



Staci's Home Inspections
310-948-9675

Inspection Report

Nathaniel Berenstein

Property Address:
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Rancho Palos Verdes CA 90275



Staci's Home Inspections

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Standards of Practice: CREIA California
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Date: 10/24/2020	Time: 02:00 PM	Report ID:
Property: 6953 Purple Ridge Dr. Rancho Palos Verdes CA 90275	Customer: Nathaniel Berenstein	Real Estate Professional:

Limits of Liability Please Read Carefully

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Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION. While every effort is made to inspect all areas of the house, visual inspections are by nature generally limited and some areas can go unnoticed. Especially, but not limited to concealed areas such as in-between walls, under and/or behind cabinetry, appliances, toilets, tubs, shower stalls, tile, carpet, furniture, personal belongings, insulation, etc.

Unless otherwise mentioned, items that are excluded (not inspected) are pools/spas, specifics on pool fencing, steam showers, saunas, irrigation components, fire sprinkler systems, septic systems, propane tanks/components/connections, washers, dryers, trash compactors, shut off valves for the gas and water mains and other structures such as sheds, workshops, tree houses, etc. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a couple of hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant visible defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this report and use only licensed contractors for repairs and/or further evaluations. It is also recommended that any licensed contractor look further into any issues that may not be identified at the time of inspection.

The inspection shall be limited to those specific systems, structures and components that are present and accessible.

Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified and licensed specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different. It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

Manufacturers recommend annual servicing as part of routine maintenance of all systems, including but not limited to, Roof coverings, Plumbing system(s), HVAC equipment, Pool/Spa equipment, Water Heater(s), Appliances, etc. If these systems have not been serviced within the last year it is recommended that a licensed specialist in these fields be retained for servicing before the close of escrow. It is also recommended to have a sewer scope completed before close of escrow.

The recommendations that the inspector makes in this report and/or further evaluations should be completed within the contingency period by licensed professionals, who may identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you.

We feel that everything in this inspection report is significant. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that any item indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialists are encouraged to and may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property.

Paying Staci's Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreement that this is a general survey that is not the same as a specialist inspection/evaluation. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Staci's Home Inspections is not authorized, and/or does not have the expertise to identify or test for environmental contaminants, comment on termite, dry rot, fungus, or mold. Similarly, we do not test the quality of the air within a residence. Clean air, however, is essential to good health, and we recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. You should, therefore, schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an onsite report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties because we believe that is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report onsite and it is essential that you read all of it and that any recommendations that we make for service or evaluation by specialists/professionals/contractors should be completed and documented well before the close of escrow because additional defects could be revealed by specialists or some upgrades recommended that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee.

Staci's Home Inspections is not a geological survey or soil testing company. Homes, Pools/Spas, Decks/Patios and any structures on hillsides, inherently have a higher risk of movement. We are not trained nor make any claims to know geology or the difference in soil types of any type of geographical area. Southern California is known for, but not limited to, earth movement and expansive soils. Although not required, it is recommended that you retain a licensed expert in this field for further evaluation before the close of escrow.

If you or a family member has health problems, or you are concerned about mold, it is YOUR responsibility to get an air quality or mold inspection regardless of the findings in this report.

Comment Key or Definitions

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

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

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended 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/stains in attics, 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 in 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 recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. Also it is generally recommended to have a sewer scope performed on older homes to determine the condition of the main drain/waste line.

Standards of Practice:

CREIA California

In Attendance:

Customer and their agent, seller/listing agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 70F

Weather:

Partly Cloudy

1. Roofing

		IN	NI	NP	RR
1.0	ROOFING	•			
1.1	CHIMNEYS	•			
1.2	EXPOSED FLASHING	•			
1.3	RAINGUTTERS / EAVES	•			
1.4	VENTS/PLUMBING STACKS	•			
1.5	DOWNSPOUTS / ROOF DRAINS	•			
1.6	FASCIAS / SOFFITS	•			

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

IN NI NP RR

Comments:

1.0 (1) Asphalt composite shingle roof covering is older and worn. Anticipate replacement, especially as roof cover ages. Consult licensed roofer for full evaluation and cost estimates for repairs/replacement as needed for lasting performance.

Debris noted on roof covering at various locations (Ex: Item 8). Debris impedes the proper performance of roof drainage and can shorten the useful life of roofing materials. Recommend cleaning/removal of debris on a routine basis.

Ex: Item 9 - Exposed fasteners/nails noted at various locations of roofing, which may become pathways for water entry. Recommend sealing at nails/fasteners to prevent moisture penetration.



1.0 Item 1(Picture) Wear noted



1.0 Item 2(Picture) Wear noted



1.0 Item 3(Picture) Wear noted



1.0 Item 4(Picture) Wear noted



1.0 Item 5(Picture) Wear noted



1.0 Item 6(Picture) Wear noted



1.0 Item 7(Picture) Repairs noted



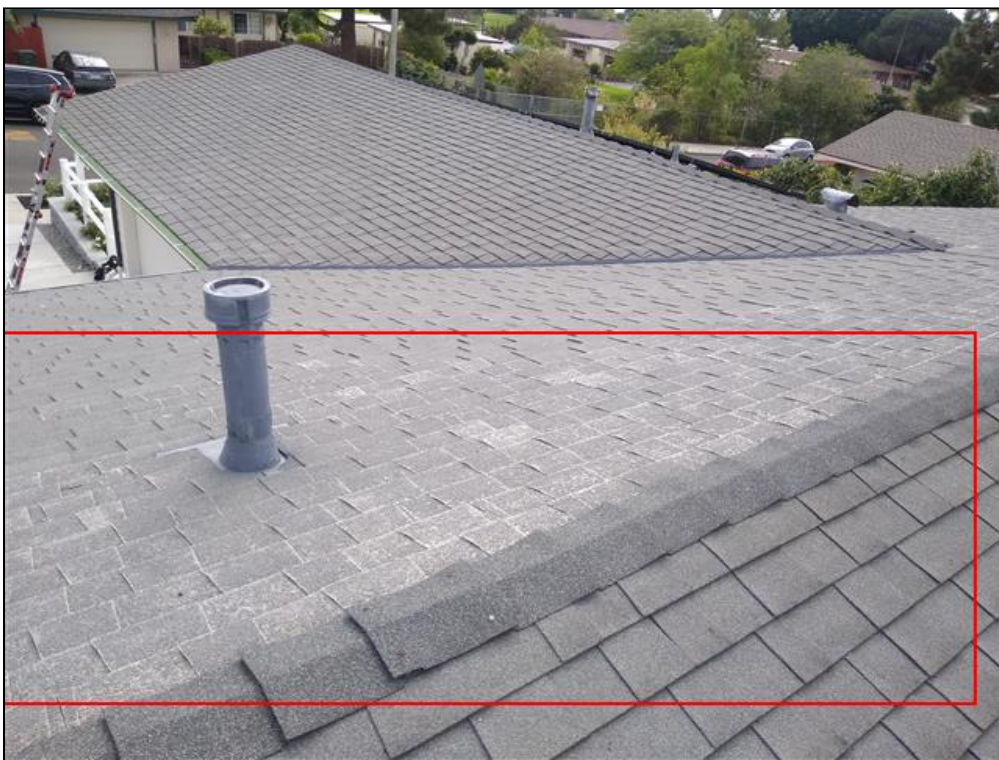
1.0 Item 8(Picture) Debris noted



1.0 Item 9(Picture) Exposed fasteners noted



1.0 Item 10(Picture) Wear noted at shingles



1.0 Item 11(Picture) Wear noted at shingles



1.0 Item 12(Picture) Wear noted

(2) Photovoltaic/Solar panels - Solar panels are not part of a general home inspection. Any comments are provided as a courtesy. Recommend annual servicing/maintenance to ensure proper functioning. Recommend seasonal cleaning to surface of photovoltaic cells in order to maintain optimal performance and resealing/maintenance around roof penetrations to prevent water intrusion into underlying structural materials. Periodic solar panel evaluation should include an inspection to attic area sheathing to check for conditions below to ensure watertight sealing.

Consult seller for history and manufacturer/vendor concerning maintenance and operation of photovoltaic/solar panels.



1.0 Item 13(Picture)

1.1 Item 1 - Unconventional raincap noted, which may not provide enough coverage/shielding from rainfall. Contact licensed chimney sweep for further evaluation and upgrades as needed to prevent water intrusion in chimney

assembly. NOTE: Efflorescence (white chalky/crystalline deposits) were already observed at various locations of fire box and smoke chamber area. (See comments under Interior: Fireplace for further details.)

Item 2 - Flashings at base of chimney are old/ worn. Older/worn flashings are more vulnerable to water penetration and require more frequent than normal maintenance/repairs. Contact licensed roofer for further evaluation and repairs/replacement as needed for lasting performance and to prevent leaks.

No kick out flashings noted at both sides of chimney (Ex: Item 3). Contact licensed roofer for repairs for proper drainage of roof covering.



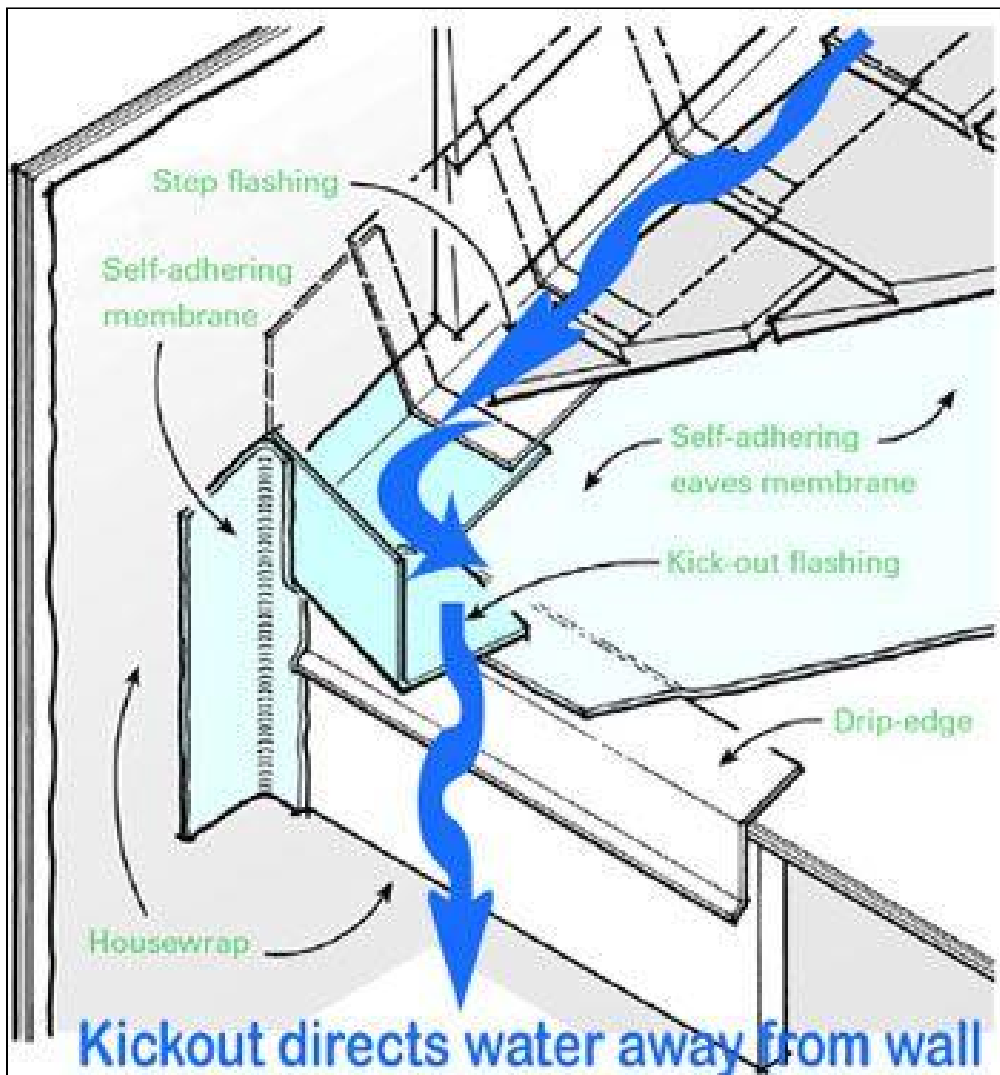
1.1 Item 1(Picture)



1.1 Item 2(Picture) Older/worn flashings noted



1.1 Item 3(Picture) No kick out flashings noted at both sides of chimney (above rain gutters)



1.1 Item 4(Picture) Diagram of kick-out flashings.

1.2 Inspection to flashings is limited to readily accessible and visible areas only. Monitor, seal, repair on an annual basis as part of routine maintenance.

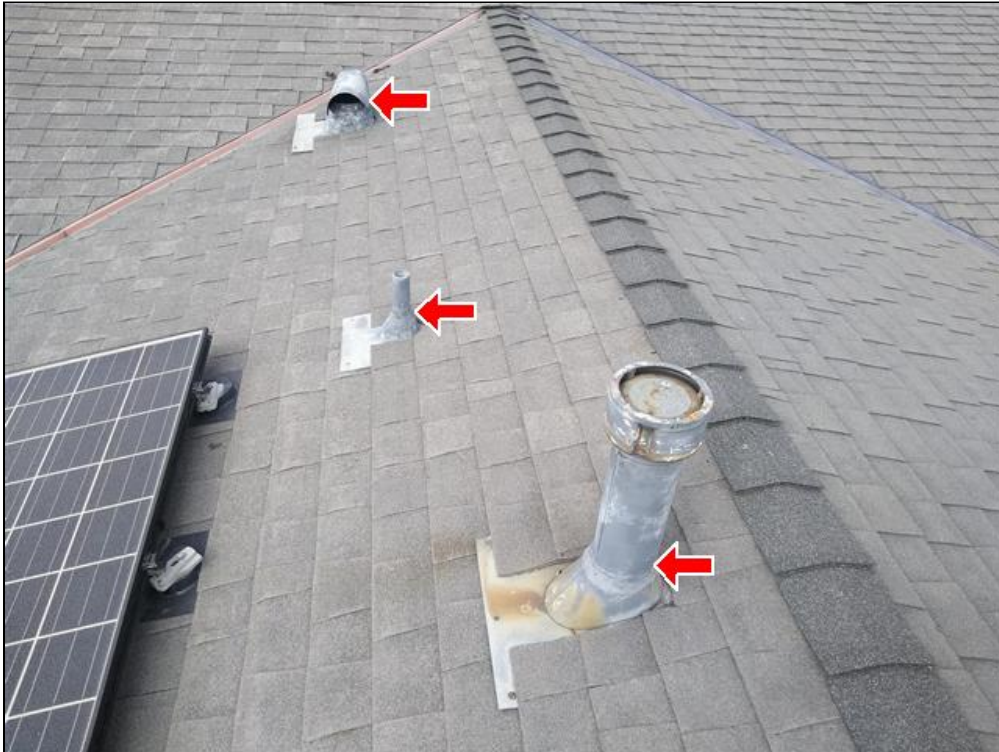
No flashing noted at various locations. Consult roofer for further evaluation and installation for proper drainage of roof system.



