do not open and close easily. Recommend a qualified person further inspect for repair or replacement recommendations.

1.5 Wood damage found to bridge structure on main entry walkway. Recommend a qualified person further inspect for repair or replacement recommendations.



1.5 Item 1(Picture) Wood damage, main entry bridge



**1.6 (1)** Wood planks used as steps leading to west side of property are loose and unstable. Steps have potential tripping hazards. Recommend a qualified person further inspect for repair or replacement recommendations.



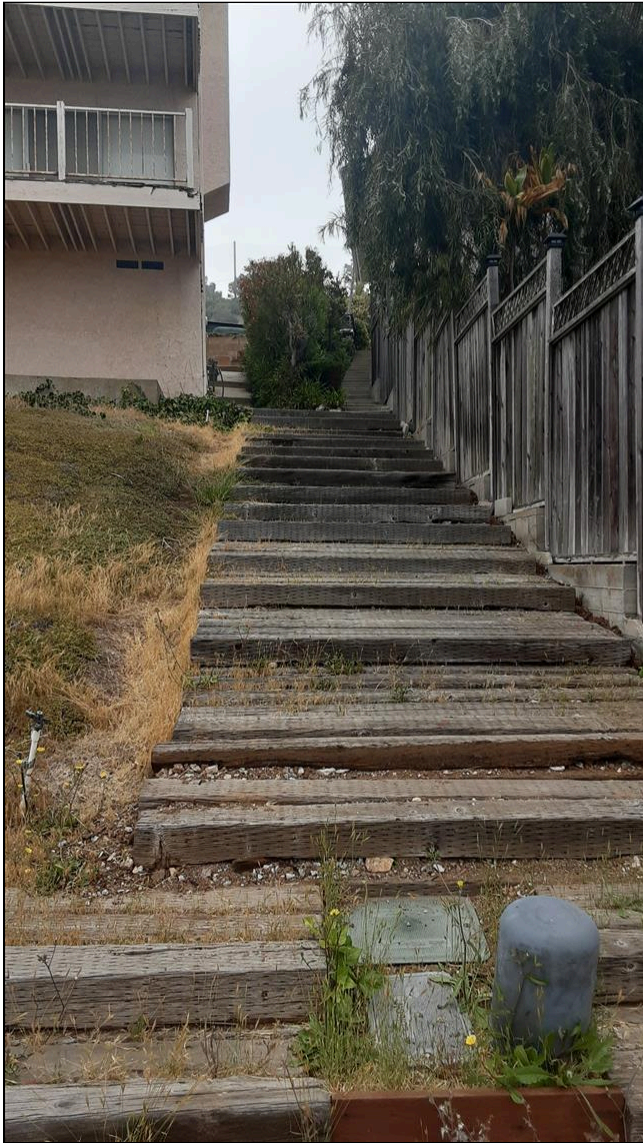
1.6 Item 1(Picture) Steps leading to west side

1.6 (2) Concrete steps leading to front patio are cracked and settling. Recommend a qualified person further inspect for repair recommendations.



1.6 Item 2(Picture) Cracking steps leading to front patio

1.7 (1) Shared steps leading to the west side of property and steps leading to front patio do not have a railing. All steps with three or more risers should have a railing. Recommend a qualified person further inspect for installation recommendations.



1.7 Item 1(Picture) Missing railing, steps leading to west side



1.7 Item 2(Picture) Missing railing leading to front patio

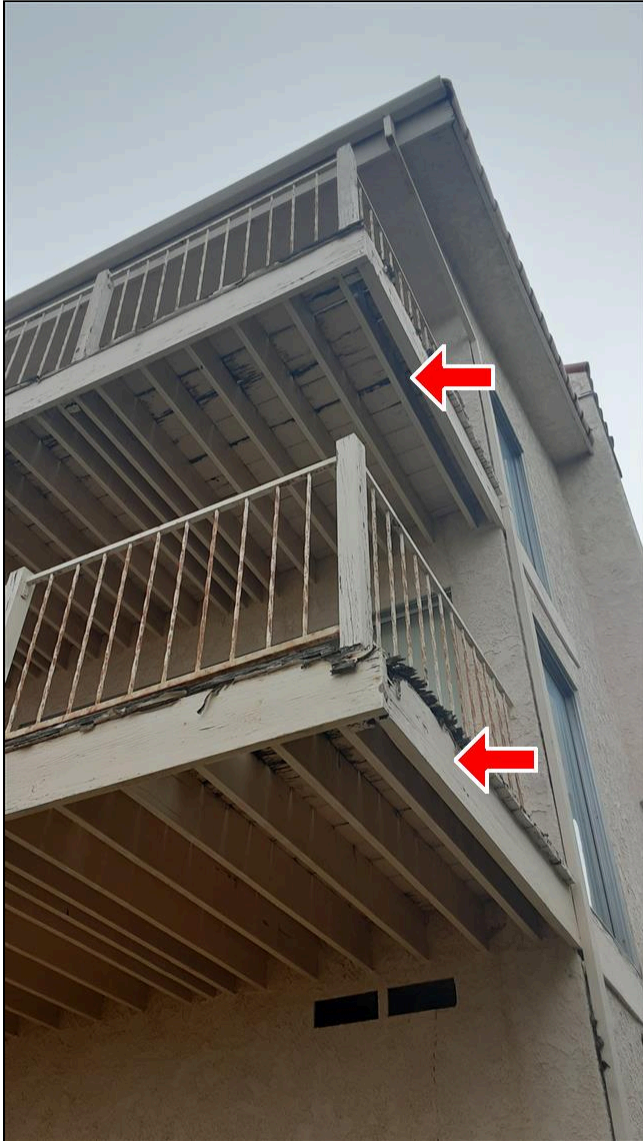
1.7 (2) Railings throughout property (front entry and balcony) are rusted and deteriorated in multiple areas. Recommend a qualified person further inspect all railings for repair or replacement recommendations.



1.7 Item 3(Picture) Damaged railing

1.7 (3) Balcony on the west side of home is missing railing in sections. This is a safety issue. Recommend a qualified person further inspect for repair recommendations.

1.8 (1) Balcony structure on west side of home has significant wood damage. Wood structure and deck boards are in damaged condition and were not safe to walk on. Recommend a qualified person further inspect balcony structure for repair or replacement recommendations.



1.8 Item 1(Picture) Wood damage, balcony



1.8 Item 2(Picture) Wood damage, balcony

**1.8 (2)** Concrete patio/landing at west side of home has significant settlement and separation from exterior siding. Possible tripping hazards are present. Recommend a qualified person further inspect concrete slab for repair or replacement recommendations.



1.8 Item 3(Picture) Concrete damage, west side

**1.8 (3)** Front entry structure has visible wood damage. Recommend a qualified person further inspect wood structure for repair or replacement recommendations.



1.8 Item 4(Picture) Wood damage, front entry

**1.9 Multiple retaining walls throughout property are settling and have visible damage. Recommend a qualified person further inspect for repair or replacement recommendations.**



1.9 Item 1(Picture) Retaining walls



1.9 Item 2(Picture) Retaining wall

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Roof

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

### Styles & Materials

Roof Covering type:

Viewed roof covering from:

Gutter Material:

Ceramic/Clay

Ground  
Binoculars

Metal

**Chimney (exterior):**

Metal Flue Pipe  
Masonry Stucco

**Sky Light(s):**

None

**Roof Structure:**

2 X 8 Rafters

**Roof-Type:**

Gable

**Method used to observe attic:**

From entry

**Attic info:**

Attic access

		IN	NI	NP	RR
2.0	Roof Covering				•
2.1	Gutters and Downspouts				•
2.2	Flashing	•			
2.3	Vents, Skylights, Chimney, and other roof penetrations	•			
2.4	Roof Structure and Attic	•			
		IN	NI	NP	RR

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**Comments:**

**2.0 (1)** Roof tiles are missing bird stops at roof edge. Bird stops prevent birds and insects from entering below roof covering and nesting. Recommend a qualified person further inspect for repair recommendations.



2.0 Item 1(Picture) Missing bird stops

**2.0 (2)** Multiple roof tiles are cracked or damaged. Recommend a qualified roof specialist further inspect for repair recommendations.



2.0 Item 2(Picture) Cracked roof tile

**2.1 (1)** Gutters throughout have debris and tree leaves inside. Debris holds moisture inside gutters, which may conceal rust. Unable to determine if such conditions exist. Debris may also cause pooling in gutters. Added weight to gutters may also start to pull gutters away from fascia board. Recommend thoroughly cleaning gutters.

**2.1 (2)** Rust was found on gutters throughout home. Recommend a qualified person further inspect for repair or replacement recommendations.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Garage

#### Styles & Materials

**Garage Type:**

Attached

**Auto-opener Manufacturer:**

LIFT-MASTER

**Garage Door Type:**

One automatic  
Roll Up

**Garage Door Material:**

Metal

**Garage Window Material:**

No garage window

**Storage:**

Yes

**Number Of Parking Spaces:**

Two

		IN	NI	NP	RR
3.0	Garage				•
3.1	Garage Ceiling	•			
3.2	Garage Walls (Including Firewall Separation)	•			
3.3	Garage Floor	•			
3.4	Garage Window (s)			•	
3.5	Garage Door (s)	•			
3.6	Occupant Door from Garage to inside of home	•			
3.7	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	NI	NP	RR

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#### Comments:

**3.0** Personal belongings in garage prevented a full visual inspection of the area. Recommend a qualified person fully inspect garage once personal belongings have been removed.

## 4. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

### Styles & Materials

**Ceiling Materials:**

Drywall  
Acoustic  
(popcorn)

**Wall Material:**

Drywall

**Shower Wall Material:**

Tile

**Floor Covering(s):**

Hardwood T&G  
Carpet  
Tile  
Vinyl

**Bath Tub Material:**

Steel

**Interior Doors:**

Hollow core

**Window Types:**

Single pane  
Sliders

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Tile  
Cultured marble

		IN	NI	NP	RR
4.0	Ceilings				•
4.1	Walls				•
4.2	Floors				•
4.3	Shower & Bath Floors/Walls				•
4.4	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails				•
4.5	Counters, Cabinets and Drawers				•
4.6	Doors				•
4.7	Windows				•
4.8	Closets	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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**Comments:**

**4.0 (1)** Acoustic ceiling throughout home. Acoustic (popcorn) ceiling has been known to contain asbestos. Ceiling is not in damaged condition and poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and test material to confirm if material contains asbestos prior to disturbing.

**4.0 (2)** Damaged ceiling inside lower level northwest bedroom. Recommend a qualified person further inspect for repair or replacement recommendation.

