

Inspection Report

Sheila Podgurski

Property Address:
1807 Clark Ln Unit B
Redondo Beach CA 90278



Subject Property

Professional Inspection Network

Christopher Vella
5267 Warner Ave #212
Huntington Beach, CA 92649
714-726-6746
800-454-6630

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General Info

Property Address 1807 Clark Ln Unit B Redondo Beach CA 90278	Date of Inspection 1/28/2021	Report ID 20210128-1807-Clark-Ln-Unit-B
Customer(s) Sheila Podgurski	Time of Inspection 12:30 PM	Real Estate Agent Joseph Safranek SouthBayLA Realty, Inc.

Inspection Details

In Attendance: Customer and their agent	Type of building: Single Family (2 story)	Approximate age of building(s): 30 Years Old
Building(s) Faces: East	Temperature: Over 65 (F) = 18 (C)	Weather: Cloudy
Ground/Soil surface condition: Dry	Rain in last 3 days: No	Radon Test: No
Water Test: No		

Comment Key & Definitions

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.

Major Concern: = Denotes a major improvement recommendation that is uncommon for a home of this age or location.

Safety Issue: = Denotes an observation or recommendation that is considered an immediate health and safety concern.

Repair or Replace: = Denotes 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.

Improve: = Denotes improvements that should be anticipated over a short term.

Monitor: = Denotes an area where further investigations and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigations or observations are made.

Inspected = The inspector 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.

Additions/Modifications have been made to the subject property. Clients are advised to review all permits and certifications of completion prior to close of escrow.

The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

SCOPE OF THE INSPECTION:

Professional Inspection Network endeavors to perform all inspections in substantial compliance with the Standards of Practice of the California Real Estate Inspector Association (CREIA). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the CREIA Standards of Practice. When systems or components designated in the CREIA Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

This home is an older home 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.

Summary

Professional Inspection Network

5267 Warner Ave #212
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Customer
Sheila Podgurski

Address
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Redondo Beach CA 90278

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.

Summary

Roof Coverings

- 1. Major Concern:** The sheathing for the roofing at the rear North slope of the roof has sagged between the rafters of the roofing structure. This would suggest that the sheathing is deteriorated and/or missing. It is suggested that the shingles be removed to view the sheathing to determine how much is in need of replacement. A qualified roofing contractor should inspect the roofing to provide replacement options and costs.



Item 1 - Item 1(Picture) Roofing



Item 1 - Item 2(Picture) Roofing



Item 1 - Item 3(Picture) Roofing



Item 1 - Item 4(Picture) Roofing

Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Porches, Patio/Cover and Applicable Railings

2. (1) **Repair or Replace:** Wood deterioration was observed at the base of the siding at the front East exterior wall. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. Suggest repair/replacement of all deteriorated wood by a licensed contractor.



Item 2 - Item 1(Picture) Exterior

3. (2) **Improve:** The siding is in contact with ground at East wall of the home. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance to prevent damage to the siding.



Item 3 - Item 1(Picture) Exterior

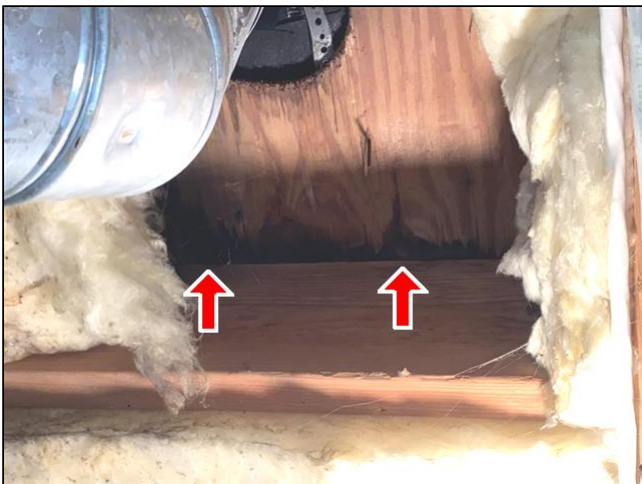
4. (3) **Repair/Replace/Monitor:** The siding at the exterior is warped in various locations. Further warping of siding can occur if loose nails are not tightened. A qualified person should repair or replace as needed.