1.2 Item 1(Picture) No flashings noted, central/W

1.3 MAINTENANCE TIP: Suggest periodically cleaning raingutters. Monitor performance of gutter system during rainfall and repair as needed to ensure effective slope and drainage.

1.4 MAINTENANCE TIP: Reseal all roof penetrations on a routine basis to prevent leakage to interior of structure.



1.4 Item 1(Picture) MAINTENANCE TIP: Suggest painting exterior metal materials to prevent corrosion/weathering.



1.4 Item 2(Picture)

1.5 Suggest upgrades to downspouts by adding downspout extenders/splash blocks to direct water away from foundation in order to extend the lifespan of structural materials and reduce/prevent moisture intrusion. OPTION: Add rainbarrels.
OPTION: Built-in drains.



1.5 Item 1(Picture) Downspout terminates by base of structure. Recommend repairs and adding downspout extender/splash block.

1.6 Inspection of fascias / soffits is limited to readily accessible and visible areas only. Monitor, seal, repair on an annual basis as part of routine maintenance.

Paint is peeling and/or loose at various locations at fascias / soffits. Older paint layers from before 1979 may contain lead. Suggest repairs and repainting to preserve wood components and protect materials from weathering. Recommend testing paint before working with materials for safety.



1.6 Item 1(Picture) Wear noted



1.6 Item 2(Picture) Wear noted at paint under soffit



1.6 Item 3(Picture) Wear noted



1.6 Item 4(Picture) Wear noted at paint



1.6 Item 5(Picture) Peeled paint noted

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.

2. Exterior 

		IN	NI	NP	RR
2.0	SIDING	•			
2.1	ENTRY DOORS	•			
2.2	PORCH(ES) / DECK(S)	•			
2.3	PATIO(S)/BALCONY	•			
2.4	DRIVEWAY	•			
2.5	WALKWAYS	•			
2.6	RETAINING WALL(S) / FENCING	•			
2.7	GROUNDSLOPE AT FOUNDATION	•			

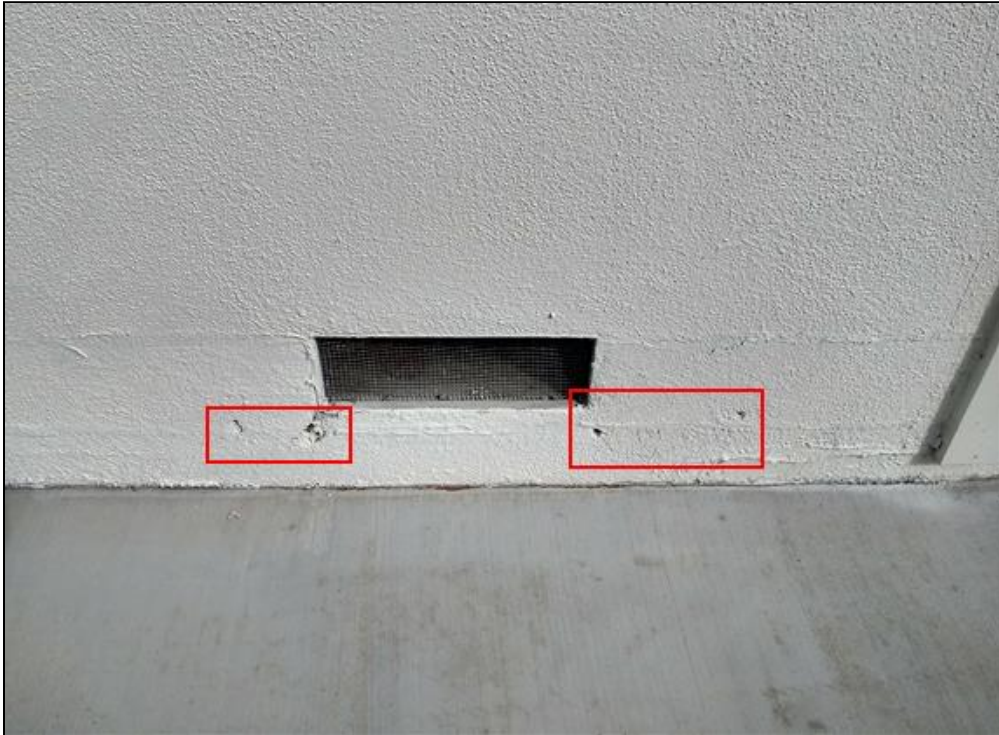
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0 (1) Stucco exhibits cracking at various locations of structure. Suggest sealing at cracks, any gaps, around light fixtures, windows, doors, trim, penetrations, etc...to aid in preventing water intrusion.

Composite siding also noted at front of structure (Ex: Item 6). Ask seller for history/product information and consult manufacturer's instructions for proper care/maintenance. Recommend routine repairs/repainting to protect materials from weathering.



2.0 Item 1(Picture) Wear noted at stucco



2.0 Item 2(Picture) Wear noted at garage pedestrian door threshold. Recommend repairs to prevent water intrusion.



2.0 Item 3(Picture) Wear noted



2.0 Item 4(Picture) Cracking noted



2.0 Item 5(Picture) Unconventional repairs noted (area by electrical panel). Ask seller for history.



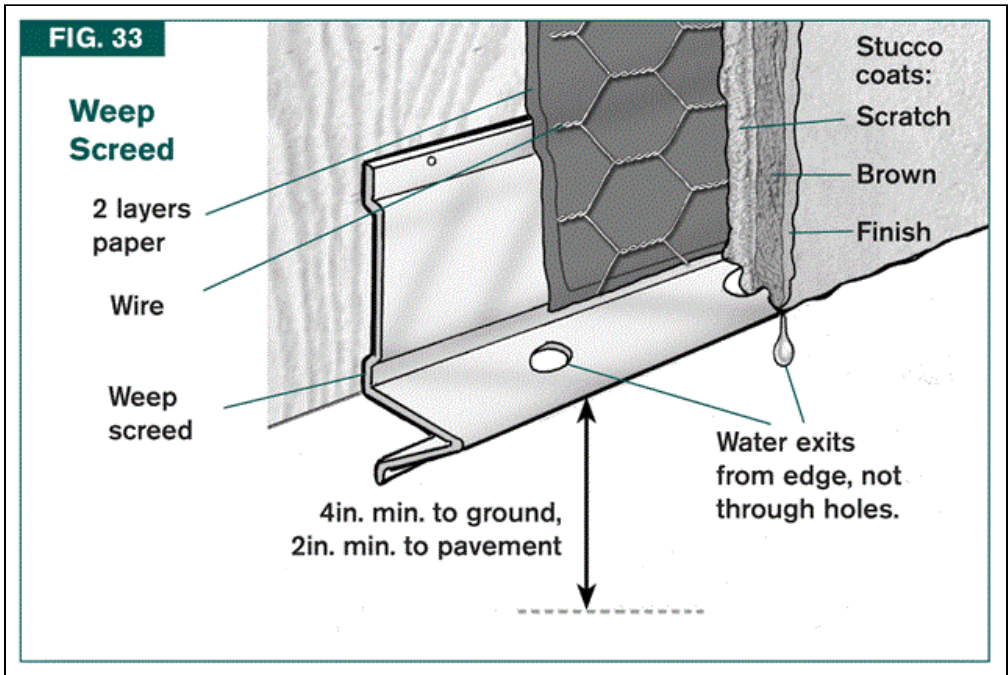
2.0 Item 6(Picture) Composite siding noted

(2) Weep Screed (bottom of the framed wall) is absent from stucco siding, which is common in older structures in southern California. (NOTE: Weep Screeds were not required at time of construction). This condition may permit water to become trapped behind stucco. Recommend sealing at areas where pavement meets siding with elastomeric expansion joint now and on a periodic basis to prevent water seepage at foundation area.

Recommend upgrades to landscape drainage/irrigation (See comments under Exterior: Groundslope) and roof drainage (See comments under Roofing: Downspouts). Consult qualified contractor for further evaluation and repairs to stucco siding as needed. OPTION: Acquire cost estimates from qualified contractor for installation of Weep Screed.



2.0 Item 7(Picture) Suggest repairs at area where pavers meet siding and installation of elastomeric expansion joint



2.0 Item 8(Picture)



2.0 Item 9(Picture) Recommend sealing where pavement meets siding with elastomeric expansion joint.

2.1 Entry doors - Satisfactory.

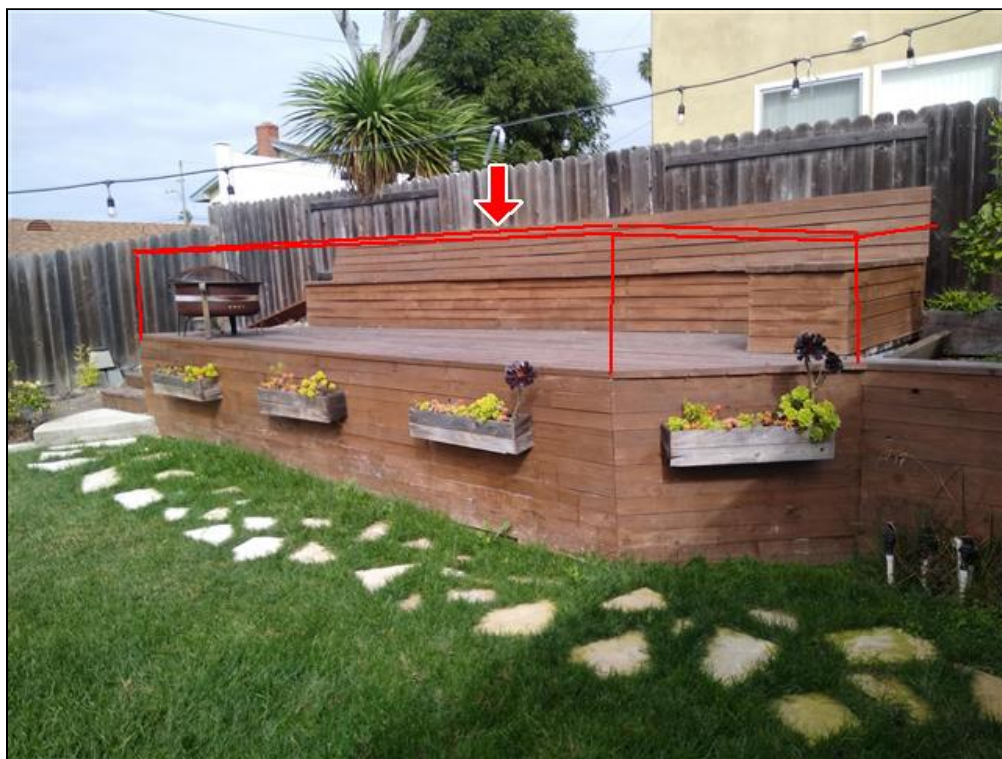


2.1 Item 1(Picture)

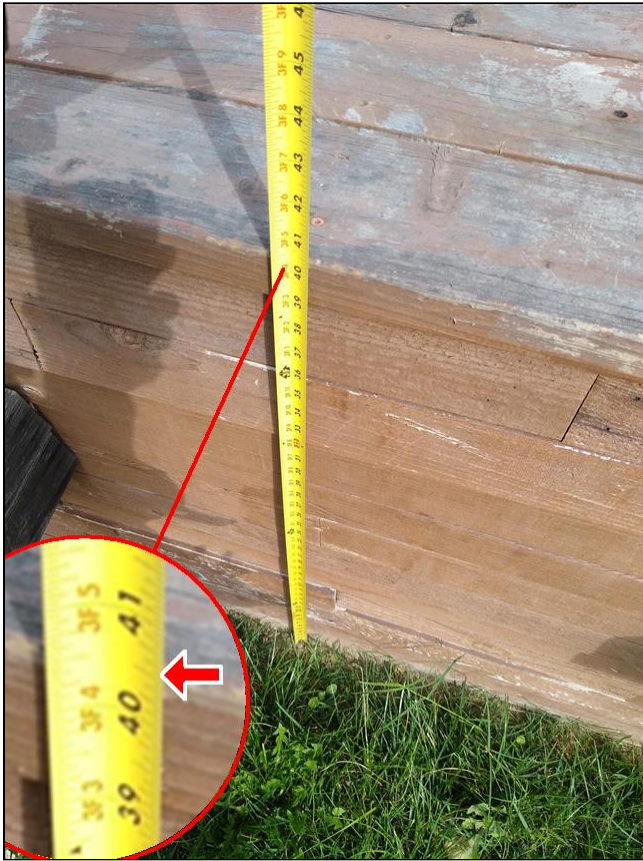
2.2 Multiple concerns noted at rear deck area. Suggest full evaluation by qualified deck specialist and repairs as needed for safety and lasting performance.