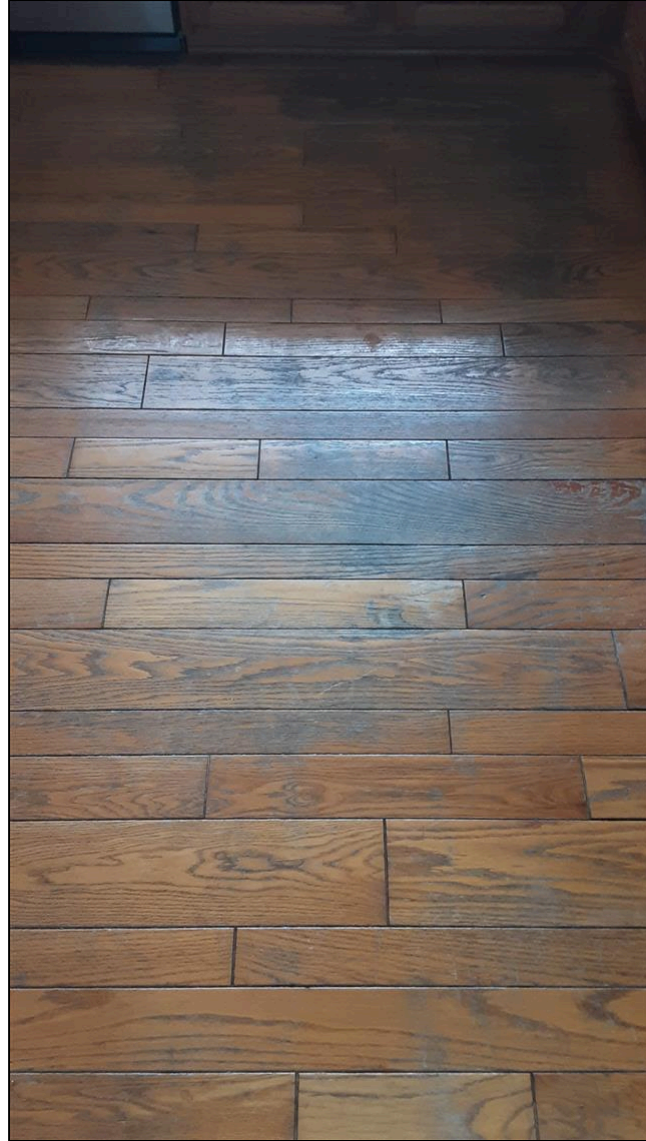


4.0 Item 1(Picture) Ceiling damage, lower level northwest bedroom

**4.0 (3)** Water stains were found on the living room ceiling, along the south side of home. Recommend a qualified person further inspect for repair recommendations, and a roof specialist further inspect for cause of water damage.

**4.1** Multiple areas throughout home have cracks, minor marks, and dents on walls. Recommend a qualified person prep and paint walls as needed.

**4.2 (1)** Hardwood floors have multiple marks and significant wear and tear. Recommend a qualified flooring specialist further inspect for repair recommendations.



4.2 Item 1(Picture) Wear and tear

4.2 (2) Carpet throughout home is dated, damaged, or stained in areas throughout. Recommend a qualified floor specialist repair or replace carpeting as needed.



4.2 Item 2(Picture) Damaged carpet

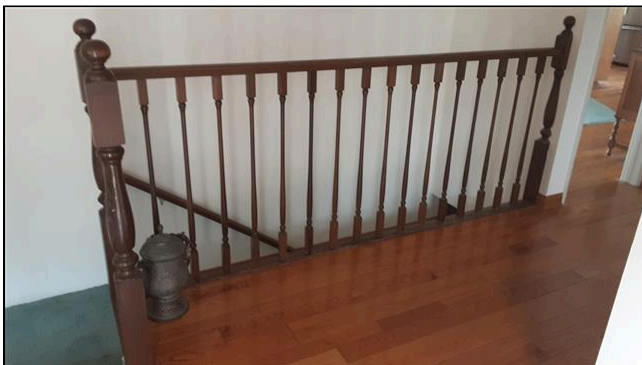
**4.2 (3)** Lower level hall bathroom is missing flooring. Recommend a qualified person further inspect for repair recommendations.



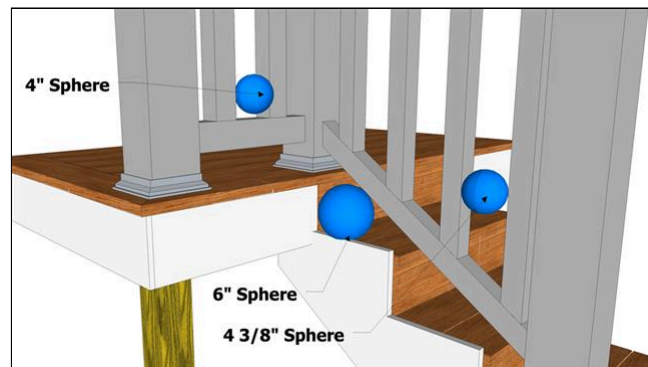
4.2 Item 3(Picture) Missing flooring, lower level hall bathroom

**4.3** Lower level hall bathroom has damaged shower walls. Repair or remodel was attempted. Tile on walls is a possible lead material. Recommend a qualified contractor further inspect for repair or replacement recommendations.

**4.4** Balusters on stairwell railing are spaced more than four inches apart. This is a safety issue. Spacing between balusters should be no more than four inches. Recommend a qualified person further inspect and repair as needed



4.4 Item 1(Picture) Baluster on stairwell



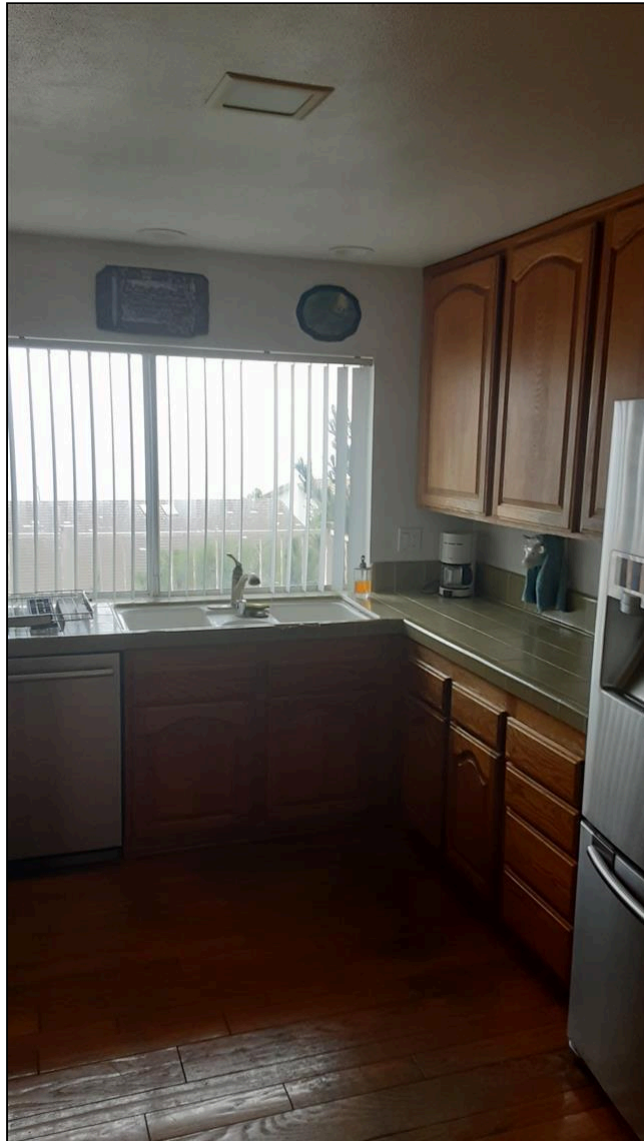
4.4 Item 2(Picture) Spacing example

**4.5 (1)** Significant damage to tile countertop inside the kitchen. Tile is a possible lead material. Recommend a qualified licensed environmental specialist further inspect prior to repairs or disturbing.



4.5 Item 1(Picture) Kitchen countertop, tile damage

**4.5 (2)** Significant wear and tear on kitchen base and upper wall wood cabinets and on base cabinets in bathrooms. Recommend a qualified person further inspect for repair or replacement recommendations.



4.5 Item 2(Picture) Kitchen cabinets

**4.6** Interior doors throughout home do not have door stops installed. Doors open and make contact with walls. Recommend installing door stops to prevent contact with walls and damage to walls. Install as needed.

**4.7** Multiple windows throughout home are dated and are difficult to open and close. Recommend a qualified person



further inspect all windows for repair or replacement recommendations.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Electrical

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
Copper  
220 volts

**Panel capacity:**

125 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

BRYANT

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex  
Conduit

**Solar Panels:**

No

		IN	NI	NP	RR
5.0	Service Entrance Conductors, Service Drop	•			
5.1	Location of Main and Distribution panels	•			
5.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding				•
5.3	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage				•
5.4	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)	•			
5.5	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure				•
5.6	All Ground Fault Circuit Interrupter Receptacles	•			
5.7	Smoke Detectors				•
5.8	Carbon Monoxide Detector				•
		IN	NI	NP	RR

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**Comments:**

**5.1** Meter and main distribution panel are located on the south exterior wall.



5.1 Item 1(Picture) Electric meter and main distribution panel

**5.2** Main distribution panel is missing panel manufacturer identification label. Multiple brands of circuit breakers are present in main panel. Recommend a qualified electrician further inspect panel to confirm panel is in proper operating condition.



5.2 Item 1(Picture) Missing panel information

5.3 (1) Voltage at main distribution panel was 236.4 volts at time of inspection.



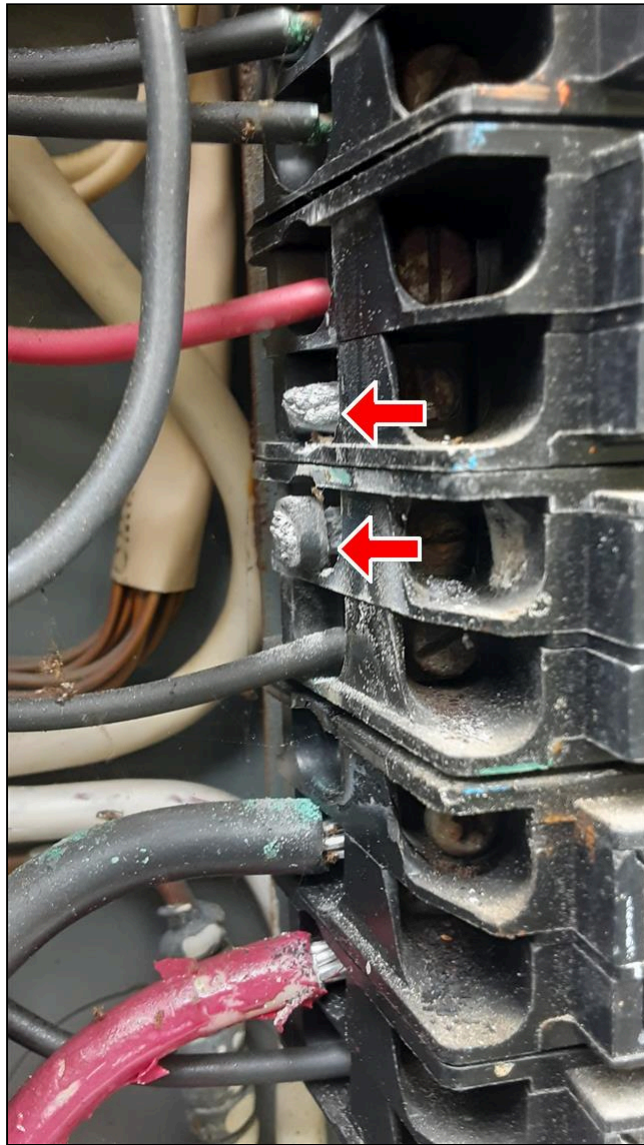
5.3 Item 1(Picture) Voltage

5.3 (2) Square footage of home exceeds two thousand square feet. Panel main shut off is 125 amps. This can be considered undersized for this size home. Recommend a qualified electrician further inspect and perform load test for proper amp requirements.