Item 4 - Item 1(Picture) Exterior

Roof Structure & Attic Space

5. **Repair/Replace/Monitor:** Water staining was observed on the underside of the roof sheathing. The insulation on the underside of the sheathing prevents full view of the sheathing. Suggest referring to the "Roof" section of this regarding additional information and concerns regarding the roofing.



Item 5 - Item 1(Picture) Structural Components
Fireplace(s)



Item 5 - Item 2(Picture) Structural Components

6. **Safety Issue:** The wire mesh screens for the gas fireplace have been removed. It is suggested that the screens be replaced by a qualified professional for safety reasons.



Item 6 - Item 1(Picture) Fireplace

Plumbing Water Supply, Distribution System and Fixtures

7. **Repair or Replace:** Suggest the application of caulking between the bathroom tub spout and operation valve cover plates to prevent moisture damage.



Item 7 - Item 1(Picture) Plumbing System

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.

8. **Safety Issue:** The GFCI (Ground Fault Circuit Interrupter) outlet at the master bathroom did not "trip" when tested. Suggest further investigations and repair/replacement of the GFCI outlet by a qualified electrician.



Item 8 - Item 1(Picture) Electrical System

Bathroom(s)

9. **Repair or Replace:** The master bathroom tub is loose at the floor. Suggest repair.



Item 9 - Item 1(Picture) Interiors

Dishwashers

10. **Repair or Replace:** The dishwasher drain hose has been attached directly into the waster disposal unit. The air gap has been bypassed. It is suggested that the air gap for the dishwasher be installed so that waste water does not drain back into the dishwasher.



Item 10 - Item 1(Picture) Appliances

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Christopher Vella

1. Roofing

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: Asphalt/Fiberglass Shingles	Viewed roof covering from: Walked roof	Sky Light(s): Fixed
Chimney (exterior): Metal Vent Below Siding	Number Of Roofing Layers: One	Gutters & DownSpouts: Metal Full Installation Discharge Above Grade Level

Items

1.0 Roof Coverings

Comments: Major Concern

Major Concern: The sheathing for the roofing at the rear North slope of the roof has sagged between the rafters of the roofing structure. This would suggest that the sheathing is deteriorated and/or missing. It is suggested that the shingles be removed to view the sheathing to determine how much is in need of replacement. A qualified roofing contractor should inspect the roofing to provide replacement options and costs.



1.0 Item 1(Picture) Roofing



1.0 Item 2(Picture) Roofing



1.0 Item 3(Picture) Roofing



1.0 Item 4(Picture) Roofing

1.1 Flashings/Vents

Comments: Inspected

1.2 Skylight(s)

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

1.4 Chimneys

Comments: Inspected

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.

The entire underside of the roof sheathing is not inspected for evidence of leakage.

Interior finishes may disguise evidence of prior leakage.

No comment can be offered on the condition of the membrane beneath the roof surface.

2. 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 Material:

Stucco Cladding
Composite board

Exterior Entry Doors:

Wood
Insulated glass
Sliding Glass

Appurtenance:

Deck
Patio

Driveway:

Concrete

Walkways:

Concrete

Fence Type:

Wood

Items

2.0 Wall Cladding, Flashing, Trims, Beams, Rafters, Eaves, Fascia Boards, Decks, Balconies, Stoops, Steps, Stairways, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Repair or Replace, Monitor

(1) **Repair or Replace:** Wood deterioration was observed at the base of the siding at the front East exterior wall. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. Suggest repair/replacement of all deteriorated wood by a licensed contractor.



2.0 Item 1(Picture) Exterior

(2) **Improve:** The siding is in contact with ground at East wall of the home. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance to prevent damage to the siding.