- Item 1 - No guard railing assembly noted at elevated deck, which is more than 30" above grade and presents a safety concern in the presence of children. Contract qualified contractor for further evaluation and cost estimates for proper installation as desired.
- Item 3 - No hand railing noted at steps, which have more than 4 risers. Recommend adding handrailing as needed for safety.
- Wear noted at deck wood components. MAINTENANCE TIP: Recommend periodic repairs/resealing at exterior wood components with weatherproof, UV-protective sealant/stain/paint to protect materials and for lasting performance.
- Checking/splitting/wear noted at planks at various locations. (Ex: Item 7 and Item 10). Warping noted. (Ex: Item 9 at benching).
- Item 8 - Loose plank noted at benching (towards left area).

NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection, such as the supports/framing under deck area.



2.2 Item 1(Picture) No guard railing noted



2.2 Item 2(Picture) Deck is greater than 30" above grade



2.2 Item 3(Picture) No handrailing noted



2.2 Item 4(Picture) Wear noted at deck



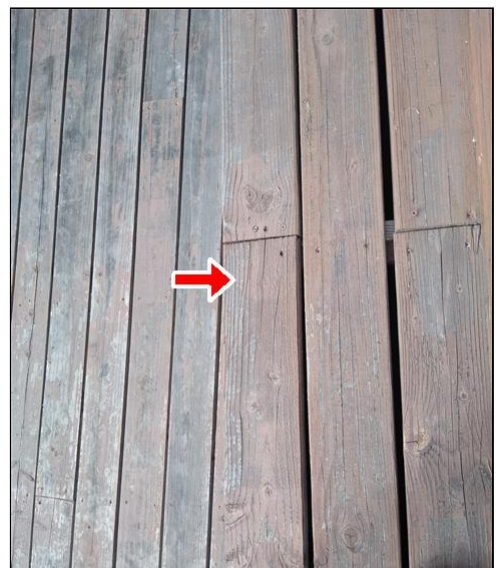
2.2 Item 5(Picture) Wear noted at deck



2.2 Item 6(Picture)



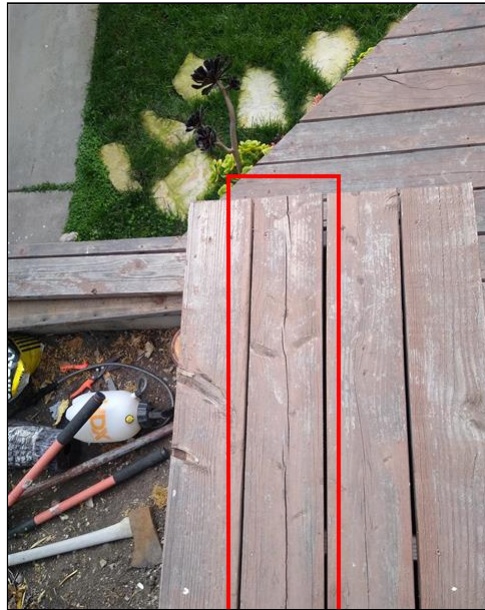
2.2 Item 7(Picture) Splitting noted at plank. Suggest repairs/ replacement.



2.2 Item 8(Picture) Loose plank noted at benching (towards left area of deck)



2.2 Item 9(Picture) Warping, loose plank noted with protruding screw, left area of benching



2.2 Item 10(Picture) Checking/splitting noted at deck plank

2.3 (1) Tiled area noted at patio. Tiles at various locations are cracked/missing. Suggest repairs/replacement as desired.

NOTE: Tile does not appear to be outdoor-rated and may become slippery when wet, which is a safety concern. Recommend considering replacing with outdoor-rated tile that has a non-slip surface for safety to prevent falls/accidental injury.

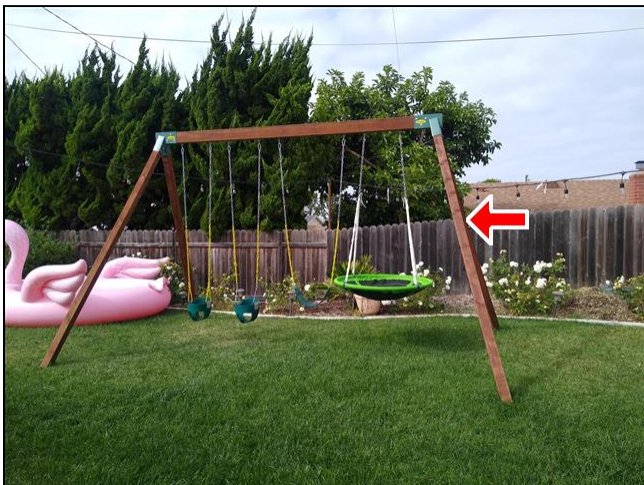


2.3 Item 1(Picture) Wear, uneven areas noted



2.3 Item 2(Picture) Cracking noted at tile

(2) NOTE: Swing sets and trampolines are not part of a general home inspection and, therefore, were not evaluated.



2.3 Item 3(Picture)



2.3 Item 4(Picture)

2.4 Subsurface drainage noted (Ex: Item 1). Suggest routine cleaning and maintenance to piping to help drain properly. No interior evaluation of pipes or drainage was performed at the time of the inspection. Suggest checking and cleaning as needed for proper drainage and flow.



2.4 Item 1(Picture) Subsurface drainage noted.



2.4 Item 2(Picture) MAINTENANCE TIP: Suggest repairs/sealing with elastomeric expansion joint to prevent water seepage and subsequent differential settlement/cracking



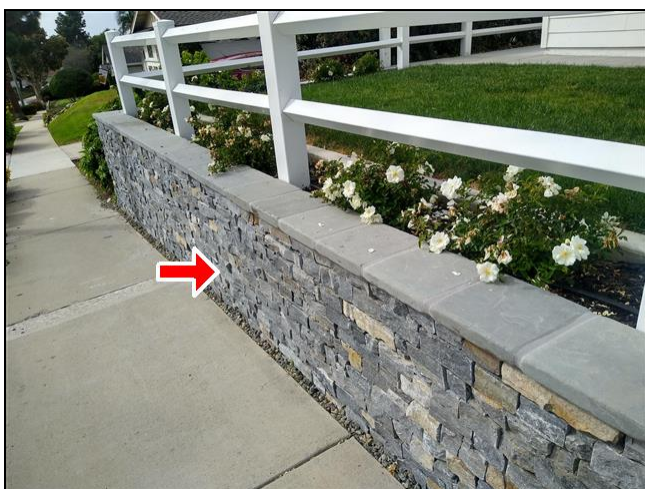
2.4 Item 3(Picture) Close-up of Item 2

2.5 Out-of-level surfaces noted. Trip concerns noted. Suggest repairs for safety.



2.5 Item 1(Picture) Uneven surfaces noted, E

2.6 (1) Weep holes are not visible at retaining wall. Consult seller/ builder/ plans for possible underground drainage system behind wall. If no drain system is installed, consult contractor for further evaluation and repairs to help prevent water pressure buildup behind wall.



2.6 Item 1(Picture) No weep holes noted

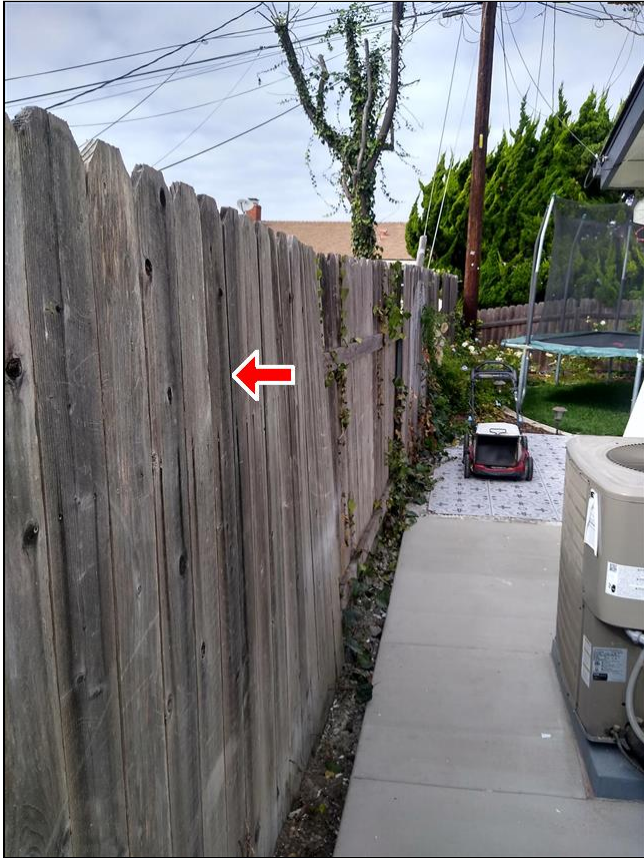
(2) Older/worn, unfinished wood noted at fencing. MAINTENANCE TIP: Recommend painting/sealing all exposed/unfinished exterior wood components with UV-protective, weatherproof stain/sealant to protect wood from weathering and extend its useful life.

Leaning/loose fencing noted at various locations. Contact qualified contractor for further evaluation and repairs as needed.

Item 3 - Soil is too high at fence areas. Recommend lowering and removing soil away from wood to prevent moisture deterioration.

Vegetation is noted at fencing. Suggest trimming back/pruning/ removing climbing vegetation as part of routine maintenance. Vegetation in contact with or encroaching with building materials may trap moisture causing premature deterioration and damage (particularly wood trim and masonry). NOTE: Climbing vegetation also may harbor insects or rodents and allow the

growth of mold/mildew by retaining moisture and slowing evaporation after rainfall. Recommend monitoring and regular maintenance.



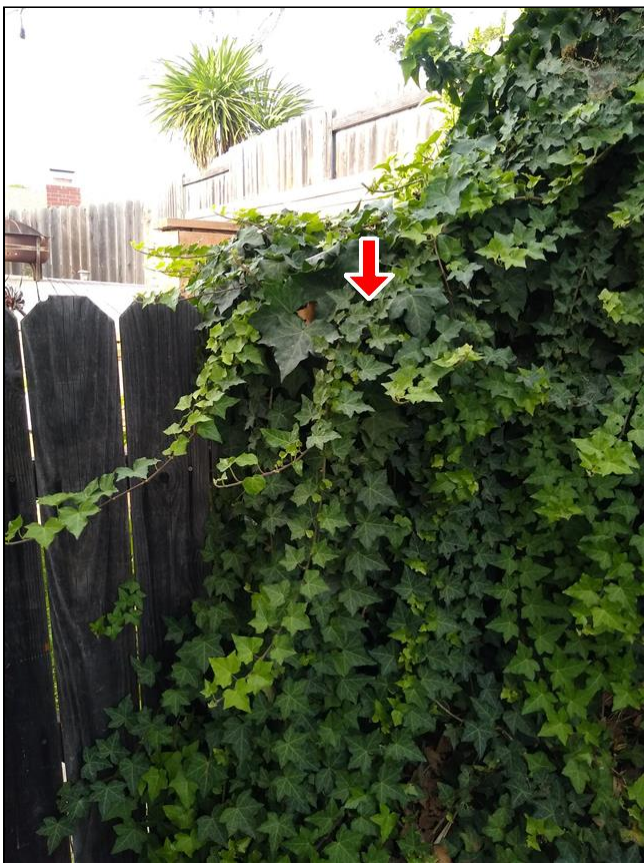
2.6 Item 2(Picture) Leaning noted



2.6 Item 3(Picture) Vegetation noted



2.6 Item 4(Picture) High soil noted



2.6 Item 5(Picture) Vegetation noted at fencing

2.7 (1) The property is located on a hillside/slope. Hillside require vegetation, retaining walls with built-in drainage/weep holes, terracing, subsurface drainage, and/or swales to aid in preventing erosion and/or soil movement. Recommend

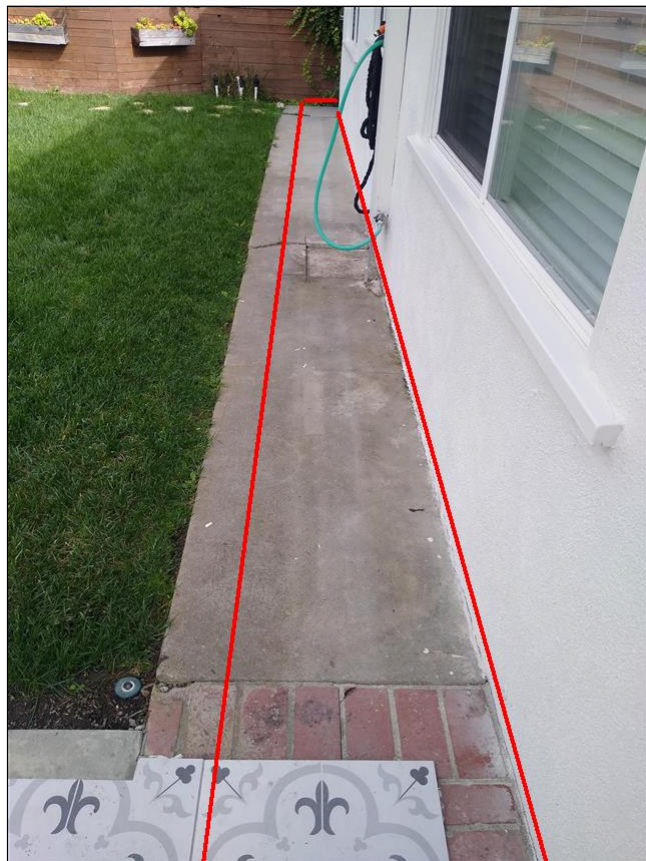
maintaining vegetation, which helps with slope stabilization. Use caution to avoid over-watering/erosion and/or excessive plant overgrowth. Consult a landscaper and or soil engineer for further evaluation.

To reduce the amount of water run off, erosion, or the possibility of water penetration and/or structural concerns, recommend maintaining proper grading along the foundation with positive fall to direct water away from base of building. Suggest upgrades to downspouts and adding splash blocks/extenders to discharge runoff further away from base of structure. Monitor water/ drainage around foundation regularly, especially during rainfall and repair as needed for proper removal.

NOTE: This report DOES NOT include the evaluation of any soils or geological conditions/concerns.