5.3 Item 2(Picture) 125 amp main shut off

**5.3 (3)** Damaged wire leads were found inside circuit breakers at time of inspection. Recommend a qualified person further inspect circuit breakers and wiring leads for removal or repair recommendations.



5.3 Item 3(Picture) Damaged wire leads

**5.5 (1)** Damaged fixture below main entry bridge. Exposed wiring is present. Recommend a qualified person further inspect fixture and exposed wiring for repair or replacement recommendations.



5.5 Item 1(Picture) Damaged fixture/exposed wiring, below main entry bridge

**5.5 (2)** Exterior outlet on front patio is not GFCI protected and is missing an exterior weather-proof cover. All exterior outlets must be GFCI protected with the proper exterior weather-proof cover. These outlets are outdated and considered a safety issue until corrected. Recommend a qualified electrician further inspect and repair or replace as needed.

NEC (National Electrical Code)

210.8(A)(3), all 15A and 20A, 125V receptacles outside of a dwelling unit, including receptacles installed under the eaves of roofs, shall be GFCI-protected.



5.5 Item 2(Picture) Exterior outlet, front patio



**5.5 (3)** The kitchen outlets next to kitchen sink are non protected outlets. Receptacles within six feet of a water source are required to be GFCI protected. These outlets are outdated and considered a safety issue until corrected. Recommend a qualified electrician further inspect and repair or replace as needed.



5.5 Item 3(Picture) Kitchen outlet

NEC (National Electrical Code)

Section 210-8(a)(5) was modified in 1993 to apply to receptacles that serve "as opposed to being above" the kitchen countertop, and to add wet bar sinks. In the 1996 NEC, dwelling unit grade-level unfinished accessory buildings, and every kitchen counter-top receptacle (not just those within 6 feet of the sink), were added to the list of locations requiring GFCI protection. A 2005 revision removed the countertop criteria for wet bar, laundry, and utility sinks, thereby requiring GFCI protection for any receptacle within 6 feet of these dwelling unit sinks. Commercial and institutional were added as qualifiers for application of the GFCI requirements in other than dwelling unit kitchens. These kitchens were distinguished from others by adding what was to become the definition of a kitchen (an area with a sink and permanent facilities for food preparation and cooking). In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.

**5.5 (4) Bathroom outlets are non protected outlets. All outlets within six feet of a water source are to be GFCI protected. All electrical issues are considered safety issues until corrected. Recommend a qualified electrician further inspect and repair as needed.**

NEC (National Electrical Code) Section 210-8.

The section titled Ground-Fault Circuit Protection debuted in 1975 for residential occupancies and construction sites. That year, because of the potential shock hazard, residential bathroom receptacles joined the list of locations requiring GFCI protection. Rather than periodically adding locations where a sink might be present, receptacles within 6 feet of any sink (other than in a kitchen) required GFCI protection in the 2011 edition. In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.



5.5 Item 4(Picture) Powder room outlet



5.5 Item 5(Picture) Master bath outlet



5.5 Item 6(Picture) Master bath outlet



5.5 Item 7(Picture) hall bathroom outlet

**5.7** Missing smoke detectors in areas throughout home. Recommend a qualified person further inspect and install smoke detectors in designated areas as needed.

**5.8** Missing carbon monoxide detectors in areas throughout home. Recommend a qualified person further inspect and install carbon monoxide detectors in designated areas as needed.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

(We do not inspect filtration systems)

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Plumbing Waste:**

ABS

Cast iron

**Washer Drain Size:**

2" Diameter

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Manufacture:**

GE

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Water Heater Location:**

Garage

**Water Heater Seismic Straps:**

Yes

**Earthquake Seismic Valve Present:**

No

		IN	NI	NP	RR
6.0	Main Water supply shut-off valve (Describe location)				•
6.1	Main Fuel Supply shut-off valve (Describe Location)	•			
6.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents				•
6.3	Interior Water Supply, Fixtures, Faucets and Systems				•
6.4	Sinks, Toilets and Bath Tubs				•
6.5	Drainage, Waste and Vent System				•
6.6	Interior Fuel Storage, Piping, Venting, Supports, Leaks				•
		IN	NI	NP	RR

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### Comments:

**6.0** Water meter is located in the ground at the rear (west) side of the property. The main water shut off is located on the south exterior side of home.

(Water was shut off at time of arrival to inspection. Home owners turned water supply on to allow full inspection of home. When water supply was left on water meter low flow indicator was rotating. No leaking was found at time of inspection. Recommend a qualified person further inspect as needed.)

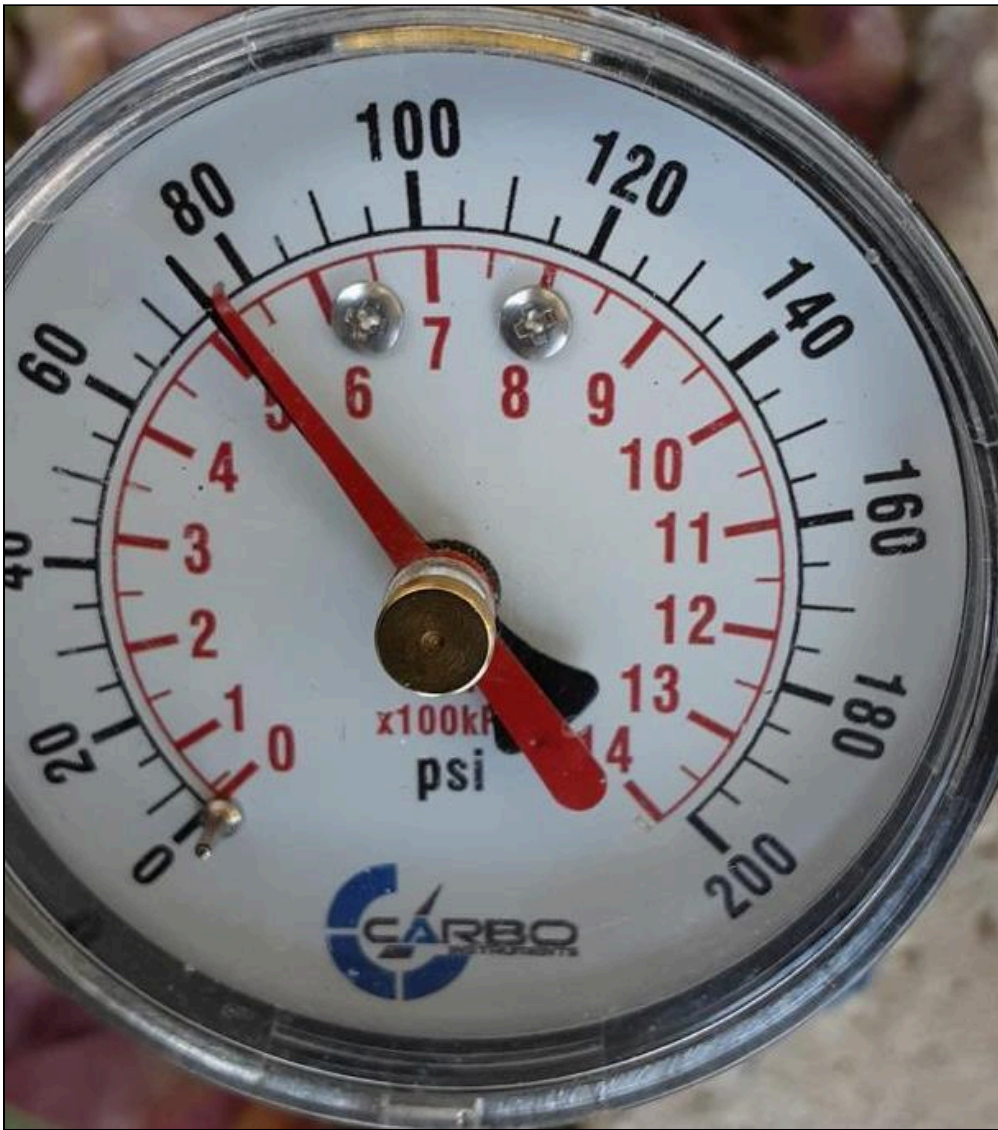
Water pressure at time of inspection was 75 PSI.



6.0 Item 1(Picture) Water meter



6.0 Item 2(Picture) Main water shut off



6.0 Item 3(Picture) Water pressure

6.1 The gas meter and main shutoff is located on the south side of home.



6.1 Item 1(Picture) Gas meter/main shut off



6.2 (1) Water heater is located inside the garage.

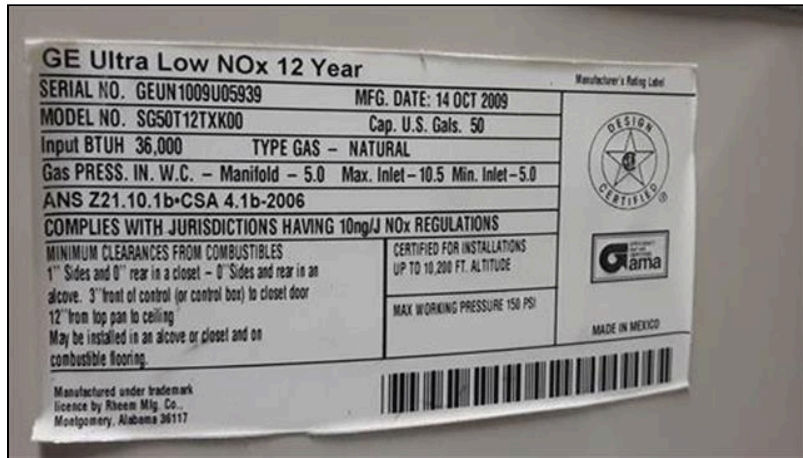
Manufacturer: GE

Manufacture date: October 14, 2009 (Water heater has reached its average life span of 8-12 years. Water heater is approx 12 years old. Water heater operated at time of inspection but may fail in the near future.)

Hot water temperature was 116 degrees at time of inspection.