2.0 Item 2(Picture) Exterior

(3) **Repair/Replace/Monitor:** The siding at the exterior is warped in various locations. Further warping of siding can occur if loose nails are not tightened. A qualified person should repair or replace as needed.



2.0 Item 3(Picture) Exterior

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Improve, Monitor

(1) **Repair or Replace:** The rear concrete patio is cracked. It appears that the patio is cracked due to settlement. Suggest repair/replacement by a qualified professional as needed.



2.4 Item 1(Picture) Exterior

(2) **Improve/Monitor:** There is a negative slope towards the home at the rear wall. This configuration can cause or contribute to water intrusion or deterioration of the foundation. It is recommend that the landscape be corrected to drain water away from home.



2.4 Item 2(Picture) Exterior

2.6 Fence/Block Walls

Comments: Inspected

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.

The inspection does not include an assessment of geological conditions and/or site stability. If further concerned about hillside, lot, or soil conditions, we recommend that you refer to a qualified licensed Geo-Technical Engineer before the close of escrow.

3. Structural Components

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

Foundation: Poured concrete	Floor Structure: Slab	Wall Structure: Not Visible
Ceiling Structure: Not visible	Roof Structure: Stick-built Plywood Rafters	Roof-Type: Hip
Method used to observe attic: From entry	Attic info: Attic Access: North-West Bedroom	

Items

3.0 Foundations, Basement and Crawlspace

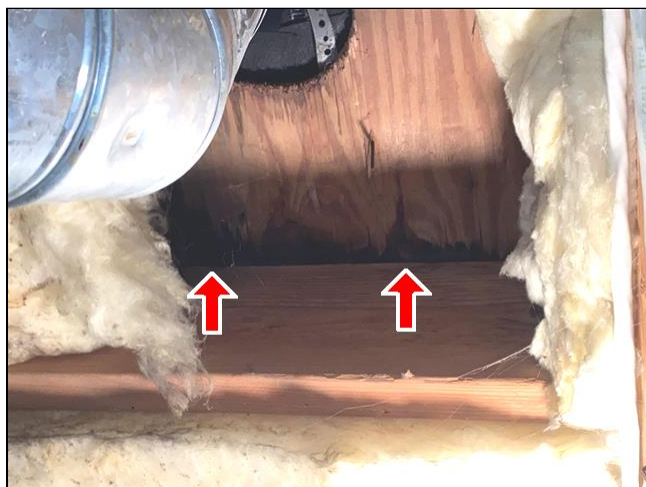
Comments: Monitor

Monitor: The foundation the for the home is a slab on grade type. The interior floor coverings prevents view of the slab foundation.

3.5 Roof Structure & Attic Space

Comments: Repair or Replace, Monitor

Repair/Replace/Monitor: Water staining was observed on the underside of the roof sheathing. The insulation on the underside of the sheathing prevents full view of the sheathing. Suggest referring to the "Roof" section of this regarding additional information and concerns regarding the roofing.



3.5 Item 1(Picture) Structural Components



3.5 Item 2(Picture) Structural Components

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.

Structural components concealed behind finished surfaces could not be inspected.

Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

Foundation anchor bolts were concealed from view.

4. Heating / Central Air Conditioning

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 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 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. 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

Heat Type: Forced Air Furnace	Heater Location: Attic Space	Energy Source: Gas
Number of Heat Systems (excluding wood): One	Heat System Brand: CARRIER	Heater Age: 16 Years Old
Ductwork: Insulated Flexible Ducting	Filter Type: Disposable	BTU's: 66,000 BTU's
Operable Fireplace(s): One	Type of Fireplace(s): Zero Clearance/Metal Gas Fireplace	

Items

4.0 Heating Equipment

Comments: Monitor

Monitor: The forced air heater is at or approaching the end of its service life -- system is 16 years old. The system can fail at any time. Eventual replacement of this system should be anticipated. A qualified HVAC contractor can inspect the system and provide you with replacement options and costs as needed.