2.7 Item 1(Picture) Area of drainage concern with nearby downspout



2.7 Item 2(Picture) Area of drainage concern

(2) NOTE: Irrigation/sprinkler system falls outside of the scope of a general home inspection. Any comments are provided as a courtesy. Given that property is at a hillside location, recommend checking irrigation system and ensuring that sprinklers do not spray onto siding, pavement, and walls/fencing. Recommend removing lawn and irrigation sprinklers away from structure and any retaining walls and sloping areas. OPTION: Suggest considering upgrades to drip-type irrigation to limit/reduce water penetration and for better control during watering. OPTION: Upgrading lawn/landscaping to [water-wise methods](#). (See <https://socalwatersmart.com/wp-content/uploads/2018/07/CAFriendlyBook.pdf>)



2.7 Item 3(Picture) Sprinkler head noted by pavement

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.

3. Garage

		IN	NI	NP	RR
3.0	GARAGE EXPOSED FRAMING	•			
3.1	GARAGE FLOOR/ SLAB	•			
3.2	GARAGE WALLS / CEILINGS	•			
3.3	VEHICLE DOORS	•			
3.4	VEHICLE DOOR OPERATOR(S)	•			

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

IN NI NP RR

Comments:

3.0 Stains noted at framing in garage. Unable to determine if active. Monitor and repair as needed to prevent leakage.



3.0 Item 1(Picture) Staining noted



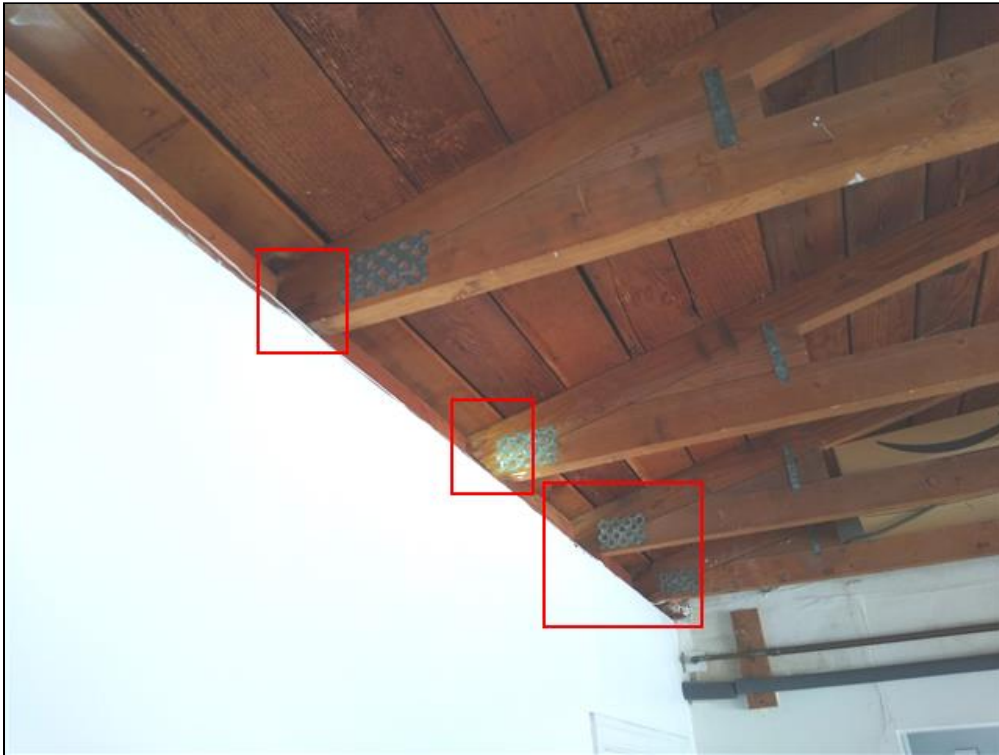
3.0 Item 2(Picture) Staining noted



3.0 Item 3(Picture) Staining noted



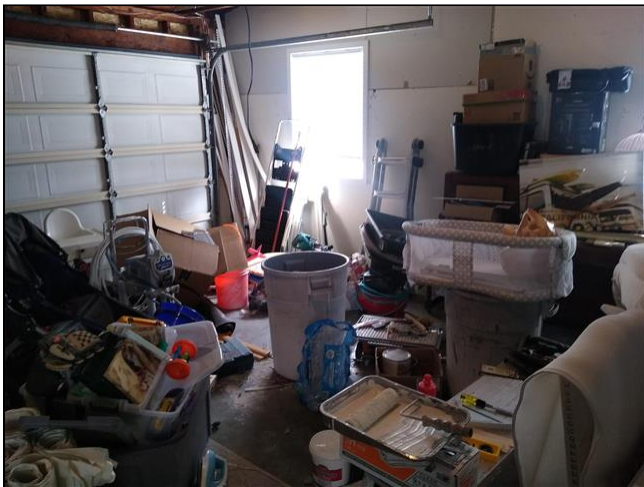
3.0 Item 4(Picture) Staining noted



3.0 Item 5(Picture) Staining noted

3.1 Garage floor slab is not fully visible due to personal items / obstructions and therefore inspection is limited. Suggest careful walkthrough when fully visible.

Item 2 - Cracking noted at garage floor slab. **Item 3 and Item 4 - Gap noted where garage floor slab meets curb. Contact qualified contractor for further evaluation and repairs as needed.**



3.1 Item 1(Picture)



3.1 Item 2(Picture) Crack noted



3.1 Item 3(Picture) Gap noted where garage floor slab meets curb



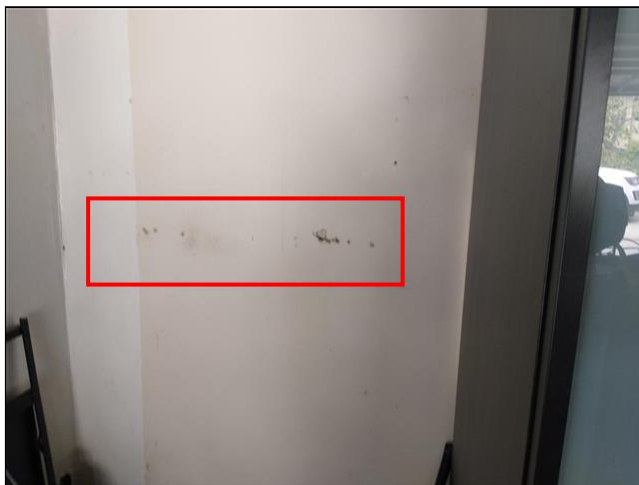
3.1 Item 4(Picture)

3.2 (1) Inspection of garage was limited due to personal items and storage blocking view. Suggest checking garage area carefully when fully accessible.

Item 1 - Cracking noted at wall by garage door, possibly due to settlement. Suggest patching/repairs/repainting.



3.2 Item 1(Picture) Cracking noted at wall by garage door, possibly due to settlement.



3.2 Item 2(Picture) Wear/damage noted at garage drywall. Suggest patching/repairs/repainting

(2) Fire-rated drywall provides a barrier between the garage and the living spaces for safety and should consist of 5/8" gypsum and/or other approved materials. All penetrations and gaps between home and garage should be sealed with approved taping and fire caulking.

Attic access opening does not have a fire-rated door assembly. Consult a qualified contractor for further evaluation and repairs as needed for fire-life safety.



3.2 Item 3(Picture) Attic access opening does not have a fire-rated door assembly.

(3) Solid door between house and garage needs to be a minimum 20min fire-rated and have a self-closing hinge so the door acts as a proper fire barrier between house and garage. Door should also self-latch. Recommend repairs / corrections to hardware for proper operation for safety.



3.2 Item 4(Picture) Door admitting to the garage does not self-close/self-latch

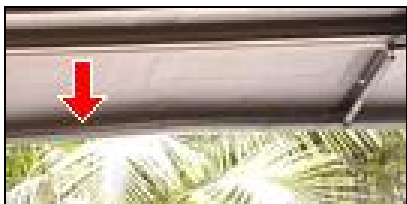
(4) Staining noted at drywall by garage vent. Contact qualified contractor for further evaluation and repairs as needed. Check for hidden damage.



3.2 Item 5(Picture) Staining noted at drywall by garage vent opening.

3.3 Garage vehicle door has mechanical damage and was bent. This condition may have contributed to how it was noisy to open/close. Contact garage technician for further evaluation and cost estimates for repairs/replacement as desired for smooth operation.

MAINTENANCE TIP: Recommend maintenance and lubrication of garage rollers and track on a routine basis for smooth operation.



3.3 Item 1(Picture) Bent garage vehicle door noted

3.4 Infrared sensors operated; however, garage door opener did not retract when tested with hand pressure. This poses a safety concern. Suggest consulting manufacturer's instructions and recalibrating motor settings for safe and proper operation.

4. Interiors

		IN	NI	NP	RR
4.0	WALLS/CEILINGS	•			
4.1	FLOORS	•			
4.2	INTERIOR WINDOWS	•			
4.3	INTERIOR DOORS	•			
4.4	PATIO / DECK DOORS	•			
4.5	SMOKE / CO DETECTORS	•			
4.6	FIREPLACE(S)	•			

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

IN NI NP RR

Comments:

4.0 (1) Evidence of repairs noted at walls/ceilings at various locations. Ask seller regarding history.

Item 1 - Blistering noted at corner of walls by laundry area. Ask seller for history regarding any prior water intrusion. Contact qualified contractor for further evaluation and to check for hidden damage.



4.0 Item 1(Picture) Blistering noted at corner near laundry area. Ask seller for history.



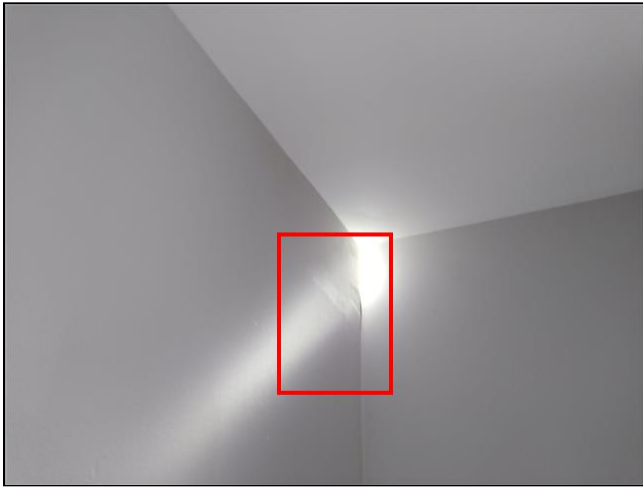
4.0 Item 2(Picture) Patching/repairs noted at wall near laundry area



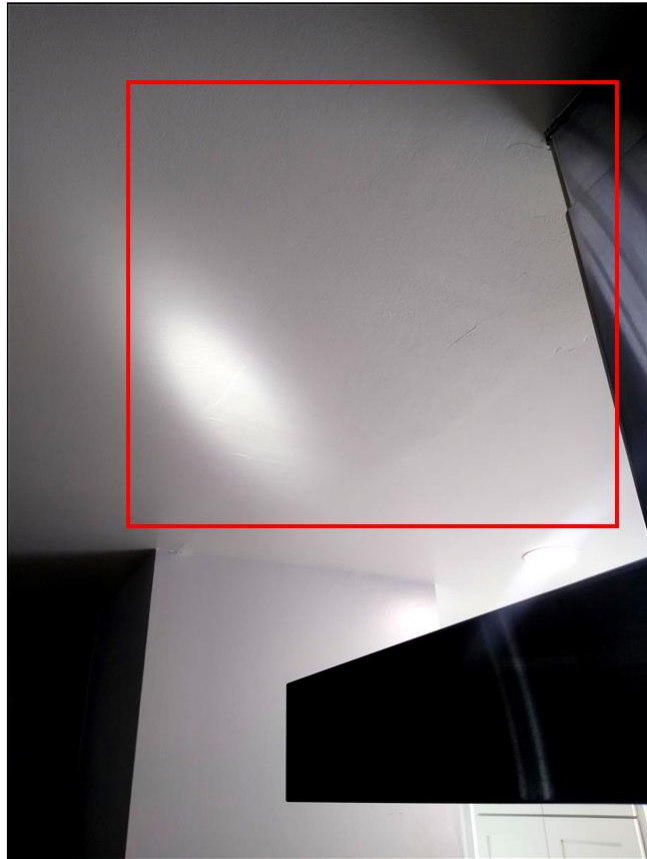
4.0 Item 3(Picture) Cracking noted in Master bedroom at wall by door, possibly due to settlement. Suggest repairs/repainting.



4.0 Item 4(Picture) Patching/repairs noted at front bedroom wall by window



4.0 Item 5(Picture) Repairs noted at rear corner of living room wall by ceiling. Ask seller for history.



4.0 Item 6(Picture) Repairs noted at ceiling by kitchen area.

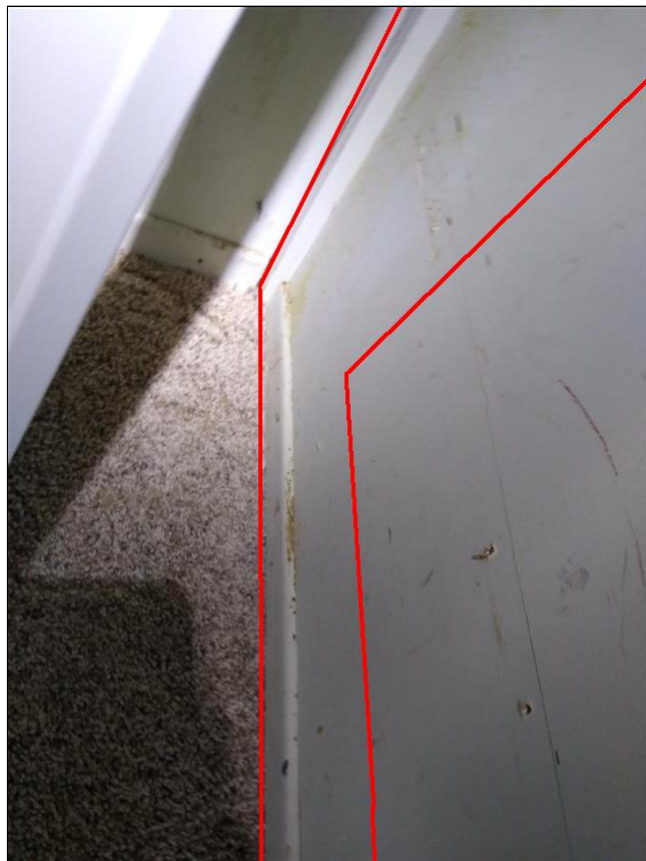
(2) Staining/discoloration noted at walls in bedroom closets which may be indicative of mold growth. Mold growth presents a health hazard. Recommend further testing by certified mold inspector to determine whether mold is present. Conditions behind concealed areas remain indeterminate.