6.2 Item 1(Picture) Water heater



6.2 Item 2(Picture) Water heater info



6.2 Item 3(Picture) Hot water temp

**6.2 (2)** Water heater is not placed inside a drip pan. While it is not required, it is encouraged to place water heater into a drip pan with proper hose to drain water to a safe place if water heater was to leak. This is to prevent water damage to flooring and walls that are surrounding water heater in closet. Recommend a qualified plumber install drip pan as needed.



6.2 Item 4(Picture) Missing drip pan

**6.2 (3)** Post or bollard was not present inside garage at front of water heater and furnace. Post or bollard should be installed to protect gas appliances from possible impact damage.



6.2 Item 5(Picture) No protection for appliances in garage

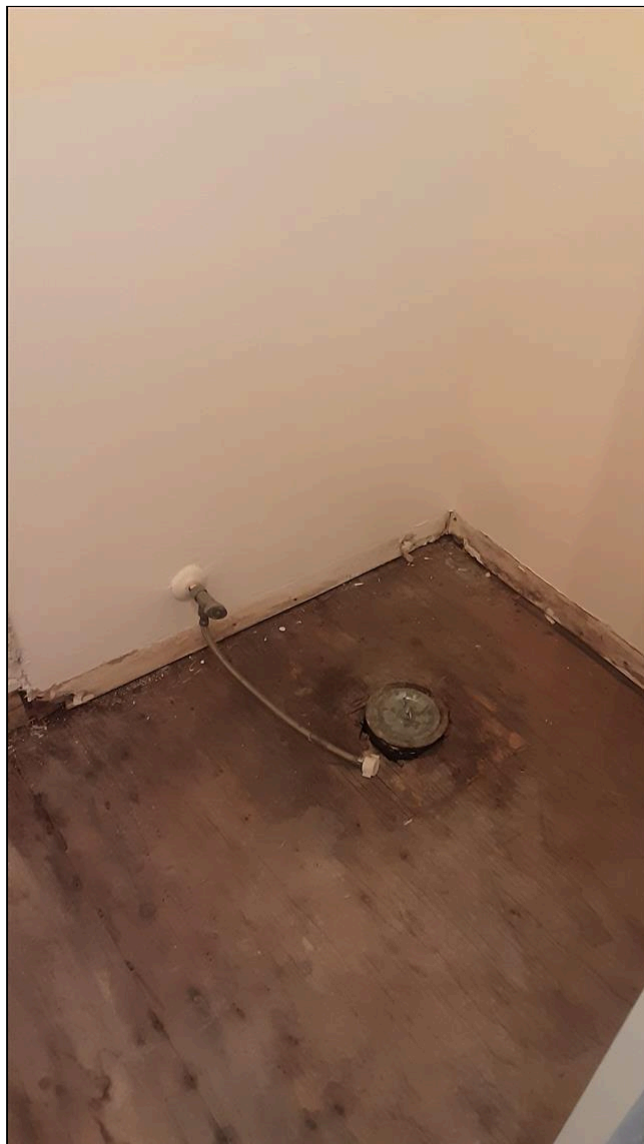
**6.3** Multiple water supply fixtures throughout home are dated and have scale and corrosion build-up. Recommend a qualified person further inspect for repair or replacement recommendations.

**6.4 (1)** Bathtub or shower pan inside lower level hall bathroom has been removed. Recommend a qualified contractor further inspect for repair recommendations.



6.4 Item 1(Picture) Removed shower pan, lower level hall bathroom

**6.4 (2)** Missing toilet inside lower level hall bathroom. Recommend a qualified person further inspect and install as needed.



6.4 Item 2(Picture) Missing toilet, lower level hall bathroom

**6.5 (1)** Multiple bathroom sinks are missing drain stops. Recommend installing drain stops to prevent foreign objects from entering into drain line and causing restriction.



6.5 Item 1(Picture) Drain stop missing, powder room sink

6.5 (2) The toilet is loose at floor in the master bathroom. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified licensed plumber repair or correct as needed.



6.5 Item 2(Picture) Loose toilet, master bathroom

**6.5 (3) Multiple bath tubs are missing a drain stop. Recommend a qualified person install drain stops to prevent foreign objects from entering into drain line and causing restriction. Replace as needed.**



6.5 Item 3(Picture) Missing drain stop



6.5 Item 4(Picture) Missing drain stop

**6.6 Gas furnace and water heater do not have sediment traps installed. Sediment traps are intentionally installed to prevent sediments in gas from restricting the gas valve and burners of the appliance. Recommend a qualified person install sediment traps as needed.**

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Built-In Kitchen Appliances

### Styles & Materials



**Dishwasher Brand:**

BOSCH

**Range/Oven:**

FRIGIDAIRE  
THERMADOR

**Exhaust/Range hood:**

VENTED

**Refrigerator:**

Samsung

**Built in Microwave:**

FRIGIDAIRE

**Disposer Brand:**

IN SINK ERATOR

**Trash Compactors:**

NONE

		IN	NI	NP	RR
7.0	Dishwasher	•			
7.1	Ranges/Ovens/Cooktops				•
7.2	Range hood				•
7.3	Refrigerator	•			
7.4	Food Waste Disposer	•			
7.5	Microwave Cooking Equipment	•			
7.6	Trash Compactor			•	
		IN	NI	NP	RR

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**Comments:**

**7.1** Cooktop burner control is damaged. Electric burners are rusted. Recommend a qualified person further inspect for repair or replacement recommendations.



7.1 Item 1(Picture) Kitchen burners

**7.2** Range hood is dated but did operate. Light did not operate at time of inspection. Recommend a qualified person further inspect for repair or replacement recommendations.



7.2 Item 1(Picture) Range hood

## 8. Fireplace

**The inspector shall inspect:** The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Styles & Materials

**Types of Fireplaces:**

Solid Fuel  
Conventional

**Operable Fireplaces:**

One

**Fireplace Cover:**

Screen

		IN	NI	NP	RR
8.0	Gas/LP Firelogs and Fireplaces	•			
8.1	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
8.2	Chimneys Flues and Vents (for fireplaces)				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**8.2 Chimney chase and rain cap/spark arrestor have visible rust. Recommend a qualified person further inspect chase and properly seal or replace to prevent further deterioration.**

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

## 9. Heating and Cooling

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

### Styles & Materials

**Heat Type:**

Forced Air Furnace

**Energy Source:**

Gas

**Number of Heat Systems (excluding wood):**

One

**Heat System Brand:**

Gaffers&Sattler

**Ductwork:**

Possible asbestos tape  
Possible asbestos sleeving  
Metal

**Filter Type:**

Disposable

**Filter Size:**

14x24

**Cooling Equipment Type:**

Not Present

**Cooling Equipment Energy Source:**

Not Present

**Central Air Manufacturer:**

NONE

**Number of AC Only Units:**

None

		IN	NI	NP	RR
9.0	Heating System				•
9.1	Normal Operating Controls				•
9.2	Automatic Safety Controls		•		
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
9.4	Presence of installed heat source in each room	•			
9.5	Chimneys, Flues and vents (for gas water heaters or heat systems)	•			
9.6	Cooling System			•	
		IN	NI	NP	RR

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**Comments:**

**9.0** Heating system is located inside the garage.

Manufacturer: Gaffers&Sattler

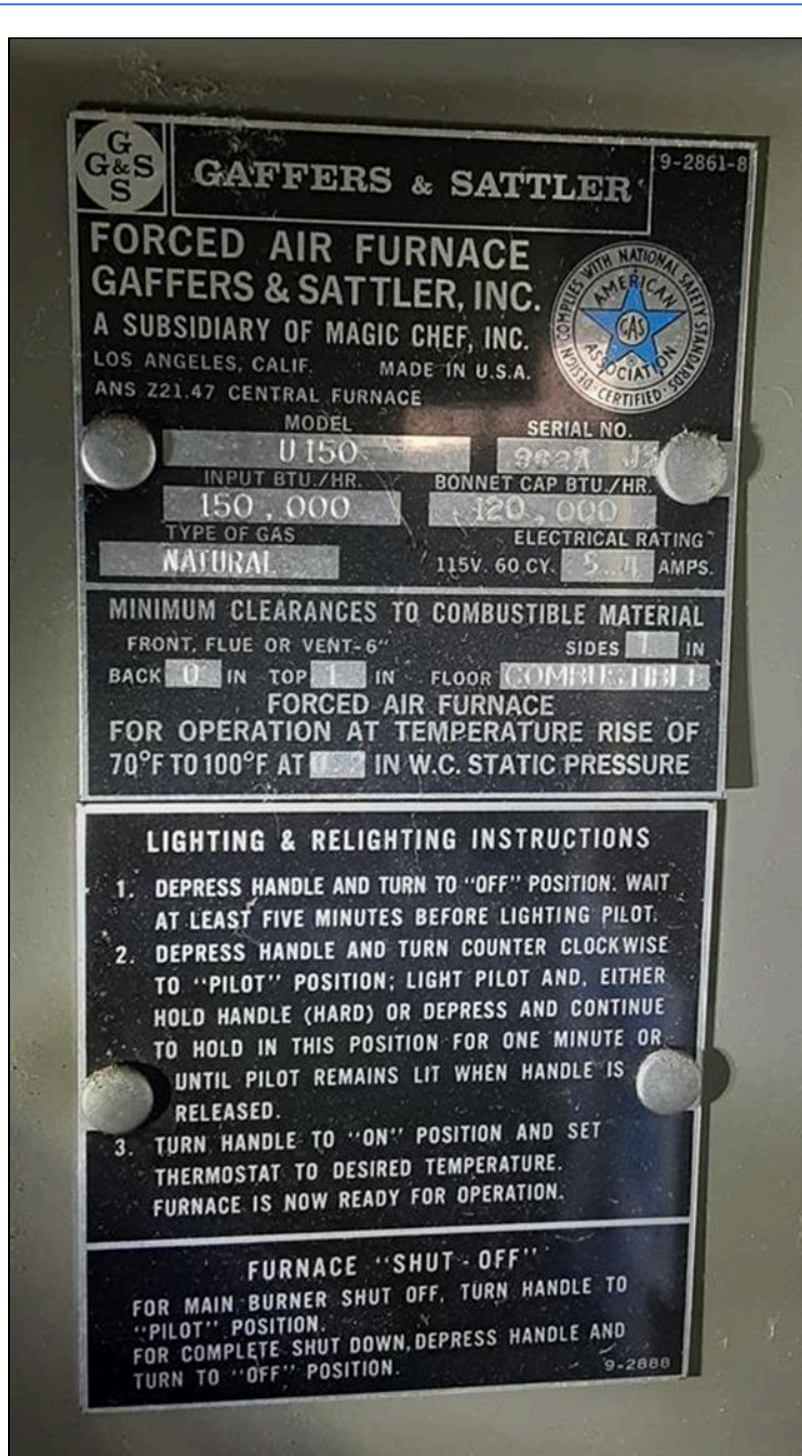
Manufacture date: Dated (Furnace has exceeded its life expectancy. Recommend consulting a qualified person to confirm it meets current code requirements.)