4.2 Normal Operating Controls

Comments: Inspected

4.3 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

4.5 Distribution Systems

Comments: Inspected

4.13 Fireplace(s)

Comments: Safety Issue

Safety Issue: The wire mesh screens for the gas fireplace have been removed. It is suggested that the screens be replaced by a qualified professional for safety reasons.



4.13 Item 1(Picture) Fireplace

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.

The furnace was operational and produced heat at time of inspection. However, due to the many components that are not visible (such as the heat exchanger and the entire length of the flue pipe), our inspection of the system is limited. Because of this, we recommend further evaluation/safety check be performed by the local gas company before the end of your contingency period.

5. Plumbing System

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: (We do not inspect filtration systems)	Plumbing Water Supply (Main Line): Copper
Plumbing Water Distribution: Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: Not Visible Due To Slab Foundation
Water Heater Power Source: Gas	Water Heater Capacity: 48 Gallons	Water Heater Location: Garage
Water Heater Manufacturer: RHEEM	Water Heater Suspected Age: 6 Years Old	

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Monitor

Monitor: We cannot determine the condition of underground drain and waste piping during our inspection. Drain lines can experience blockages due to construction debris, lack of proper slope in the lines, or improper fittings. -- We recommend that the building sewer be evaluated by camera by a qualified plumber to determine if any repairs or modifications are needed.

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Repair or Replace

Repair or Replace: Suggest the application of caulking between the bathroom tub spout and operation valve cover plates to prevent moisture damage.



5.1 Item 1(Picture) Plumbing System

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

5.3 Gas Supply & Gas Piping

Comments: Improve

Improve: The gas supply pipe at the forced air heater lacks a sediment trap. It is suggested that one be installed by a licensed plumber.

5.4 Main Water Shut-off Device

Comments: Inspected

Inspected: The main water shut off valve is located at the front wall of the home.



5.4 Item 1(Picture) Plumbing System

5.5 Main Fuel Shut-off

Comments: Inspected, Improve

(1) **Inspected:** The main gas meter is located at the East wall of the home.



5.5 Item 1(Picture) Plumbing System

(2) **Improve:** The main gas meter lacks a seismic shut off valve. It is suggested that one be installed by a licensed plumber as needed and required.

5.6 Main Clean Out

Comments: Inspected

Inspected: The main clean out for the sewer line is located at the front South exterior wall.



5.6 Item 1(Picture) Plumbing System

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.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

An inspection of the water main shut off valve, pressure regulator (@ water main), yard sprinklers, and angle stops beneath plumbing fixtures are outside the scope of this inspection. We recommend that these be observed and tested on a regular basis.

The washing machine faucets were not tested for leaks given hoses are connected to machine. Faucets were not operated without means to catch water. Recommend further review before connecting hoses to washing machine.

The plumbing drain system of this house is not visible and was not inspected. If further concerned we recommend that the drains be reviewed with a video camera by a qualified licensed plumbing service.

6. Electrical System

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: Overhead service 120/240 Volt	Panel Type: Circuit breakers	Panel Capacity: 100 AMP
Electric Panel Manufacturers: GENERAL ELECTRIC	Branch Circuit Panel(s): Located: Garage	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex Conduit	Grounding: Cold Water Pipe UFER Ground Copper Wire	Outlets: Grounded
Ground Fault Circuit Interrupter: Kitchen Bathroom(s) Garage Panel(s)	Arc Fault Circuit Interrupter: None Found	

Items

6.0 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

6.1 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

6.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.

Comments: Safety Issue

Safety Issue: The GFCI (Ground Fault Circuit Interrupter) outlet at the master bathroom did not "trip" when tested. Suggest further investigations and repair/replacement of the GFCI outlet by a qualified electrician.



6.2 Item 1(Picture) Electrical System

6.5 Location of Main and Distribution Panels

Comments: Improve

Inspected: The main service disconnect is located at the front building. The electrical sub-panel is located at the garage.



6.5 Item 1(Picture) Electrical System

6.7 AFCI (ARC Fault Circuit Interrupters)

Comments: Improve, Monitor

Improve/Monitor: It should be noted that the building's electrical system was not equipped with branch circuit Arc-Fault-Interrupter protection device(s) controlling all electrical outlets in the family room, dining room, living room, parlors, libraries, dens, bedrooms sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. It is recommended that consideration be given to having this important electrical protection installed by a qualified electrician.

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.

Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components.

7. 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:

Batt
Fiberglass
Below
R-19

Ventilation:

Gable vents

Dryer Power Source:

Gas Connection

Dryer Vent:

Metal

Items

7.0 Insulation in Attic

Comments: Inspected

7.3 Ventilation of Attic & Crawl Space Areas

Comments: Inspected

7.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

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.

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

An analysis of indoor air quality is beyond the scope of this inspection.

Any estimates of insulation R-values or depths are rough average values.

No access was gained to the roof cavity of the sloped ceilings.

Insulation within the roof or ceiling cavities obstructs viewing of structural members, light fixtures and electrical connections.

8. Interiors

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.



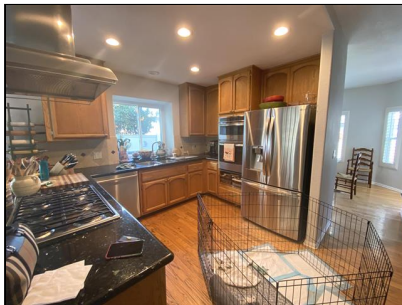
Interiors



Interiors



Interiors



Interiors



Interiors



Interiors



Interiors



Interiors



Interiors



Interiors

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Sliders

Vinyl

Cabinetry:

Wood

Countertop:

Granite

Items

8.0 Interiors**Comments:** Monitor

Monitor: Personal belongings blocked access to some electrical receptacles and switches, interior surfaces, inside bathroom, kitchen and interior cabinets, and other components. Windows blocked by furnishings or other personal items cannot be tested for function. Any such components that are inaccessible are excluded from this inspection report.-Concealed damage to component(s) may be present.

8.1 Walls & Ceilings**Comments:** Safety Issue, Improve, Monitor

Safety Issue/Improve/Monitor: Water staining was observed at the second floor ridge beam. Also, there is surface growth on the interior surface of the ridge beam. This may indicate the presence of a roof leak(s), mold, fungus or other microbial organisms. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.



8.1 Item 1(Picture) Interiors



8.1 Item 2(Picture) Interiors

8.2 Floors

Comments: Monitor

Monitor: The floor at the North first floor hallway between the kitchen and dining room have an apparent slope. Unable to determine the reason for the sloped for in this location at the time of the inspection.



8.2 Item 1(Picture) Interiors

8.3 Windows (representative number)

Comments: Inspected

8.4 Doors (representative number)

Comments: Inspected

8.5 Steps, Stairways, Balconies and Railings

Comments: Inspected

8.6 Counters and Cabinets (representative number)

Comments: Inspected

8.7 Skylights

Comments: Inspected

8.9 Bathroom(s)

Comments: Repair or Replace

Repair or Replace: The master bathroom tub is loose at the floor. Suggest repair.



8.9 Item 1(Picture) Interiors

8.10 Smoke Detectors & Carbon Monoxide Detectors

Comments: Inspected

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.

Smoke detectors were inspected for location only. For future reference, testing with only button verifies battery and alarm function, not capacity to detect smoke. We advise testing all smoke detectors as per manufacturer before occupying the building and regularly there after.

Carbon monoxide detectors were inspected for location only. For future reference, testing button verifies battery and alarm function, not device's capacity to detect carbon monoxide. We advise testing all carbon monoxide detectors as per manufacturers directions before occupying the building and regularly there after.

The interior surface appears to have been painted recently. Unable to determine if further water stains or other evidence of leakage has been covered over. Refer to written explanation of sellers regarding any other previous leakage occurrences.

Please also understand that the pictures used within report are intended to help identify defective conditions. The photos do not represent all areas where such defects are present on property. Recommend that servicing contractors/individuals make a thorough review of property conditions and provide written costs to cure for all repair needed. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

9. Garage

Styles & Materials

Garage Door Type:

One automatic
Roll-Up

Garage Door Material:

Metal

Auto-opener Manufacturer:

3/4 HORSEPOWER
GUARDIAN

Items

9.1 Garage Door (s)

Comments: Inspected

9.2 Garage Door Operator

Comments: Monitor

Monitor: The garage door and opener were functional and opened and closed the door. The light beams responded when tested and caused the door(s) to stop and auto reverse. Testing of the downward force (pressure test) was not performed as this can damage the door and is outside the scope of this inspection. Proper operation of the reversing mechanism should be verified prior to the close of the inspection contingency period. Information on garage door openers is available from the Consumer Product Safety Commission at www.cpsc.gov.



9.2 Item 1(Picture) Garage

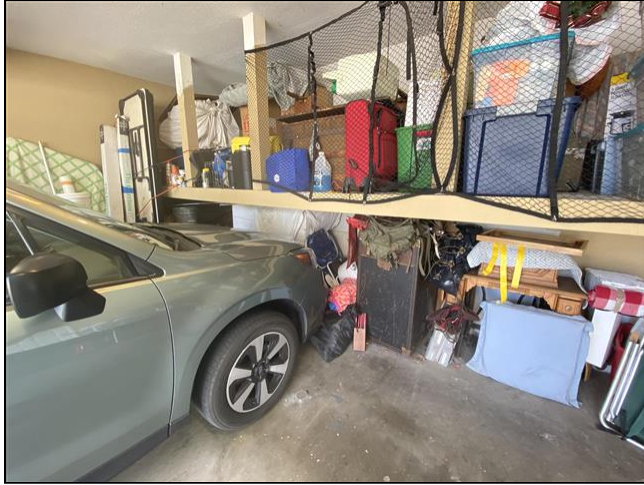
9.3 Occupant Door (from garage to inside of home)

Comments: Inspected

9.4 Garage Ceilings/Walls/Floor

Comments: Monitor

Monitor: The occupants belongings at the garage prevents full view.



9.4 Item 1(Picture) Garage

10. Built-In Kitchen Appliances

The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles or functions on appliances is outside the scope of a home inspection, but is recommended prior to the close of escrow. FURTHER RECOMMENDATION: Obtain a Home Warranty Protection Policy to insure against the failure of any appliance that may occur after taking possession of the home.



Appliances



Appliances



Appliances



Appliances



Appliances

Styles & Materials

Dishwasher Brand:

BOSCH

Range/Oven:

GENERAL ELECTRIC

Exhaust/Range hood:

GENERAL ELECTRIC

Cooktop:

VIKING

Built in Microwave:

GENERAL ELECTRIC

Disposer Brand:

IN SINK ERATOR

Items

10.0 Dishwashers

Comments: Repair or Replace

Repair or Replace: The dishwasher drain hose has been attached directly into the waster disposal unit. The air gap has been bypassed. It is suggested that the air gap for the dishwasher be installed so that waste water does not drain back into the dishwasher.



10.0 Item 1(Picture) Appliances

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

10.2 Range Hood (s)

Comments: Inspected

10.4 Food Waste Disposer

Comments: Inspected

10.5 Microwave Cooking Equipment

Comments: Inspected

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.

Self-cleaning oven noted, not tested. Determining whether the self-cleaning cycle of oven, timers, or correct temperature calibration of oven controls to oven temperature are operational is beyond the scope of this inspection. Refer to seller and owners manual for further review.

Product recalls and consumer product safety alerts are added almost daily. If the client is concerned about appliances or other items installed in the home that may be on such lists, the client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or www.recalls.gov for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.