Consult licensed remediator for further evaluation and professional repairs/removal of any contaminated/water-damaged materials. Contractors should check for hidden damage.

NOTE: It is important to correct the source(s) of moisture intrusion. Any wet/damp building materials should be dried out within 24-48 hours to prevent conditions conducive to mold growth



4.0 Item 7(Picture) SE front bedroom - Area of concern - Discoloration, possible mold growth noted.



4.0 Item 8(Picture) SE front bedroom - Area of concern - Discoloration, possible mold growth noted.



4.0 Item 9(Picture) SE front bedroom - Area of concern - Discoloration, possible mold growth noted.



4.0 Item 10(Picture) SE front bedroom - Area of concern - Discoloration, possible mold growth noted.



4.0 Item 11(Picture) NE rear bedroom (Master) - Area of concern - Discoloration, possible mold growth noted.

4.1 NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection. Suggest removal and a careful walkthrough or re-inspection when fully visible as desired.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)

4.2 Dual pane windows noted. Sometimes due to the sun and weather it is hard to tell if the windows are fogged. Suggest checking windows carefully when possible at various times of the day to make sure seals are not compromised. Unless otherwise noted, the presence of safety glazing and/or broken seals at doors and windows are not evaluated.

4.3 Interior Doors - Satisfactory.

4.4 Dual pane/glazing noted at patio doors. Sometimes due to the sun and weather it is hard to tell if the windows are fogged. Suggest checking patio door glazing carefully when possible at various times of the day to make sure seals are not compromised. Unless otherwise noted, the presence of safety glazing and/or broken seals at doors and windows are not evaluated.

Item 2 - Area of drainage concern - Tile surface creates a negative grading which angles towards patio sliding doors. Recommend contacting qualified contractor for repairs for proper drainage to prevent water intrusion.

Item 3 - Wear noted at sliding screen door. Recommend repairs/replacement to prevent insect pest intrusion.



4.4 Item 1(Picture)



4.4 Item 2(Picture) Area of drainage concern.
Negative slope noted by patio sliding doors



4.4 Item 3(Picture) Wear noted at sliding screen door



4.4 Item 4(Picture) Wear noted at sliding screen door

4.5 Smoke detector(s) and CO detector(s) worked properly at the time of the inspection.

Smoke detectors and CO detectors are required on each level. A smoke detector should be placed in each bedroom and in hallways outside of bedrooms. CO detectors in bedrooms are considered an upgrade; however, on levels where there are bedrooms, CO detector should also be placed in hallway outside of bedrooms. Suggest testing on a routine basis to ensure proper operation for safety.

4.6 NOTE: Due to design and construction methods, many fireplace and chimney components are not visible and therefore not inspected. Recommend annual servicing/cleaning of chimney by licensed chimney sweep to ensure proper performance.

Item 1 - Gas piping was capped off in firebox; therefore, fireplace was not tested. If an operational gas-fueled fireplace is desired, recommend contacting licensed chimney/fireplace contractor for proper installation of gas burners and valve. For safety, recommend full evaluation of fireplace and chimney assembly by licensed chimney sweep and repairs as needed for safe and proper operation.

No damper safety clamp was noted on chimney damper. Recommend installing damper clamp to maintain open venting to ensure adequate drafting of combustion gases.

Uneven surfaces noted in chimney smoke chamber area (Ex: Item 3 and Item 4), which create backdrafting/venting concerns. Consult chimney sweep for further evaluation, cleaning, repairs as needed, and have liner rechecked prior to use.

NOTE: For wood-burning in LA County. See AQMD for updates. www.aqmd.gov or www.aqmd.gov/healthyhearths/chk-before-you-burn for daily forecasts or call SCAQMD's 24-hour Check Before You Burn toll-free line at (866) 966-3293

NOTE: Recommend considering the installation of glass doors at fireplace for improved safety, especially in the presence of small children and pets.



4.6 Item 1(Picture) Gas piping was capped



4.6 Item 2(Picture) Efflorescence noted, which may indicate water intrusion from exterior. (See comments under Roofing: Chimney section).



4.6 Item 3(Picture) Uneven surfaces noted in smoke chamber area. Efflorescence also noted.



4.6 Item 4(Picture) View into smoke chamber on left side

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. Structural Components

		IN	NI	NP	RR
5.0	EXTERIOR STRUCTURAL FEATURES	•			
5.1	INTERIOR STRUCTURAL CONDITIONS	•			

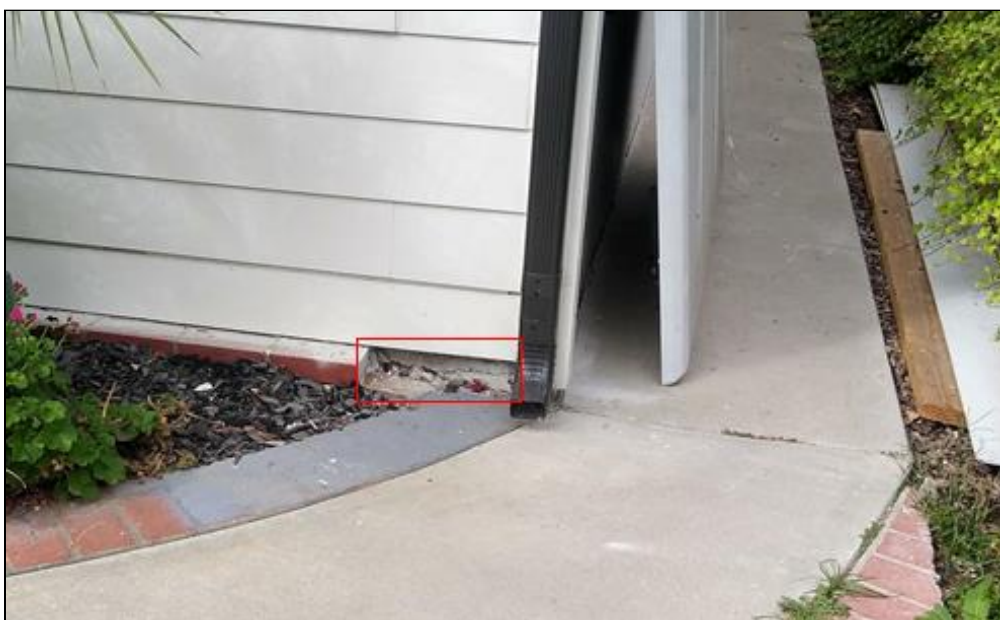
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

5.1 Slab Foundation Note: Report comments are based on conditions observable at the time of inspection. Also note that certain slab foundation conditions are difficult to detect with floor finishes and obstructing furniture. A final walkthrough is recommended once items are cleared.

Item 1 - Cracking/wear noted at floor slab exterior by downspout. Recommend adding downspout extender to direct runoff from roof covering further away from base of structure. Contact qualified contractor (i.e. foundation contractor) for further evaluation and repairs at area as needed to prevent moisture penetration. Conditions beyond concealed areas remain indeterminate.



5.1 Item 1(Picture) Cracking/wear noted



5.1 Item 2(Picture) Close-up of 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.

6(A) . All Over Plumbing

		IN	NI	NP	RR
6.0.A	WATER PIPING	•			
6.1.A	WATER FLOW AT FIXTURES	•			
6.2.A	DRAIN / WASTE PIPING	•			
6.3.A	FIXTURE DRAINAGE	•			
6.4.A	LAUNDRY AREA	•			
6.5.A	GAS PIPING	•			
6.6.A	WATER HEATER	•			
6.7.A	VENT CONNECTOR	•			
6.8.A	GAS / FUEL LINES AT UNIT	•			
6.9.A	SAFETY VALVE PROVISIONS	•			

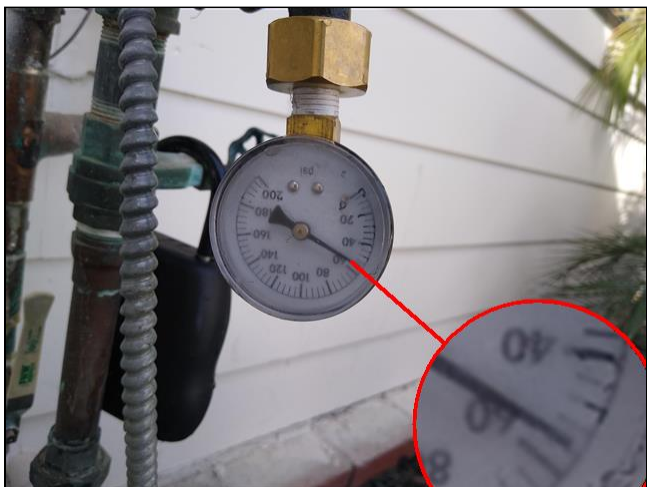
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

6.0.A (1) Water pressure was satisfactory at the time of the inspection. Normal range is between 35 and 80 pounds of pressure. At the time of the inspection it was 56 pounds.

OPTION: Insulate copper supply piping in attic area for improved efficiency in retaining temperature while traveling from water heater to plumbing fixture/destination.



6.0.A Item 1(Picture)



6.0.A Item 2(Picture) OPTION: Insulate copper supply piping in attic area for improved efficiency in retaining temperature

(2) Note that there is often accelerated corrosion where copper and steel or galvanized metals come into contact. This is caused by an electrochemical reaction called "galvanic corrosion." Monitor condition and add spacers/shims as needed to keep metals separate.



6.0.A Item 3(Picture)

6.1.A Water Flow at Fixtures - Satisfactory.

6.2.A DRAIN/ WASTE/ VENT PIPES are not visible at all locations due to design and construction methods; and, therefore, the inspection is limited. Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or in ground piping is excluded from a standard inspection

Due to age of property, recommend having sewer scope performed to determine conditions of main drain/waste line connection.

6.3.A Fixture Drainage - Satisfactory.

6.4.A (1) Recommend annual cleaning of dryer vent and vent system for fire-life safety. Refer to manufacturer's instructions for specific maintenance requirements for dryer unit and maintain vent ducting to prevent lint build-up, which poses a fire-risk over time.

Item 2 - Steel-braided hoses are suggested at laundry area on washing machine as an upgrade due to interior location of laundry room. Rubber hoses have been known to have a higher rate of failure and could create water damage.

NOTE: Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a reputable and qualified tradesman.



6.4.A Item 1(Picture)



6.4.A Item 2(Picture)



6.4.A Item 3(Picture) NOTE: Dryer vents that angle uphill and long dryer vent runs require frequent maintenance and cleaning of lint for fire-life-safety.

(2) Dryer vent terminates closer than 12" from grade, which may cause blockages of lint and require more frequent than normal maintenance/cleaning. Suggest relocating vent termination. Consult qualified contractor for repairs as desired.



6.4.A Item 4(Picture)

6.5.A Gas piping is satisfactory where visible. Due to design and construction methods, not all gas piping is visible. Conditions are subject to unpredictable change, i.e. leaks may develop.

Although not required by local jurisdiction, a seismic shut-off valve is recommended, for it improves safety during seismic activity by providing instantaneous shut-off of gas flow at gas main.



6.5.A Item 1(Picture) No seismic shut-off valve noted

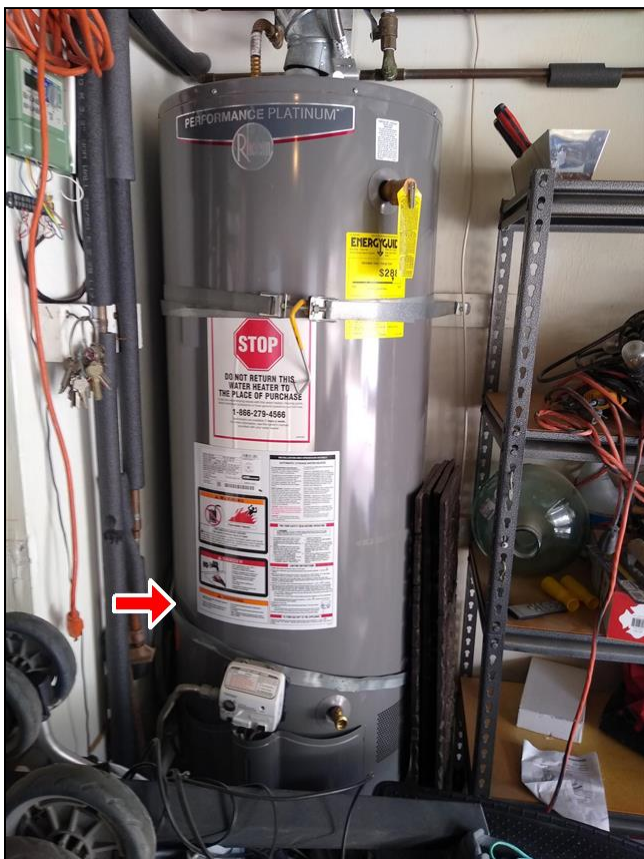
6.6.A (1) Water Heater 2017 operated at time of inspection; however, hot water was slow to reach plumbing fixtures. Recommend insulating copper supply piping in attic. Suggest further evaluation by licensed plumber and considering installation of recirculating pump as desired for improved performance.

MAINTENANCE TIP: Manufacturers recommend annual servicing as part of routine maintenance. If the unit has not been serviced in the last year, recommend servicing by a licensed plumber before close of escrow. (NOTE: Water heaters usually last from 10-15 years depending on frequency of use and maintenance.)