Model: U150

Serial: 942A J



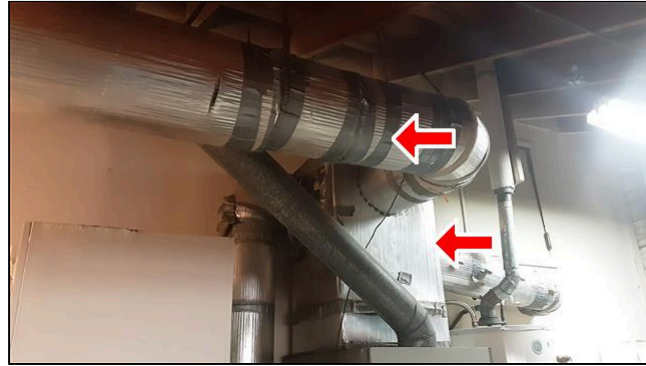
9.0 Item 1(Picture) Heat system



9.0 Item 2(Picture) Heat system info

**9.1** Heat system did not operate using normal operating controls at time of inspection. Recommend a qualified HVAC technician further inspect for further repair recommendations, or to confirm operation.

**9.3** Metal ducts inside attic, walls, and garage have an insulation over ducts and an insulation tape around register boots that is known to contain asbestos. Ducting was in good condition at time of inspection. Ducting poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and sample insulation material for removal recommendations prior to disturbing material.



9.3 Item 1(Picture) Possible asbestos, garage

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Fiberglass

**Ventilation:**

Gable vents  
Domer Vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

Gas Connection

**Dryer Vent:**

Metal

**Floor System Insulation:**

NONE

		IN	NI	NP	RR
10.0	Insulation in Attic	•			
10.1	Insulation Under Floor System			•	
10.2	Vapor Retarders (on ground in crawlspace or basement)			•	
10.3	Ventilation of Attic and Foundation Areas	•			
10.4	Venting systems (Kitchens, Baths and Laundry)	•			
10.5	Ventilation Fans and Thermostatic Controls (in Attic)			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**10.1** The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install floor insulation as desired.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Basement, Foundation, Crawlspace and Structure

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

### Styles & Materials

<b>Foundation:</b> Raised	<b>Method used to observe Crawlspace:</b> Walked	<b>Retrofitted:</b> No
<b>Floor Structure:</b> 2 X 10	<b>Wall Structure:</b> 2 X 4 Wood	<b>Columns or Piers:</b> Supporting walls
<b>Ceiling Structure:</b> 2X6		

		IN	NI	NP	RR
11.0	Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
11.1	Walls (Structural)	•			
11.2	Columns or Piers	•			
11.3	Floors (Structural)	•			
11.4	Ceilings (structural)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**11.0** Minor cracking found on foundation walls inside the crawlspace. Recommend a qualified person further inspect cracking for further repair recommendations.



11.0 Item 1(Picture) Minor cracking



11.0 Item 2(Picture) Minor cracking

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## General Summary



**Titus**  
Inspections

**Titus Inspections**

**711 Meyer Lane**

**Redondo Beach Ca 90278  
310-427-5197**

**Customer**  
Nicholas Mack

**Address**  
30924 Rue De La Pierre  
Rancho Palos Verdes CA 90275

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability 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. Exterior

### 1.0 Wall Covering, Flashing and Trim

#### Repair or Replace

Visible gap in exterior stucco siding around plumbing access on the south side of home. Recommend sealing all gaps to prevent insects from nesting and to prevent water intrusion. Repair as needed.

### 1.1 Eaves Soffits and Fascia

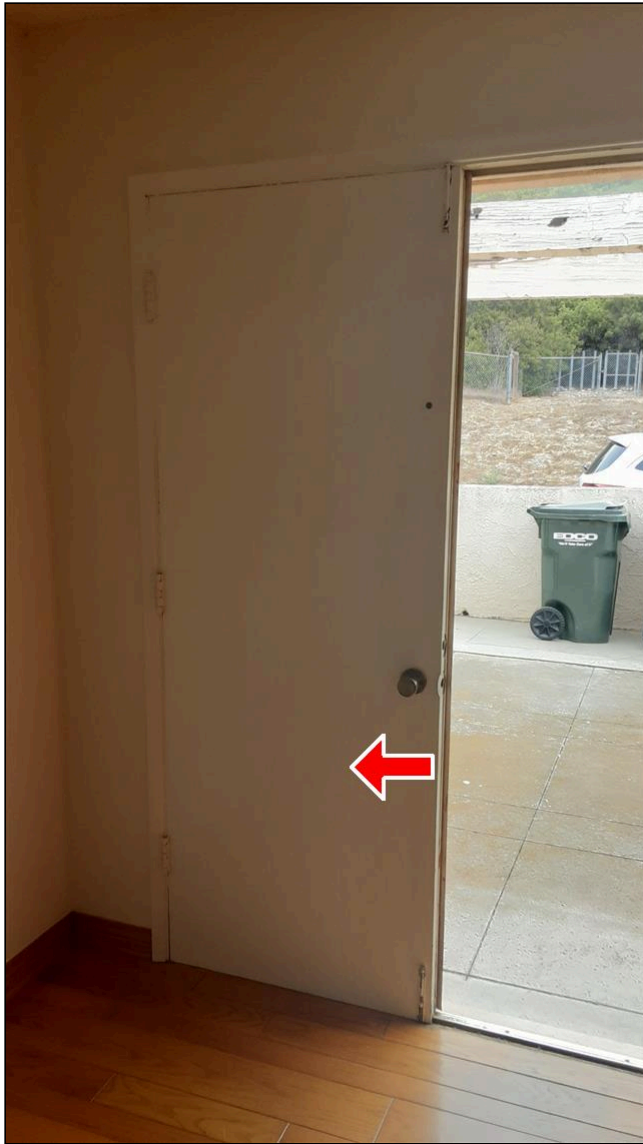
#### Repair or Replace

Found multiple areas throughout exterior eaves, soffits, and fascia board with wood damage. Recommend further inspection by a qualified termite inspector for repair and replacement of all damaged material found. Repair and replace as needed.

### 1.2 All Exterior Doors

#### Repair or Replace

(1) Front entry stationary door would not open properly at time of inspection. Recommend a qualified person further inspect for repair or replacement recommendations.



1.2 Item 1(Picture) Front entry door

(2) Sliding doors leading to balconies are dated and do not open and close easily. Recommend a qualified person further inspect for repair or replacement recommendations.

## 1.5 Adjacent Walkways and Driveways

### Repair or Replace

Wood damage found to bridge structure on main entry walkway. Recommend a qualified person further inspect for repair or replacement recommendations.



1.5 Item 1(Picture) Wood damage, main entry bridge

**1.6 Stairs, Steps, Stoops, Stairways and Ramps**

**Repair or Replace**

(1) Wood planks used as steps leading to west side of property are loose and unstable. Steps have potential tripping hazards. Recommend a qualified person further inspect for repair or replacement recommendations.



1.6 Item 1(Picture) Steps leading to west side

(2) Concrete steps leading to front patio are cracked and settling. Recommend a qualified person further inspect for repair recommendations.



1.6 Item 2(Picture) Cracking steps leading to front patio

**1.7 Railings, Guards and Handrails**

**Repair or Replace**

(1) Shared steps leading to the west side of property and steps leading to front patio do not have a railing. All steps with three or more risers should have a railing. Recommend a qualified person further inspect for installation recommendations.



1.7 Item 1(Picture) Missing railing, steps leading to west side



1.7 Item 2(Picture) Missing railing leading to front patio

(2) Railings throughout property (front entry and balcony) are rusted and deteriorated in multiple areas. Recommend a qualified person further inspect all railings for repair or replacement recommendations.



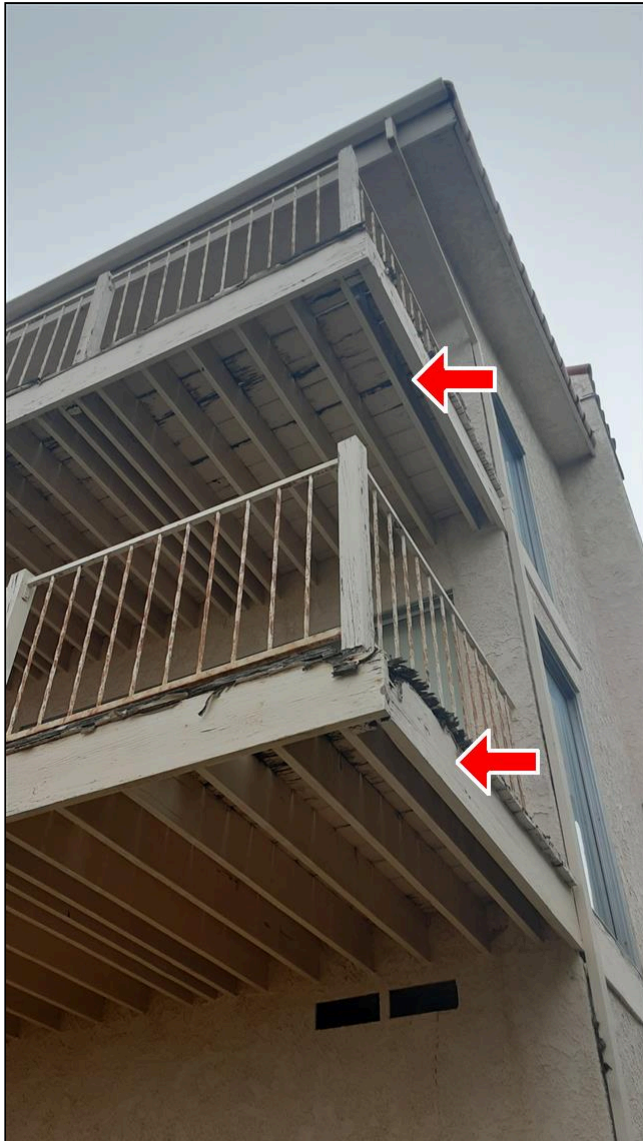
1.7 Item 3(Picture) Damaged railing

(3) Balcony on the west side of home is missing railing in sections. This is a safety issue. Recommend a qualified person further inspect for repair recommendations.

1.8 Porches, Patios, Decks, Balconies and Carports

**Repair or Replace**

(1) Balcony structure on west side of home has significant wood damage. Wood structure and deck boards are in damaged condition and were not safe to walk on. Recommend a qualified person further inspect balcony structure for repair or replacement recommendations.



1.8 Item 1(Picture) Wood damage, balcony



1.8 Item 2(Picture) Wood damage, balcony

(2) Concrete patio/landing at west side of home has significant settlement and separation from exterior siding. Possible tripping hazards are present. Recommend a qualified person further inspect concrete slab for repair or replacement recommendations.



1.8 Item 3(Picture) Concrete damage, west side



(3) Front entry structure has visible wood damage. Recommend a qualified person further inspect wood structure for repair or replacement recommendations.