Item 1 - Seismic straps not installed per building standards requirements. Lower strap is loose and does not have minimum 4" clearance from heating element--which presents a safety concern. Consult a licensed plumber for further evaluation and proper installation.

Item 2 - No overflow pan noted. Pan should be installed under water heater to protect interior from moisture damage. Drain pipe on pan should also terminate at an exterior location. Consult qualified plumber for further evaluation and proper installation. (Overflow tray should consist of a watertight pan of corrosion-resistant materials installed beneath the water heater with not less than 3/4 of an inch (20 mm) diameter drain to an approved location. Such pan shall be not less than 1 1/2 inches (38 mm) in depth.)

Suggest adding protective bollard in front of water heater to protect appliance from accidental damage while parking vehicle.



6.6.A Item 1(Picture) Lower strap is loose and does not have minimum 4" clearance from heating element-



6.6.A Item 2(Picture) No overflow pan noted.



6.6.A Item 3(Picture)

(2) Corrosion noted at various locations of piping by water heater. Contact licensed plumber for further evaluation and repairs as needed to prevent leaks.



6.6.A Item 4(Picture) Corrosion noted



6.6.A Item 5(Picture) Corrosion noted



6.6.A Item 6(Picture) Corrosion noted

6.7.A Vent connector is misaligned and presents a safety hazard, which may result in the seepage of combustion gases such as CO. No screws noted where vent connector joins draft hood. Recommend adding 3 screws to each joint of single-wall vent piping to keep joints connected properly, especially during possible seismic activity. Consult licensed plumber for further evaluation and repairs as needed for safety.

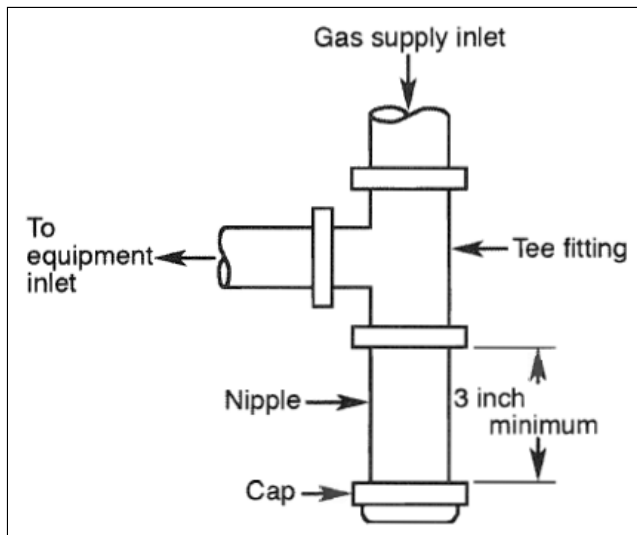


6.7.A Item 1(Picture) No screws noted and gaps observable, which are a safety concern

6.8.A Sediment trap was not installed at water heater gas line. Sediment trap should be positioned where the gas flow in piping changes direction. Consult licensed plumber for proper installation as desired.



6.8.A Item 1(Picture) No sediment trap noted



6.8.A Item 2(Picture) Diagram of sediment trap

6.9.A TPRV (temperature pressure relief valve) discharge piping is not installed. Piping should consist of compatible materials (able to handle 150PSI and 210F) and terminate at an approved location (i.e. outside) at a visible location where it will not cause damage. Termination clearance should be no closer than 6 inches or further

than 24 inches from grade. TPR valve discharge pipe must be aimed downward with no threads on the end of piping. Consult licensed plumber for proper installation to prevent water damage and for safety.



6.9.A Item 1(Picture)

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.

6(B) . Shared Bathroom

		IN	NI	NP	RR
6.0.B	SINK	•			
6.1.B	TOILET	•			
6.2.B	BATHTUB	•			
6.3.B	BATHROOM FLOOR(ING)	•			
6.4.B	BATHROOM VENTILATION	•			

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

IN NI NP RR

6.0.B Item 2 - Staining/ moisture damage noted under sink area. Monitor condition and have repairs made as needed to prevent leaks. Anticipate repairs and/or replacement of shut off valves and/or trap.



6.0.B Item 1(Picture)



6.0.B Item 2(Picture) Staining/moisture damage noted

6.1.B Shared Bath Toilet - Satisfactory.

6.2.B Item 2 - Shower diverter does not properly operate. Not all water diverts to shower head when shower diverter is pulled. Contact licensed plumber for repairs and/or replacement.

Item 3 - Shower head is leaking. Have connection of shower head retaped and resecured. Contact licensed plumber as needed.



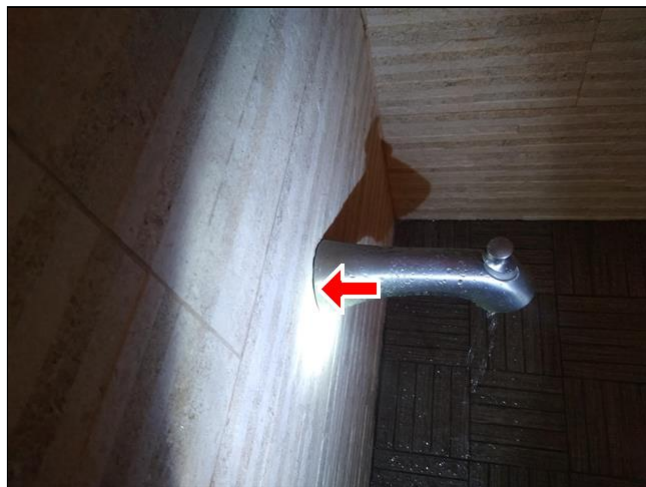
6.2.B Item 1(Picture)



6.2.B Item 2(Picture) Shower diverter does not work properly



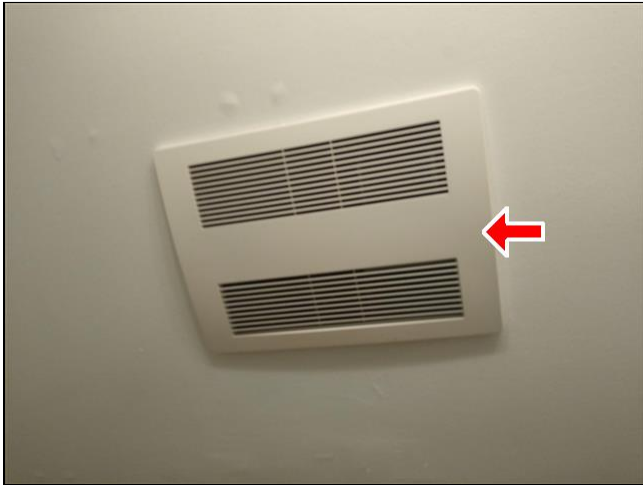
6.2.B Item 3(Picture) Leak noted at shower head



6.2.B Item 4(Picture) MAINTENANCE TIP: Recommend caulking now and annually to prevent moisture penetration.

6.3.B MAINTENANCE TIP: Caulking/ grout repair is recommended as part of routine maintenance to sink, sink countertop, backsplash, tile, tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind walls, flooring was indeterminate at the time of the inspection.

6.4.B Shared Bath Ventilation - Satisfactory.



6.4.B Item 1(Picture)

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.

6(C) . Master Bathroom

		IN	NI	NP	RR
6.0.C	SINK	•			
6.1.C	TOILET	•			
6.2.C	STALL SHOWER	•			
6.3.C	BATHROOM FLOOR(ING)	•			
6.4.C	BATHROOM VENTILATION	•			

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

IN NI NP RR

6.0.C Master Bath Sink - Satisfactory.



6.0.C Item 1(Picture)



6.0.C Item 2(Picture) NOTE/MAINTENANCE TIP: Material behind bathroom sink is not optimized for wet locations. Recommend monitoring over time and upgrading materials as desired for improved performance.



6.0.C Item 3(Picture) NOTE: Inspection under sink is limited due to personal items blocking view and access. Suggest careful evaluation when fully visible and accessible.

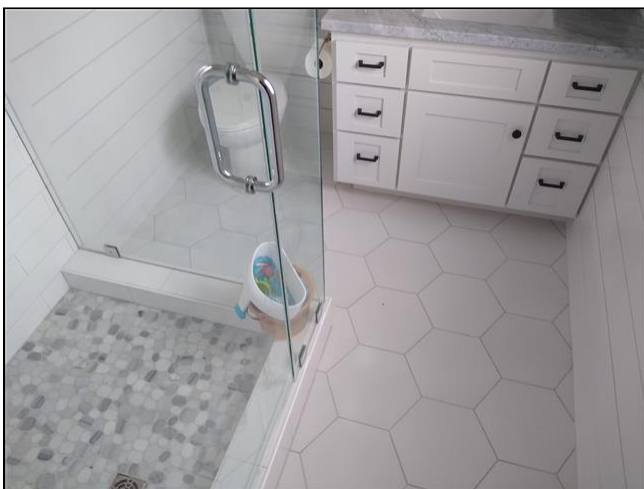
6.1.C Master Bath Toilet - Satisfactory.

6.2.C Master Bath Shower Stall - Satisfactory.



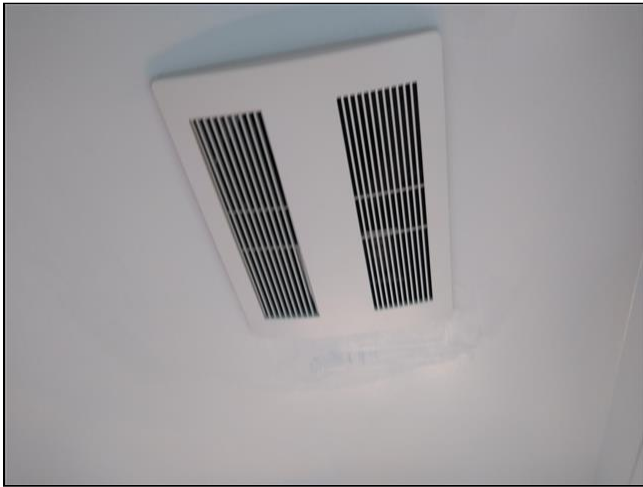
6.2.C Item 1(Picture)

6.3.C MAINTENANCE TIP: Caulking/ grout repair is recommended as part of routine maintenance to sink, sink countertop, backsplash, tile, tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind walls, flooring was indeterminate at the time of the inspection.



6.3.C Item 1(Picture)

6.4.C Master Bath Ventilation - Satisfactory.



6.4.C Item 1(Picture)

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. Electrical System

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE LINE	•			
7.1	MAIN SERVICE PANEL / DISTRIBUTION PANEL(S)	•			
7.2	SUBPANEL(S)	•			
7.3	DEVICES	•			
7.4	WIRING / CONDUCTORS	•			

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

IN NI NP RR

Comments:

7.0 Service Entrance Wires - Satisfactory.



7.0 Item 1(Picture)

7.1 (1) Main Panel - 200 amps

Item 3 - Gap noted above electric panel enclosure. Suggest further evaluation and repairs as needed to prevent moisture intrusion, especially by wind-driven rain--and to prevent pest intrusion.



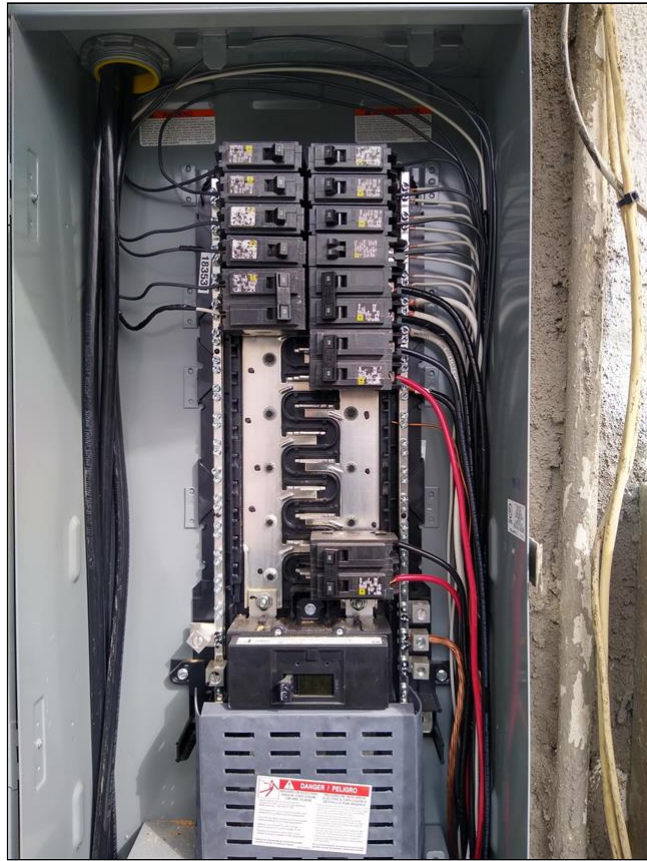
7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture) Gap noted at upper portion of electrical panel enclosure



7.1 Item 4(Picture)

(2) NOTE: Photovoltaic Cells (Solar Panels) are not part of a general home inspection. Consult seller regarding history, manufacturer's requirements concerning safe and proper operation, any warranty information, and qualified service technician for annual evaluation, servicing/maintenance/cleaning to ensure smooth performance.

NOTE: (Red arrow mark-up) Solar system equipment is required to display current and voltage for the Fire Department for safety during emergencies. Consult service provider for further evaluation and proper labeling of solar equipment.



7.1 Item 5(Picture) Voltage and amperage are not on display for emergency services

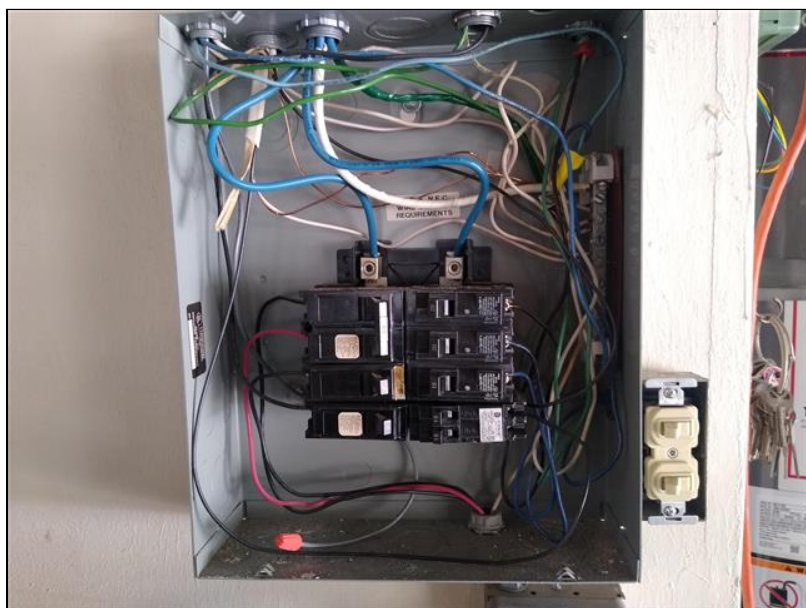
7.2 Sub Panel - Serviceable



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)

7.3 Recommend upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all applicable locations. Suggest testing trip buttons on regular basis to ensure proper operation of GFCI system. Consult a licensed electrician for locations and installation for safety.

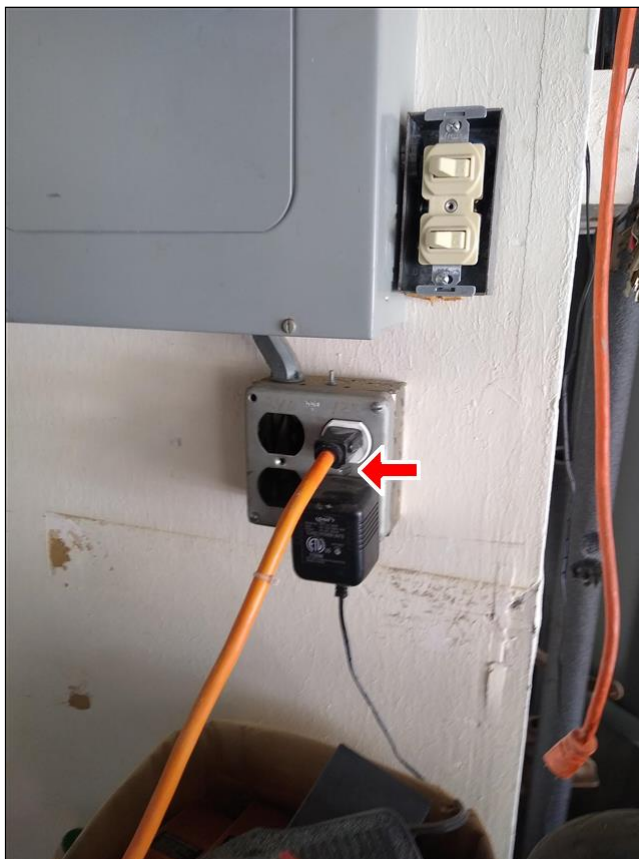
GFCI outlets Locations. Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors.

Missing cover plates noted. Install covers at all outlets and switches for safety (Ex: Item 4)

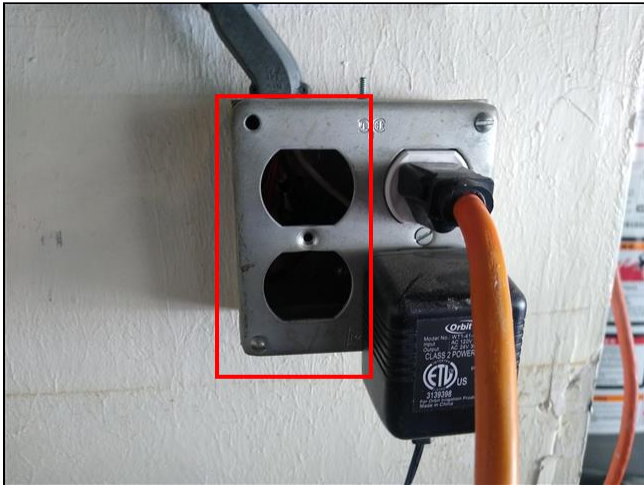
Two-prong outlets noted throughout, which are not grounded. Recommend upgrading as desired. Consult a licensed electrician for further evaluation.



7.3 Item 1(Picture) Exterior outlets, Not GFCI. No weather covering noted (rear area)



7.3 Item 2(Picture) Garage outlets, Not GFCI



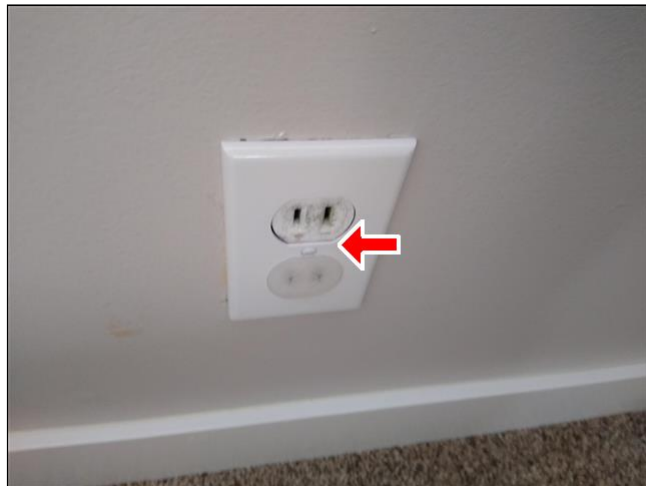
7.3 Item 3(Picture) Open knock-outs noted at garage receptacle. Recommend coverplate/fillers to protect wiring and for safety.



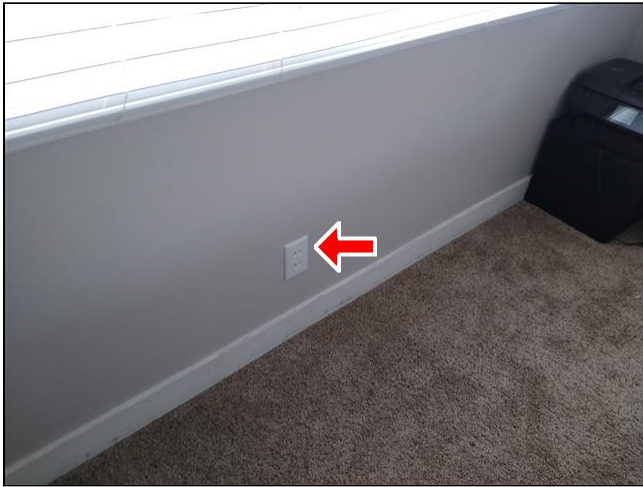
7.3 Item 4(Picture) Missing coverplate noted at garage light switch



7.3 Item 5(Picture) Laundry area outlets, Not GFCI



7.3 Item 6(Picture) Two prong outlets noted at front bedroom under window



7.3 Item 7(Picture) Two prong outlets noted under Master bedroom window



7.3 Item 8(Picture) Master bathroom outlets are Two-prong, Not GFCI



7.3 Item 9(Picture) Shared bathroom outlets, Not GFCI



7.3 Item 10(Picture) Two-prong outlets noted, living room



7.3 Item 11(Picture) Kitchen countertop outlets are Two-prong, Not GFCI



7.3 Item 12(Picture) Kitchen countertop outlets are Two-prong, Not GFCI

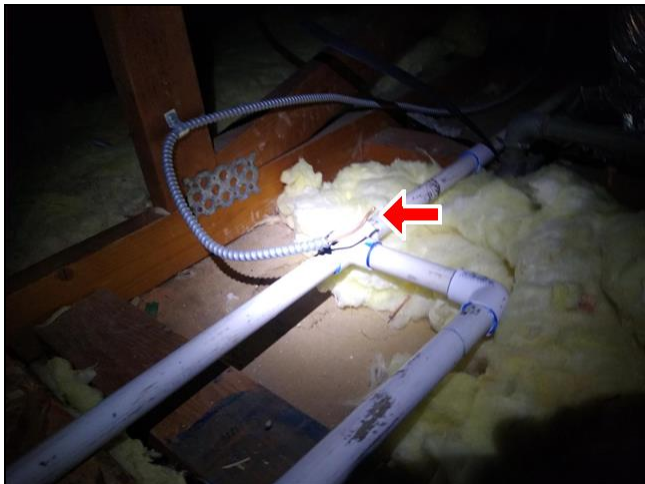
7.4 (1) Extension cord wiring noted at exterior area where it may be exposed to moisture/weather. Suggest removal and upgrades to hard wired outlets with GFCI protection for added safety. Consult a licensed electrician for further evaluation and repairs/upgrades as desired.



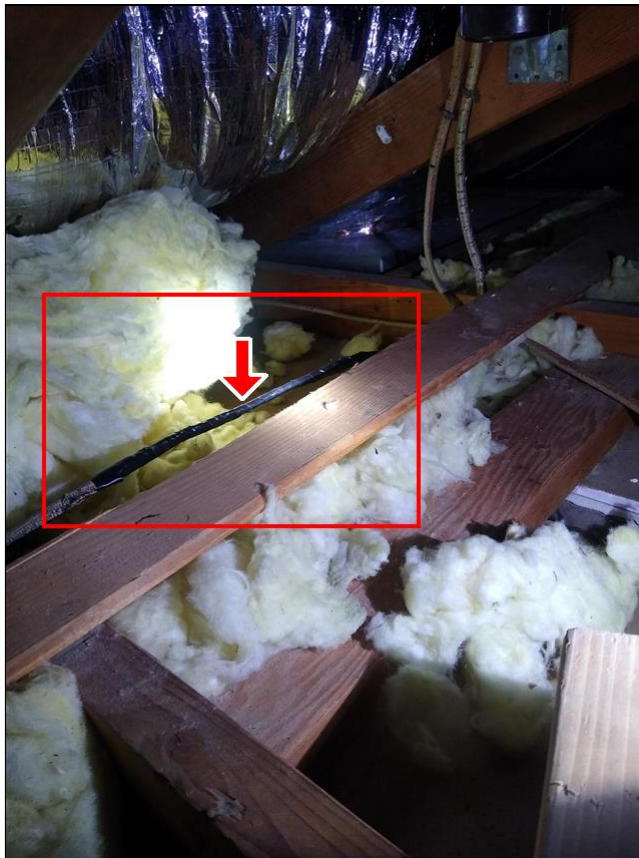
7.4 Item 1(Picture) Extension cord wiring noted behind chimney

(2) Item 2 - Exposed wiring noted in attic area. Contact licensed electrician for further evaluation and repairs as needed for proper termination of wiring for safety.

Open junction boxes and/or exposed wiring noted at various locations. Add cover plates at open junction boxes. Enclose wiring in conduit and/or properly terminate wiring for safety. Consult a licensed electrician for further evaluation and repairs as needed for proper installation.



7.4 Item 2(Picture) Exposed wiring noted in attic area



7.4 Item 3(Picture) Electrical tape repairs noted at cabling in attic area



7.4 Item 4(Picture) Open junction box noted near attic access door



7.4 Item 5(Picture) Open junction box noted, W attic area

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.

8. Heating / Central Air Conditioning

		IN	NI	NP	RR
8.0	COOLING SYSTEM	•			
8.1	OUTDOOR UNITS	•			
8.2	INDOOR BLOWER / FAN	•			
8.3	CONDENSATE PROVISIONS	•			
8.4	DUCTWORK	•			
8.5	HEATING UNIT	•			
8.6	GAS / FUEL LINE(S) AT UNIT(S)	•			
8.7	COMBUSTION AIR PROVISIONS	•			
8.8	VENT CONNECTOR	•			

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

IN NI NP RR

		IN	NI	NP	RR
8.9	DISTRIBUTION SYSTEM	•			
8.10	THERMOSTAT	•			

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

IN NI NP RR

Comments:

8.0 Cooling Unit operated at the time of the inspection. Recommend having system evaluated and serviced on an annual basis as part of routine maintenance for enhanced lifespan and safe operation. If the unit has not been serviced within the last year it is recommend that it be serviced by a licensed HVAC professional before close of escrow.

8.1 Goodman 2017 condensing unit with refrigerant 410A



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 Indoor Blower / Fan - Satisfactory. Recommend annual maintenance and changing filter(s) on a routine basis for lasting performance.

8.3 Unconventional installation noted at condensate piping. Condensate lines are not properly separated in attic area (lines are connected together). This is not allowed and may increase the likelihood of leaks and subsequent water damage if the line becomes clogged. Recommend further evaluation by licensed HVAC technician and repairs as needed for proper installation in order to prevent clogs/leaks.



8.3 Item 1(Picture) Primary and secondary condensate lines connect, which is not permitted



8.3 Item 2(Picture)

8.4 Not all ductwork is able to be evaluated due to design and construction methods.

Older insulated ducting at boots in attic area may have asbestos-containing materials (ACM). No analysis was performed; however, suspect asbestos-containing materials were noted. If removal is desired, consult licensed asbestos inspector for testing to confirm presence and licensed asbestos abatement contractor for removal. **Otherwise, avoid disturbing.** NOTE: Any worn/damaged ducting boot insulation with ACM may present a health hazard if materials are drawn into forced air system (i.e. due to any damaged/gaps in nearby ducts).



8.4 Item 1(Picture) Possible asbestos-containing material noted at duct boot

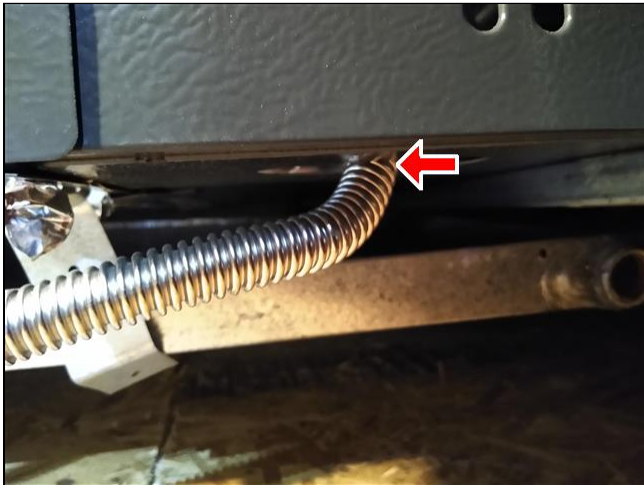
8.5 Heating Unit operated. Recommend evaluation and servicing of system by heating, cooling and ventilation contractor on an annual basis as part of routine maintenance for enhanced lifespan and proper operation. If the unit has not been serviced within the last year it is recommend that it be serviced by a licensed HVAC professional before close of escrow.