1.8 Item 4(Picture) Wood damage, front entry

**1.9 Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion**

**Repair or Replace**

Multiple retaining walls throughout property are settling and have visible damage. Recommend a qualified person further inspect for repair or replacement recommendations.



1.9 Item 1(Picture) Retaining walls



1.9 Item 2(Picture) Retaining wall

## 2. Roof

### 2.0 Roof Covering

#### Repair or Replace

(1) Roof tiles are missing bird stops at roof edge. Bird stops prevent birds and insects from entering below roof covering and nesting. Recommend a qualified person further inspect for repair recommendations.



2.0 Item 1(Picture) Missing bird stops

(2) Multiple roof tiles are cracked or damaged. Recommend a qualified roof specialist further inspect for repair recommendations.



2.0 Item 2(Picture) Cracked roof tile

## 2.1 Gutters and Downspouts

### Repair or Replace

(1) Gutters throughout have debris and tree leaves inside. Debris holds moisture inside gutters, which may conceal rust. Unable to determine if such conditions exist. Debris may also cause pooling in gutters. Added weight to gutters may also start to pull gutters away from fascia board. Recommend thoroughly cleaning gutters.

(2) Rust was found on gutters throughout home. Recommend a qualified person further inspect for repair or replacement recommendations.

## 3. Garage

### 3.0 Garage

#### Repair or Replace

Personal belongings in garage prevented a full visual inspection of the area. Recommend a qualified person fully inspect garage once personal belongings have been removed.

## 4. Interior

### 4.0 Ceilings

#### Repair or Replace

(1) Acoustic ceiling throughout home. Acoustic (popcorn) ceiling has been known to contain asbestos. Ceiling is not in damaged condition and poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and test material to confirm if material contains asbestos prior to disturbing.

(2) Damaged ceiling inside lower level northwest bedroom. Recommend a qualified person further inspect for repair or replacement recommendation.



4.0 Item 1(Picture) Ceiling damage, lower level northwest bedroom

(3) Water stains were found on the living room ceiling, along the south side of home. Recommend a qualified person further inspect for repair recommendations, and a roof specialist further inspect for cause of water damage.

#### 4.1 Walls

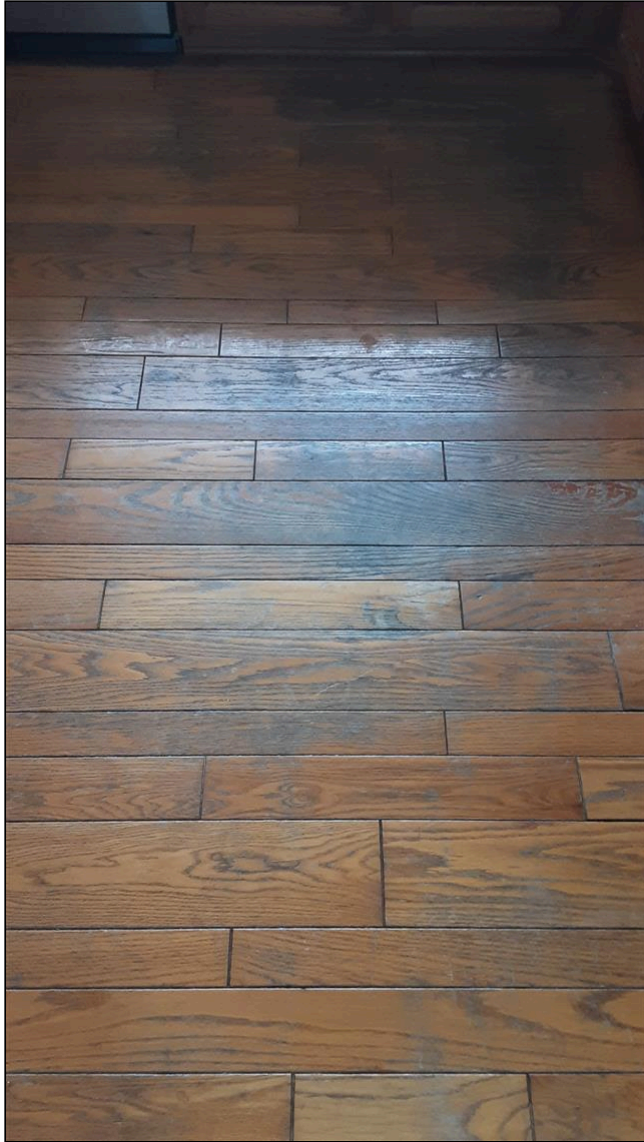
##### Repair or Replace

Multiple areas throughout home have cracks, minor marks, and dents on walls. Recommend a qualified person prep and paint walls as needed.

#### 4.2 Floors

##### Repair or Replace

(1) Hardwood floors have multiple marks and significant wear and tear. Recommend a qualified flooring specialist further inspect for repair recommendations.



4.2 Item 1(Picture) Wear and tear

(2) Carpet throughout home is dated, damaged, or stained in areas throughout. Recommend a qualified floor specialist repair or replace carpeting as needed.



4.2 Item 2(Picture) Damaged carpet

(3) Lower level hall bathroom is missing flooring. Recommend a qualified person further inspect for repair recommendations.



4.2 Item 3(Picture) Missing flooring, lower level hall bathroom

#### 4.3 Shower & Bath Floors/Walls

##### Repair or Replace

Lower level hall bathroom has damaged shower walls. Repair or remodel was attempted. Tile on walls is a possible lead material. Recommend a qualified contractor further inspect for repair or replacement recommendations.

#### 4.4 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

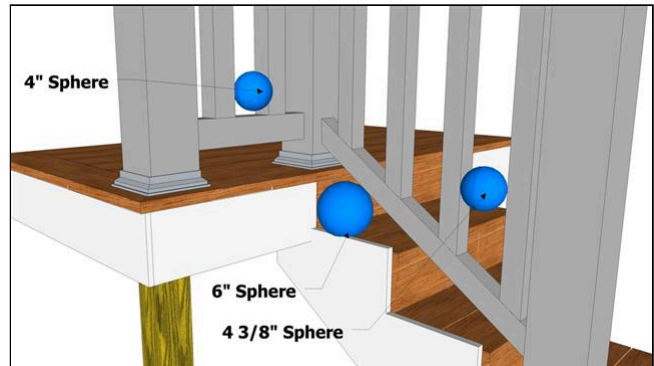
##### Repair or Replace

Balusters on stairwell railing are spaced more than four inches apart. This is a safety issue. Spacing between balusters should be no more than four inches. Recommend a qualified person further inspect and repair as needed





4.4 Item 1(Picture) Baluster on stairwell



4.4 Item 2(Picture) Spacing example

#### 4.5 Counters, Cabinets and Drawers

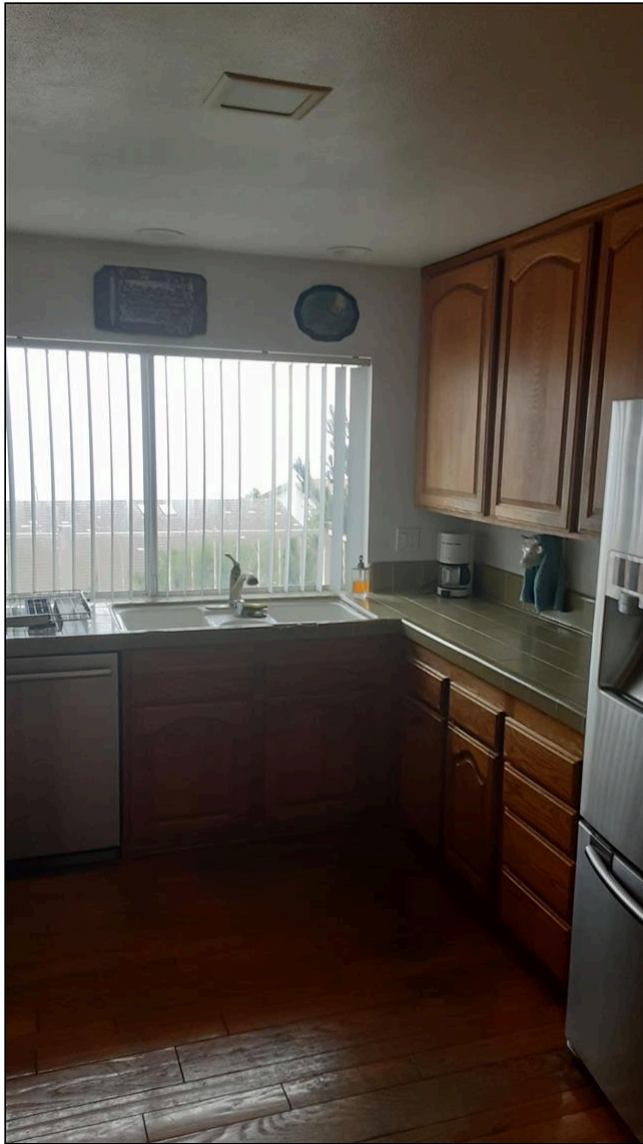
##### Repair or Replace

(1) Significant damage to tile countertop inside the kitchen. Tile is a possible lead material. Recommend a qualified licensed environmental specialist further inspect prior to repairs or disturbing.



4.5 Item 1(Picture) Kitchen countertop, tile damage

(2) Significant wear and tear on kitchen base and upper wall wood cabinets and on base cabinets in bathrooms. Recommend a qualified person further inspect for repair or replacement recommendations.



4.5 Item 2(Picture) Kitchen cabinets

#### 4.6 Doors

##### Repair or Replace

Interior doors throughout home do not have door stops installed. Doors open and make contact with walls. Recommend installing door stops to prevent contact with walls and damage to walls. Install as needed.

#### 4.7 Windows

##### Repair or Replace

Multiple windows throughout home are dated and are difficult to open and close. Recommend a qualified person further inspect all windows for repair or replacement recommendations.

## 5. Electrical

#### 5.2 Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding

##### Repair or Replace

Main distribution panel is missing panel manufacturer identification label. Multiple brands of circuit breakers are present in main panel. Recommend a qualified electrician further inspect panel to confirm panel is in proper operating condition.



5.2 Item 1(Picture) Missing panel information

### 5.3 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage

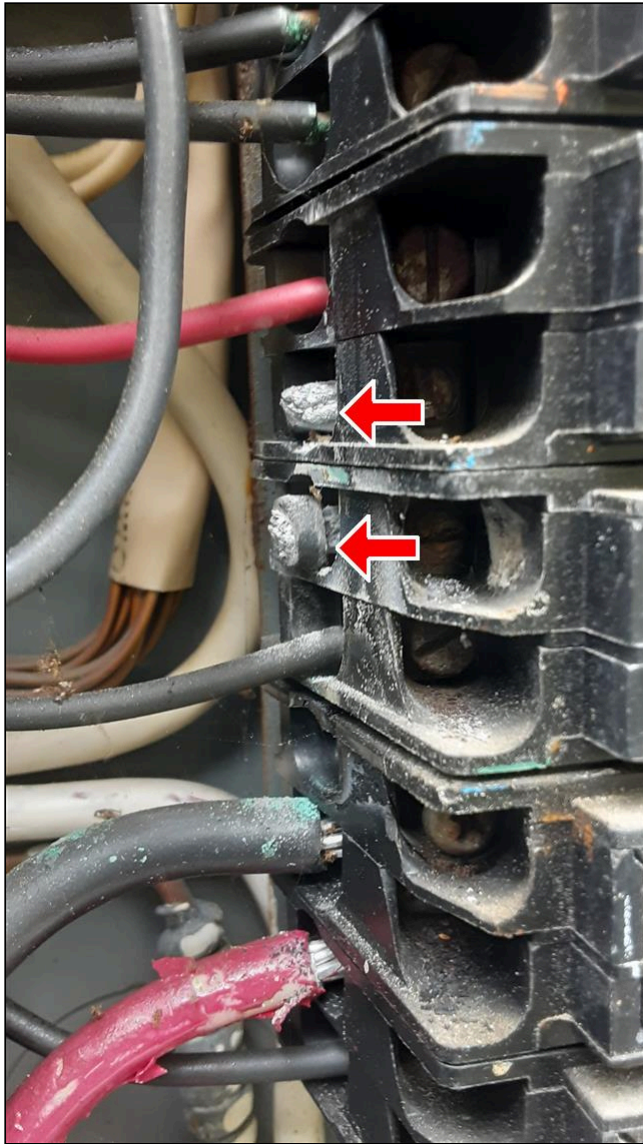
#### Repair or Replace

(2) Square footage of home exceeds two thousand square feet. Panel main shut off is 125 amps. This can be considered undersized for this size home. Recommend a qualified electrician further inspect and perform load test for proper amp requirements.



5.3 Item 2(Picture) 125 amp main shut off

(3) Damaged wire leads were found inside circuit breakers at time of inspection. Recommend a qualified person further inspect circuit breakers and wiring leads for removal or repair recommendations.



5.3 Item 3(Picture) Damaged wire leads

**5.5 Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure**

**Repair or Replace**

(1) Damaged fixture below main entry bridge. Exposed wiring is present. Recommend a qualified person further inspect fixture and exposed wiring for repair or replacement recommendations.



5.5 Item 1(Picture) Damaged fixture/exposed wiring, below main entry bridge

(2) Exterior outlet on front patio is not GFCI protected and is missing an exterior weather-proof cover. All exterior outlets must be GFCI protected with the proper exterior weather-proof cover. These outlets are outdated and considered a safety issue until corrected. Recommend a qualified electrician further inspect and repair or replace as needed.

NEC (National Electrical Code)

210.8(A)(3), all 15A and 20A, 125V receptacles outside of a dwelling unit, including receptacles installed under the eaves of roofs, shall be GFCI-protected.



5.5 Item 2(Picture) Exterior outlet, front patio

(3) The kitchen outlets next to kitchen sink are non protected outlets. Receptacles within six feet of a water source are required to be GFCI protected. These outlets are outdated and considered a safety issue until corrected. Recommend a qualified electrician further inspect and repair or replace as needed.

#### NEC (National Electrical Code)

Section 210-8(a)(5) was modified in 1993 to apply to receptacles that serve " as opposed to being above " the kitchen countertop, and to add wet bar sinks. In the 1996 NEC, dwelling unit grade-level unfinished accessory buildings, and every kitchen counter-top receptacle (not just those within 6 feet of the sink), were added to the list of locations requiring GFCI protection. A 2005 revision removed the countertop criteria for wet bar, laundry, and utility sinks, thereby requiring GFCI protection for any receptacle within 6 feet of these dwelling unit sinks. Commercial and institutional were added as qualifiers for application of the GFCI requirements in other than dwelling unit kitchens. These kitchens were distinguished from others by adding what was to become the definition of a kitchen (an area with a sink and permanent facilities for food preparation and cooking). In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.



5.5 Item 3(Picture) Kitchen outlet

(4) Bathroom outlets are non protected outlets. All outlets within six feet of a water source are to be GFCI protected. All electrical issues are considered safety issues until corrected. Recommend a qualified electrician further inspect and repair as needed.

NEC (National Electrical Code) Section 210-8.

The section titled Ground-Fault Circuit Protection debuted in 1975 for residential occupancies and construction sites. That year, because of the potential shock hazard, residential bathroom receptacles joined the list of locations requiring GFCI protection. Rather than periodically adding locations where a sink might be present, receptacles within 6 feet of any sink (other than in a kitchen) required GFCI protection in the 2011 edition. In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.





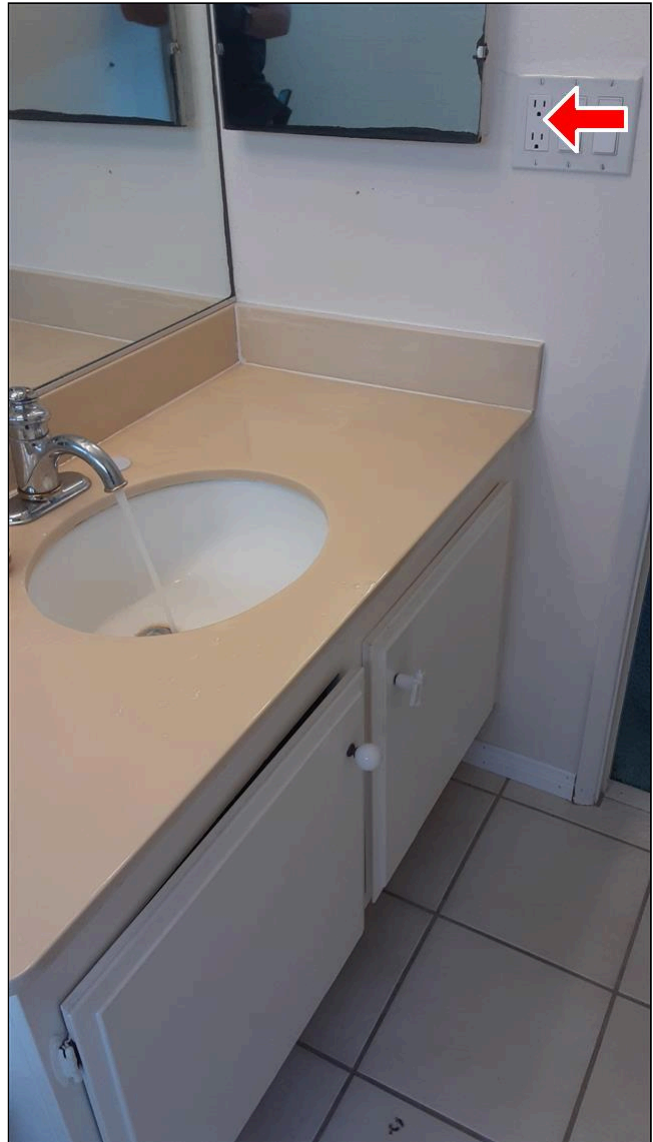
5.5 Item 4(Picture) Powder room outlet



5.5 Item 5(Picture) Master bath outlet



5.5 Item 6(Picture) Master bath outlet



5.5 Item 7(Picture) hall bathroom outlet

**5.7 Smoke Detectors****Repair or Replace**

Missing smoke detectors in areas throughout home. Recommend a qualified person further inspect and install smoke detectors in designated areas as needed.

**5.8 Carbon Monoxide Detector****Repair or Replace**

Missing carbon monoxide detectors in areas throughout home. Recommend a qualified person further inspect and install carbon monoxide detectors in designated areas as needed.

## 6. Plumbing

**6.0 Main Water supply shut-off valve (Describe location)****Repair or Replace**

Water meter is located in the ground at the rear (west) side of the property. The main water shut off is located on the south exterior side of home.

(Water was shut off at time of arrival to inspection. Home owners turned water supply on to allow full inspection of

home. When water supply was left on water meter low flow indicator was rotating. No leaking was found at time of inspection. Recommend a qualified person further inspect as needed.)

Water pressure at time of inspection was 75 PSI.



6.0 Item 1(Picture) Water meter



6.0 Item 2(Picture) Main water shut off



6.0 Item 3(Picture) Water pressure

## 6.2 Water Heating Equipment, Controls, Chimneys, Flues and Vents

### Repair or Replace

(1) Water heater is located inside the garage.

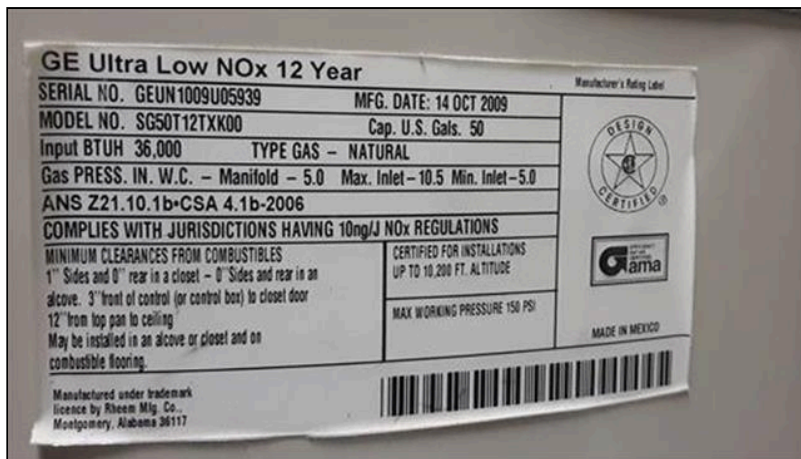
Manufacturer: GE

Manufacture date: October 14, 2009 (Water heater has reached its average life span of 8-12 years. Water heater is approx 12 years old. Water heater operated at time of inspection but may fail in the near future.)

Hot water temperature was 116 degrees at time of inspection.



6.2 Item 1(Picture) Water heater



6.2 Item 2(Picture) Water heater info



6.2 Item 3(Picture) Hot water temp

(2) Water heater is not placed inside a drip pan. While it is not required, it is encouraged to place water heater into a drip pan with proper hose to drain water to a safe place if water heater was to leak. This is to prevent water damage to flooring and walls that are surrounding water heater in closet. Recommend a qualified plumber install drip pan as needed.



6.2 Item 4(Picture) Missing drip pan

(3) Post or bollard was not present inside garage at front of water heater and furnace. Post or bollard should be installed to protect gas appliances from possible impact damage.



6.2 Item 5(Picture) No protection for appliances in garage

**6.3 Interior Water Supply, Fixtures, Faucets and Systems**

**Repair or Replace**

Multiple water supply fixtures throughout home are dated and have scale and corrosion build-up. Recommend a



qualified person further inspect for repair or replacement recommendations.

#### 6.4 Sinks, Toilets and Bath Tubs

##### Repair or Replace

(1) Bathtub or shower pan inside lower level hall bathroom has been removed. Recommend a qualified contractor further inspect for repair recommendations.



6.4 Item 1(Picture) Removed shower pan, lower level hall bathroom

(2) Missing toilet inside lower level hall bathroom. Recommend a qualified person further inspect and install as needed.



6.4 Item 2(Picture) Missing toilet, lower level hall bathroom

## 6.5 Drainage, Waste and Vent System

### Repair or Replace

(1) Multiple bathroom sinks are missing drain stops. Recommend installing drain stops to prevent foreign objects from entering into drain line and causing restriction.



6.5 Item 1(Picture) Drain stop missing, powder room sink

(2) The toilet is loose at floor in the master bathroom. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified licensed plumber repair or correct as needed.

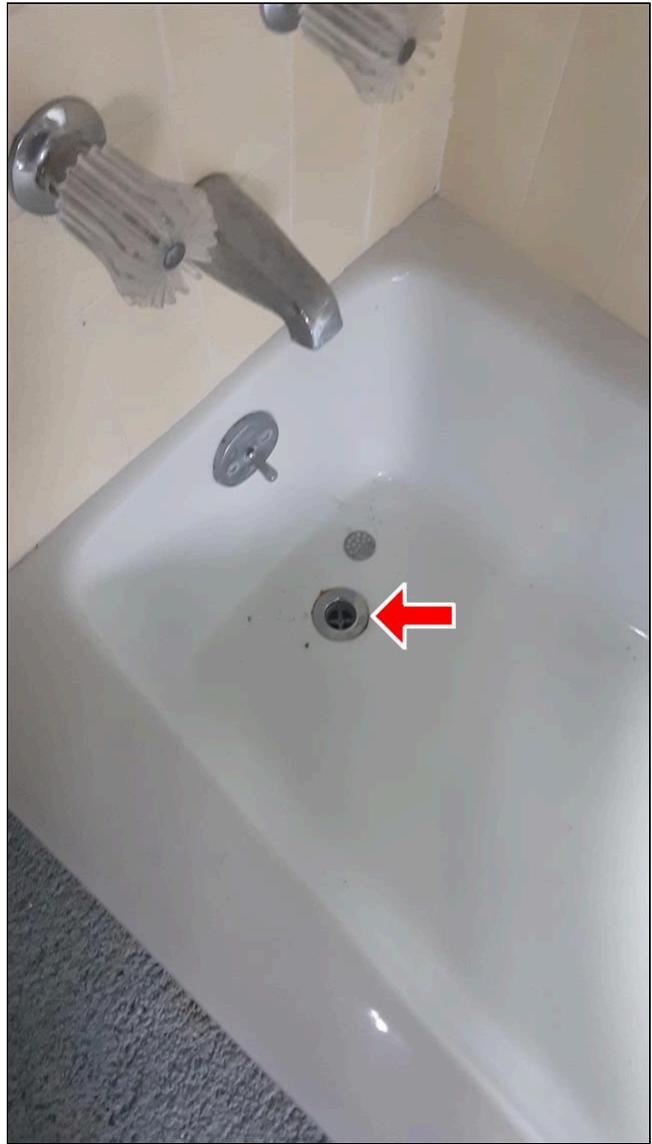


6.5 Item 2(Picture) Loose toilet, master bathroom

(3) Multiple bath tubs are missing a drain stop. Recommend a qualified person install drain stops to prevent foreign objects from entering into drain line and causing restriction. Replace as needed.



6.5 Item 3(Picture) Missing drain stop



6.5 Item 4(Picture) Missing drain stop

## 6.6 Interior Fuel Storage, Piping, Venting, Supports, Leaks

### Repair or Replace

Gas furnace and water heater do not have sediment traps installed. Sediment traps are intentionally installed to prevent sediments in gas from restricting the gas valve and burners of the appliance. Recommend a qualified person install sediment traps as needed.

## 7. Built-In Kitchen Appliances

### 7.1 Ranges/Ovens/Cooktops

#### Repair or Replace

Cooktop burner control is damaged. Electric burners are rusted. Recommend a qualified person further inspect for repair or replacement recommendations.



7.1 Item 1(Picture) Kitchen burners

## 7.2 Range hood

### Repair or Replace

Range hood is dated but did operate. Light did not operate at time of inspection. Recommend a qualified person further inspect for repair or replacement recommendations.



7.2 Item 1(Picture) Range hood

## 8. Fireplace

### 8.2 Chimneys Flues and Vents (for fireplaces)

#### Repair or Replace

Chimney chase and rain cap/spark arrestor have visible rust. Recommend a qualified person further inspect chase and properly seal or replace to prevent further deterioration.

## 9. Heating and Cooling

### 9.0 Heating System

#### Repair or Replace

Heating system is located inside the garage.

Manufacturer: Gaffers&Sattler

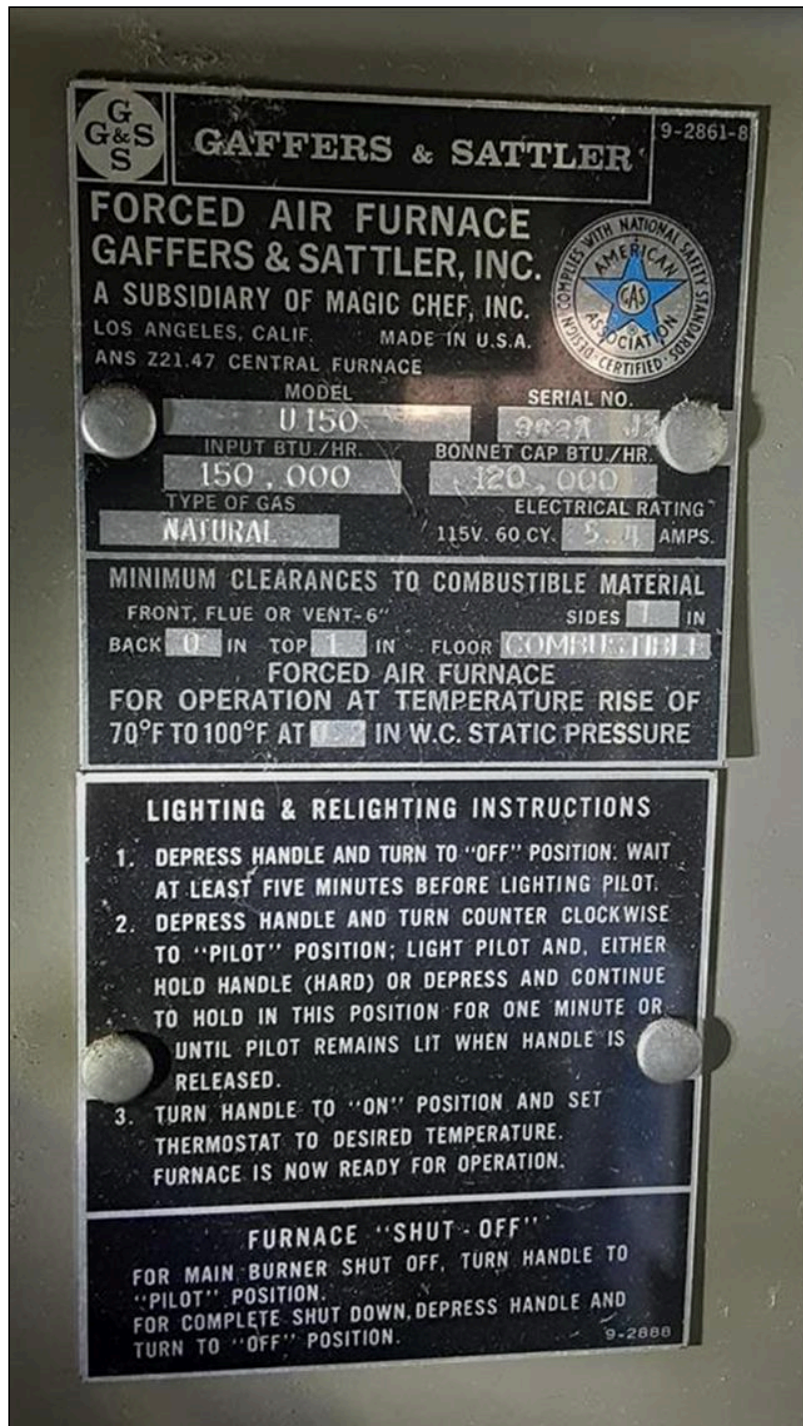
Manufacture date: Dated (Furnace has exceeded its life expectancy. Recommend consulting a qualified person to confirm it meets current code requirements.)

Model: U150

Serial: 942A J



9.0 Item 1(Picture) Heat system



9.0 Item 2(Picture) Heat system info

### 9.1 Normal Operating Controls

#### Repair or Replace

Heat system did not operate using normal operating controls at time of inspection. Recommend a qualified HVAC technician further inspect for further repair recommendations, or to confirm operation.

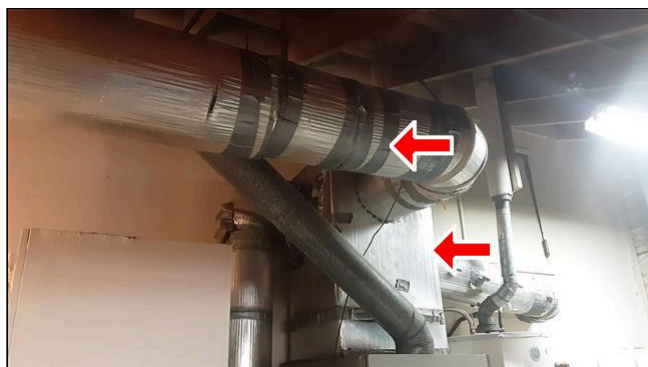
### 9.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

Metal ducts inside attic, walls, and garage have an insulation over ducts and an insulation tape around register boots that is known to contain asbestos. Ducting was in good condition at time of inspection. Ducting poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and sample insulation



material for removal recommendations prior to disturbing material.



9.3 Item 1(Picture) Possible asbestos, garage

## 10. Insulation and Ventilation

### 10.1 Insulation Under Floor System

#### Not Present

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install floor insulation as desired.

## 11. Basement, Foundation, Crawlspace and Structure

### 11.0 Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Repair or Replace

Minor cracking found on foundation walls inside the crawlspace. Recommend a qualified person further inspect cracking for further repair recommendations.



11.0 Item 1(Picture) Minor cracking



11.0 Item 2(Picture) Minor cracking

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.



**Titus**  
Inspections

**Titus Inspections**  
711 Meyer Lane  
Redondo Beach Ca 90278  
310-427-5197  
Inspected By: Dean Nielsen

**Inspection Date:** 6/28/2021  
**Report ID:** 210628-01

<b>Customer Info:</b>	<b>Inspection Property:</b>
Nicholas Mack	30924 Rue De La Pierre Rancho Palos Verdes CA 90275
<b>Customer's Real Estate Professional:</b> Thomas Royds Redfin	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	475.00	1	475.00
			<b>Tax \$0.00</b>
			<b>Total Price \$475.00</b>

**Payment Method:** Quickbooks**Payment Status:** Paid**Note:**