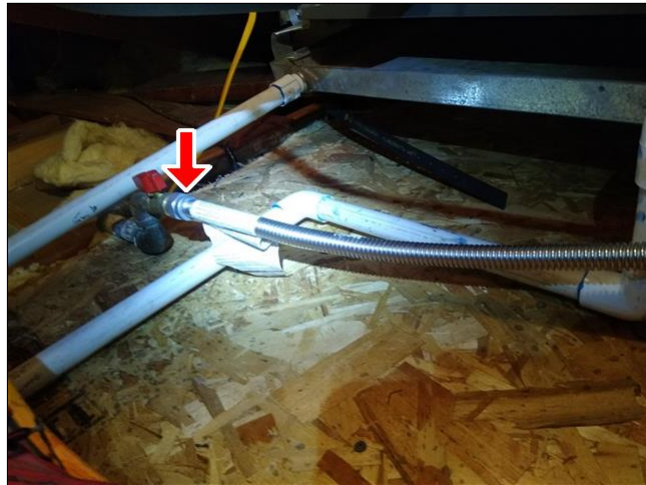
8.5 Item 1(Picture) Goodman gas-fueled furnace

8.6 Item 1 - Flex gas connector should link to rigid gas pipe before passing through the "knock-out"/hole at the side of the furnace for safety. Otherwise the metal edge on heating unit "knock-out"/hole may cause damage and shear the flex gas line in the event of seismic activity or normal vibration that occurs during the operation of heating equipment. Consult licensed HVAC technician for repairs as needed for proper installation and safety.

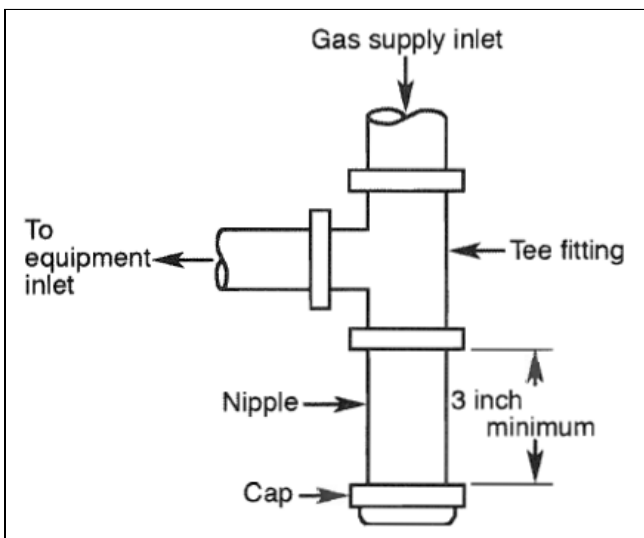
Item 2 - Sediment trap was not installed at heating unit gas line. Sediment trap should be positioned where the gas flow in piping changes direction. Consult licensed HVAC technician for proper installation as desired. Sediment trap not properly installed at gasline for furnace.



8.6 Item 1(Picture) Flex gas connector passes through knock-out where it may be sheared.



8.6 Item 2(Picture) No sediment trap noted



8.6 Item 3(Picture) Diagram of sediment trap

8.7 Combustion Air Provisions at Furnace - Satisfactory.

8.8 Furnace Vent Connector - Satisfactory.

8.9 Distribution System - Satisfactory.

8.10 Thermostat - Satisfactory.



8.10 Item 1(Picture)

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.

9. Insulation and Ventilation

		IN	NI	NP	RR
9.0	ATTIC ROOF FRAMING	•			
9.1	ATTIC ROOF DECK / SHEATHING	•			
9.2	ATTIC VENTILATION PROVISIONS	•			
9.3	WHOLEHOUSE FAN	•			
9.4	ATTIC INSULATION	•			

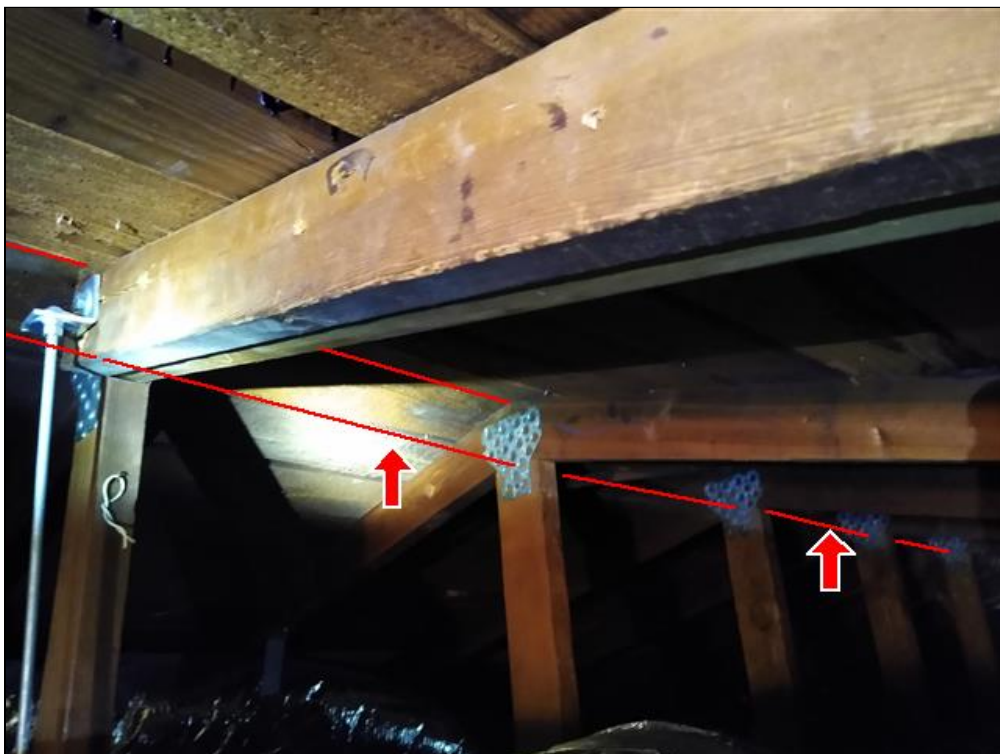
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.0 NOTE: Due to typical design/accessibility constraints (insulation, storage, etc..) evaluation of the attic areas, roof decking, sheathing, gas lines, electrical and plumbing elements, condensate lines, including structural components, is generally limited. Additional items may also affect the ability to enter attic area, security wires, electrical and/or added alterations to attic and its components.

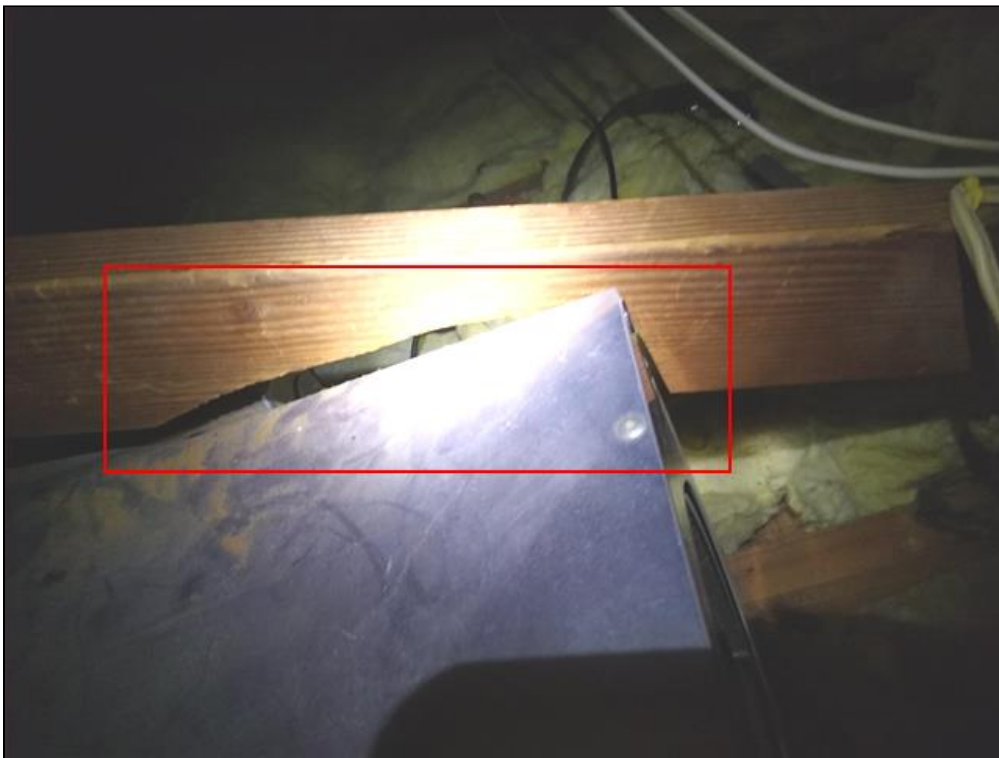
Item 1 - No ridge board/beam noted, which is common in older structures. Item 2 - Broken sheathing noted at E gable ridge area. Item 3 - Over-notching noted at rafter by attic area fan. Recommend further evaluation by licensed roofer and repairs as needed for enduring stability.



9.0 Item 1(Picture) No ridge board/beam noted



9.0 Item 2(Picture) Broken sheathing noted at ridge area, E



9.0 Item 3(Picture) Over-notching noted at rafter by attic area fan

9.1 Stains noted at various locations of framing in the attic area. Unable to determine if active. Monitor condition and repair leaks as needed to prevent moisture penetration and damage. Any notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Any ongoing and/or questionable situations should be assessed and corrected.

Wood damage noted at various locations. Consult licensed pest control for further evaluation, treatment, and repairs as needed.



9.1 Item 1(Picture) Wood damage noted



9.1 Item 2(Picture) Staining noted



9.1 Item 3(Picture) Staining noted



9.1 Item 4(Picture) Staining noted



9.1 Item 5(Picture) Staining noted at gable



9.1 Item 6(Picture) Staining noted

9.2 Item 1 - Bath exhaust ducting is kinked, which may adversely impact its effectiveness in discharging water vapor from bathing to exterior. Recommend repairs/replacement of ducting for improved performance.

Item 2 - Bath exhaust vent terminates in attic, where water vapor from showering/bathroom can cause excessive moisture and the possibility of consequential environmental damage. Redirect vent to discharge at an exterior location with proper termination covering and damper. Consult qualified contractor for repairs as needed for proper installation.



9.2 Item 1(Picture) Bath exhaust ducting is kinked



9.2 Item 2(Picture) Exhaust ducting terminates in attic area

9.3 Attic fan noted. Ask seller for history and location of controls.



9.3 Item 1(Picture)

9.4 Any comments on insulation levels and/or materials are for general informational purposes only. Comfort levels and insulation needs vary from person to person. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

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.

10. Built-In Kitchen Appliances

		IN	NI	NP	RR
10.0	KITCHEN PLUMBING / SINK(S)	•			
10.1	KITCHEN FLOOR(ING)	•			
10.2	COOKING UNIT	•			
10.3	MICROWAVE	•			
10.4	REFRIGERATOR	•			
10.5	DISHWASHER	•			
10.6	DISPOSAL	•			
10.7	VENTILATOR	•			
10.8	KITCHEN CABINETS	•			
10.9	KITCHEN COUNTERTOP	•			

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IN NI NP RR

Comments:

10.0 Kitchen Sink - Satisfactory.



10.0 Item 1(Picture)

10.1 MAINTENANCE TIP: Caulking/ grout repair is recommended as part of routine maintenance to sink, countertop, backsplash, and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind walls, flooring was indeterminate at the time of the inspection.

10.2 Item 2 - Cooking unit DID NOT operate properly at the time of the inspection and front right burner produced uneven corona of flames. Suggest further evaluation/ repairs needed by a qualified technician.



10.2 Item 1(Picture)



10.2 Item 2(Picture) Front right burner produced uneven flames

10.3 Microwave - Satisfactory.



10.3 Item 1(Picture)

10.4 Refrigerator - Satisfactory. Ice Maker and Water Dispenser are not tested as part of a standard inspection.



10.4 Item 1(Picture)

10.5 No air gap was present at countertop by sink. Some dishwashers have built-in backflow prevention devices (i.e. check valve), which make the air gap unnecessary. Unable to determine at time of inspection. Consult manufacturer's instructions to determine whether integral backflow prevention is present with dishwasher. If not, then recommend qualified appliance technician for proper installation of air gap or check valve as needed



10.5 Item 1(Picture)

10.6 Noisy disposal noted during operation. Suggest further evaluation/cleaning and repairs as needed..

10.7 Ventilator - Satisfactory.



10.7 Item 1(Picture)

10.8 Kitchen Cabinetry - Satisfactory.

10.8 Item 1(Picture)

10.9 MAINTENANCE TIP: Recommend caulking where countertop meets backsplash now and as part of routine maintenance to prevent water seepage behind cabinets.



10.9 Item 1(Picture) Recommend caulking where countertop meets backsplash

The built-in appliances of the home were 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.



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Inspection Date: 10/24/2020
Report ID:

Standards of Practice: CREIA California
www.inspectorstaci.net
Inspected By: Staci Goddard

Customer Info:	Inspection Property:
Nathaniel Berenstein	6953 Purple Ridge Dr. Rancho Palos Verdes CA 90275
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
SFR up to 2000sqft	450.00	1	450.00
			Tax \$0.00
			Total Price \$450.00

Payment Method: Check
Payment Status: Paid
Note: