



Inspection Report

230 S. Catalina Ave., Unit 106
Redondo Beach, CA 90277



PREPARED EXCLUSIVELY FOR:
Mitch Karp

Wednesday, May 31, 2017

INSPECTOR:
Steve Carroll
CREIA State Director
2017 CREIA Inspector of the Year



EXECUTIVE SUMMARY

This first section is a Summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation and condition. This is provided as an additional service to our client, and is designed to provide more detailed description of conditions that may require your immediate attention, and in some cases suggestion for securing further evaluation or resolution.

Summary may include:

- ~> Items that are no longer functioning as intended
- ~> Conditions that present safety issues
- ~> Items or conditions that require repair, replacement, or further evaluation by a specialist

The Full Report (starts after the index) includes the Summary items (in RED) as well as:

- ~> Conditions requiring repair that arise due to wear and the passage of time
- ~> Conditions that have not significantly affected usability or function, but may if left unattended

The COMPLETE REPORT consists of: Executive Summary, Full Report and Inspection Agreement.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector list items that they feel have priority in the Executive Summary. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are disregarded or neglected may become higher priority conditions. Also, do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

NOTICE TO THIRD PARTIES:

The inspection report is for the sole benefit and reliance of Client named in the report and is nontransferable. The report is a summary of the inspection and all conditions between Inspector and Client is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are part of this report and are attached hereto and incorporated by referenced herein. Inspector assumes no liability for third party interpretation or use of the report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

Throughout the Executive Summary and Full Report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Conditions in their present state may pose a hazard to humans, the structure or both.

FE = Conditions that warrant further evaluation by a qualified specialist, disclosure from the sellers, or future observations.

CR = Conditions to be in need of maintenance, repair or replacement.

RU = Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

ATTENDEES

s-1: - The client(s) did not attend the inspection. It is the responsibility of the client(s) to contact the inspector to discuss the findings. We cannot be responsible for any misinterpretations of the inspection report. We strongly urge the client to call your inspector and review the report.

EXTERIOR

STUCCO

CR s-2: - There is a gap(s) in the exterior cladding at joints with pipe penetration. This can permit water entry and result in damage to the cladding and underlying building elements. We suggest that open joints or gaps in the siding should be caulked and sealed.



PLUMBING

PLUMBING FIXTURE CONDITIONS

FAUCETS

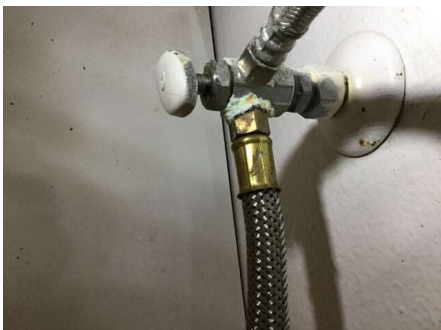
CR s-3: - In the area(s) listed below the faucet(s) are loose. Loose faucets may allow water to leak onto the floor or any cabinet below. We suggest the faucet should be re-secured and sealed to prevent moisture damage.

Wet bar sink

STOPS & SUPPLIES

CR s-4: - In the area(s) listed below the water supply shutoff valves are noticeably corroded, but are not leaking at this time. We recommend replacing any corroded valve before leaks are discovered.

Kitchen sink



FIXTURE DRAINS

CR s-5: - In the area(s) listed below although no active leak was observed, there is/are corroded and/or deteriorated drain line(s) with a limited useful life. We suggest considering such drains before leaks occur.

Master bathroom wash basin



CR s-6: - In the area(s) listed below the drain pipe(s) are leaking. We suggest all leaking drain lines should be repaired or replaced. A qualified plumber should do the work.

Kitchen sink

CR s-7: - In the area(s) listed below the drain(s) are draining slow or is clogged. We suggest a qualified plumber should clear all of the drains as necessary.

Kitchen sink

CR s-8: - In the area(s) listed below the plumbing fixture tail piece drain is more than 24 inches long before the trap. This can affect proper drain and trap performance. We suggest a qualified Plumber should make repairs or modifications as necessary.

Wet bar sink

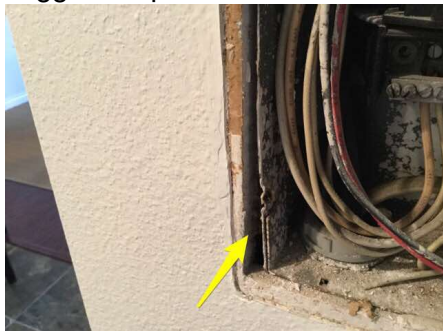


ELECTRICAL

SUBPANEL CONDITIONS

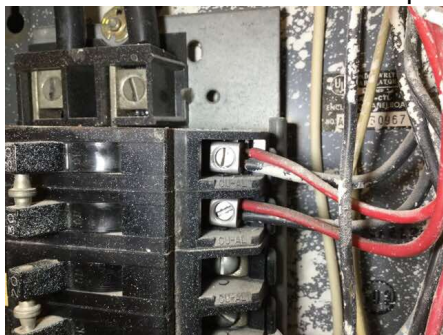
ENCLOSURE

CR s-9: - The subpanel is set back and not mounted flush with the wall. There are gaps more than 1/8 inch around the sides. Both conditions are contrary to industry standards for wood framed construction. We suggest a qualified electrician should evaluate the installation and make repairs or modifications as necessary.

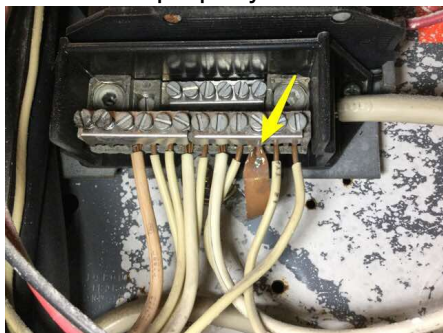


WIRING

CR s-10: - Multiple wires are installed on several circuit terminals. The connectors do not appear to be designed to accommodate two circuits. This "double tapping" can be a safety hazard. We suggest a licensed electrician should correct all improper double taps.



CR s-11: - The neutral and ground conductors are not properly isolated and/or properly grounded in the subpanel. We suggest all neutral conductors in the panel should be isolated from ground and the ground conductors properly bonded to it. A qualified electrician should do the work.



CIRCUIT BREAKERS

CR s-12: - There are several over-ampere sized protective devices (breakers) in the sub panel. This is a safety hazard because it could allow the circuit wires to overheat and cause a fire. Each protective device should be appropriately sized to protect the wire gauge attached to it. We suggest a licensed electrician should examine the wiring and protective devices in the panel and make repairs or modifications as necessary.

FIXTURE CONDITIONS

GFCI'S ALL AREAS

SC s-13: - In the area(s) listed below no GFCI (ground fault circuit interrupter) protection is present. We suggest as a safety upgrade, consider installing GFCI protection at all recommended locations.

Master bathroom

CR s-14: - Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the kitchen countertop receptacles. We suggest a qualified electrician should install GFCI protection as needed.

WIRING CONDITIONS

HVAC WIRING & DISCONNECT

CR s-15: - There is no local disconnect, or other means of turning off power to the equipment other than at the main panel. This presents a safety hazard to anyone servicing the equipment. A local disconnect is required by present standards. We suggest a local disconnect should be installed by a licensed electrician.

HEATING

ELECTRIC FORCED AIR UNIT

HEAT SYSTEM CONDITIONS: DUCTS & INSULATION

s-16: - The ductwork is inaccessible and could not be inspected, except by judging airflow at the accessible registers. The duct supplying the living room and dining room had inadequate or no air flow. We could not determine the cause. We suggest a qualified HVAC technician should evaluate the distribution system and make repairs or modifications as necessary.

COOLING

CONDENSATE DRAINAGE

RU s-17: - The the furnace closet the secondary condensate drain from the evaporator coil is capped. If the primary drain line clogs, there is no effective backup drain and this could lead to water damage to the adjacent interior surfaces. We suggest a qualified HVAC technician should install a float switch cutoff.



REFRIGERANT LINES

CR s-18: - The penetration(s) where the coolant refrigerant lines enter the building are not sealed. These areas are large enough to allow pest or water entry into the building. We suggest the holes in the penetrations should be properly sealed.

GENERAL COMMENTS

FE s-19: - [NOTE] The Air Cooling system in this building is at or approaching end of economic life. When the system fails, the Department of Energy SEER 13 regulations, effective January 23, 2006, may mandate replacement of all or portions of this system with more efficient but physically larger and significantly more costly equipment. We suggest having the system inspected by a licensed HVAC contractor to determine potential cost of replacement and budget for the eventual replacement of this system. If available, acquiring extra Home Warranty protection to cover the SEER 13 mandate may be a way to help mitigate these costs if the system does fail and needs to be replaced per the new DOE regulations.

INTERIOR

SMOKE & CARBON MONOXIDE ALARMS

CARBON MONOXIDE DETECTORS

CR s-20: - There is no carbon monoxide alarm(s) in the property. We suggest any property with an attached garage, fireplace, any gas burning appliances such as furnaces, water heaters or kitchen appliances, should have carbon monoxide alarm(s) outside each sleeping area, in sleeping areas that have a fuel burning appliance, on every occupiable level of the home including a basement.

KITCHEN

DISPOSAL

CR s-21: - Wire connections have no strain relief at the bottom of the disposal. This can allow the electric wire to come loose. No bare, exposed metal wiring should be visible under the sink, nor wire splices, any of which could be a shock hazard. We suggest an electrician make repairs.



CR s-22: - The garbage disposal is jammed. Disposals that do not operate at all, or "buzz," are defective, stuck with rust or clogged with debris. We suggest checking the trip/reset button on the bottom or side of the unit and try operating it again. A special wrench is often available to turn the grinder to manually free it. If the unit fails to operate, replacement may be required. A qualified technician could repair or replace it as necessary.

LAUNDRY AREA

WASHER

CR s-23: - The laundry hose supply valve connection(s) are heavily corroded, and show signs of previous leaks. We suggest a qualified plumber should replace the corroded connections.



Wednesday, May 31, 2017
Mitch Karp
230 S. Catalina Ave., Unit 106
Redondo Beach, CA 90277

Dear Mitch Karp,

We have enclosed the following Full Report for the property inspection we conducted for you on Wednesday, May 31, 2017 at:

230 S. Catalina Ave., Unit 106
Redondo Beach, CA 90277

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- SC** = Conditions in their present state may pose a hazard to humans, the structure or both.
- FE** = Conditions that warrant further evaluation by a qualified specialist, disclosure from the sellers, or future observations.
- CR** = Conditions to be in need of maintenance, repair or replacement.
- RU** = Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

We thank you for the opportunity to be of service to you.

Sincerely,



Steve Carroll



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INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant nonperformance, excessive or unusual wear and general state of repair. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. A copy of these standards are included with the Inspection Agreement and available at www.creia.org. The following report is an overview of the conditions observed.

Any statements made in the body of the inspection report pertaining to left, right, front or rear are referenced as if the inspector is standing at the front of the building.

Other than new construction, we recommend having the locks on all of the exterior doors rekeyed after taking possession of the property for security reasons.

The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review recall lists. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired.

We recommend the buyer(s) ask the sellers to provide any and all owners manuals and warranties that they may have for the equipment installed at the property.

We also recommend asking the sellers for any permits and inspection records with finalized signatures for any changes or additions that may have been made to the structure, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Photographs and videos when used, are simply a tool to convey our findings as observed, they are not intended to enhance the findings or diminish those findings not photographed. Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should

be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. We suggest you consult with your inspector and/or agent to gain a comfort level about any defect(s) cited in this report. As needed, consult an appropriate contractor/technician who can provide a detailed list of deficiency locations, specifications and costs of repairs or recommended further evaluation PRIOR TO THE CLOSE OF THE TRANSACTION for purchases without an inspection contingency or DURING THE INSPECTION CONTINGENCY for all other purchases.

While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building. We suggest budgeting annually for unforeseen repairs and/or the purchase of a comprehensive home warranty policy.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

We recommend that the buyer conduct a thorough pre-closing walkthrough inspection.

Videos are accessed online through your registered www.Dropbox.com account. We suggest downloading the videos as they will be deleted from our Dropbox account over time.

*The following comments in RED represent items present in the Executive Summary Section.

INSPECTION INFORMATION

This report is conducted and based on the California Real Estate Inspectors Association (CREIA) Standards of Practice, some areas have been expanded for ease of review, a copy of the standards is available at www.creia.org. This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representations as to the advisability of its purchase. The report expresses the personal opinion of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furnishings, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report.

REPORT #

1: - 053117SC3

PROPERTY ADDRESS

2: - 230 S. Catalina Ave., Unit 106
Redondo Beach, CA 90277

INSPECTOR

3: - Steve Carroll

DATE & TIME

4: - Wednesday, May 31, 2017 at 9:00 AM

CLIENT(S) NAME

5: - Mitch Karp

ATTENDEES

6: - The following people were present during or at the end of the inspection: buyers agent.

7: - **The client(s) did not attend the inspection. It is the responsibility of the client(s) to contact the inspector to discuss the findings. We cannot be responsible for any misinterpretations of the inspection report. We strongly urge the client to call your inspector and review the report.**

TYPE OF INSPECTION

8: - This inspection and subsequent report was conducted on a condominium.

9: - At the time of the inspection the building was vacant with staged interior furnishings and access to some items, such as; electrical outlets, windows, wall or floor surfaces and cabinets are or may be restricted by furniture or personal belongings. Any such items are excluded from this inspection.

BUILDING AGE

10: - The age of the building was reported to be 43 years old.

WEATHER/SOIL

11: - Weather conditions at the start of the inspection: the sky was overcast, the outside temperature was between 60-70 degrees and the ground was dry.

PRIOR WEATHER

12: - No rain fell during the inspection, or in the preceding 24 to 48 hours.

SHUTOFFS

13: - We did not locate some or all of the utility shutoff for this unit. We recommend that you ask a representative of the condo association for information regarding the location and operation of the utility shutoffs for the various systems in your unit.

GENERAL

FE 14: - The residential dwelling unit is part of a complex that is managed and maintained by a Home Owners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property is not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Home Owners Association or their representative. It is suggested that the Home Owners Association's Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed. It is also suggested that the current residential unit owner (the seller) and the Home Owners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C. & Rs" and Reserve Study for disclosure of pertinent facts effecting the current condition and market value of the residential unit, the complex's common elements and areas, and any existing or pending litigation.

15: - The foundation of this structure is not actually a part of this unit and was not inspected. No evidence of unusual or excessive cracking or settling was visible within this unit.

16: - The presence of another condominium on the level above this subject unit means that there is no attic or roof directly above. Thus, the overall roof or any attic space is not part of this inspection.

17: - The hot water is supplied by a community system which was not be inspected.

18: - The parking structure or area is considered a common area and is not included in this inspection report. Information on the parking structure and available parking spaces should be obtained from the owner's association.

ENVIRONMENTAL CONCERNS

19: - Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, toxic mold, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

20: - The latest "hot topic" in the home inspection industry, lawyers and experts in the field of toxicology is mold spores. Many "home inspection companies" have entered the highly lucrative business of delivering mold seminars and mold inspection test results to the home inspection client. As of this date the Center for Disease Control, The Environmental Protection Agency or any other independent authority have yet to set standards for toxicity levels. Without any specific standards to refer to, the collected information can be interpreted very differently depending on the inspector or the tester's personal opinion. Our perspective on mold is simple, "If you see mold or smell mold, you have mold". You do not need to test for mold if you see it or smell it. Knowing the type of mold does not change the way you should respond. All MOLD should be treated the same way. It should be removed without exposing people to high levels of mold spores or fragments and the underlying cause of the moisture problem causing the mold should be fixed. Knowing the specific type of mold does not affect what must be done to correct the moisture problem or to safely clean up the mold. If you have any questions regarding mold or other indoor air contaminants, we recommend you contact the Center for Disease Control or The Environment Protection Agency.

FE 21: - Recent studies have shown that Americans spend up to 90 percent of their time at home. Indications from a growing body of scientific evidence suggest that the air within homes and other buildings can be more polluted than the outdoor air in even the largest and most industrialized cities. Thus for many people, the risks to health may be greater due to indoor rather than outdoor air pollution. For more information regarding indoor air quality we recommend reviewing, "The Inside Story" a guide to indoor air quality. Published by the Environmental Protection Agency, in conjunction with: The Consumer Product Safety Commission, Office of Radiation and Indoor Air. Or visit the website at: <http://www.epa.gov/iaq/pubs/insidest.html>

EXTERIOR

The exterior surfaces and materials of the structure are visually observed to determine their current condition. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Areas hidden from view by vegetation and/or stored items can not be observed and are not included in this inspection.

LIMITATIONS & EXCLUSIONS: GENERAL LIMITATIONS

22: - Inspection of the exterior of this condominium was limited to the balconies, decks, and associated door(s). We did not inspect areas or features common to all the units.

STUCCO

CR 23: - There is a gap(s) in the exterior cladding at joints with pipe penetration. This can permit water entry and result in damage to the cladding and underlying building elements. We suggest that open joints or gaps in the siding should be caulked and sealed.



RAILINGS & GUARDRAILS

CR 24: - Railings at the balcony are rusted. We suggest that to prevent further deterioration and premature failure, the railings should be properly repaired and re-painted. A qualified technician could do the work.

BALCONIES GENERAL

FE 25: - The surface of the balcony is tiled. The waterproofing material under the tile is not visible/accessible to examine.

PLUMBING

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply lines, water heater, drain, waste and vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems. If desired, review of such systems should be performed by qualified specialists prior to the close of escrow.

LIMITATIONS & EXCLUSIONS

SUPPLY

FE 26: - During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:

- * The main water supply shutoff (although we will report on its existence and location when accessible)
- * The temperature & pressure relief valve on the water heater (although we will check its installation)
- * The water heater tank supply or drain valves
- * Any stop valves supplying water to plumbing fixtures
- * The laundry supply shutoff valves.

Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. As we are not equipped to repair a leaky shutoff caused by a test, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

FE 27: - The flow rate for shower heads, kitchen sinks, lavatory faucets, toilets and urinals were not evaluated as part of this property condition report, is an unknown condition and deferred. We recommend inquires to the Seller as to their knowledge of current flow rates. If disclosure is not forthcoming, it is recommended that a qualified licensed plumber determine:

If a shower head flows more than 2.5 gpm, a 2.0 gpm showerhead is required

If a kitchen faucet flows more than 2.2 gpm, a 1.8 gpm showerhead is required

If a lavatory faucet flows more than 2.2 gpm, a 1.2 gpm showerhead is required

If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required

If a urinal (wall mounted) is greater than 1 gpf, a .125 gpf urinal is required

FIRE SPRINKLER

FE 28: - There is a fire sprinkler system in the building. Inspection of this system is not included in the scope of this inspection. We suggest asking the owner about the service history of the system, or have it evaluated by a qualified fire sprinkler contractor as desired.

DESCRIPTIONS

INTERIOR SUPPLY PIPING

29: - Where visible, the water supply piping inside the structure used to deliver water to the fixtures is copper.

DRAIN, WASTE & VENT

30: - The visible drain, waste and vent (DWV, the "sewer pipe") piping within the structure is ABS plastic, galvanized steel and cast iron.

SUPPLY CONDITIONS

INTERIOR WATER PIPES

31: - The accessible supply piping is in adequate condition, other than any exceptions noted.

WATER FLOW

32: - Water flow at the most remote fixture is adequate. We operated several fixtures simultaneously. Minor changes in flow when other fixtures are turned on or off is normal.

PLUMBING FIXTURE CONDITIONS

FAUCETS

CR 33: - In the area(s) listed below the aerator for the faucet(s) are clogged. We suggest all aerators should be cleaned or replaced as necessary.

Kitchen sink

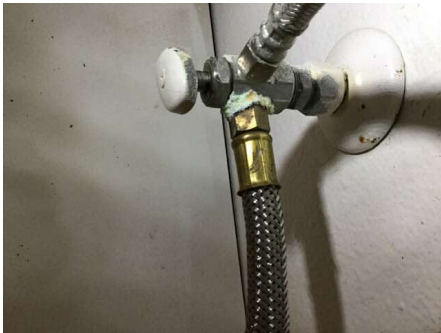
CR 34: - In the area(s) listed below the faucet(s) are loose. Loose faucets may allow water to leak onto the floor or any cabinet below. We suggest the faucet should be re-secured and sealed to prevent moisture damage.

Wet bar sink

STOPS & SUPPLIES

CR 35: - In the area(s) listed below the water supply shutoff valves are noticeably corroded, but are not leaking at this time. We recommend replacing any corroded valve before leaks are discovered.

Kitchen sink



FIXTURE DRAINS

CR 36: - In the area(s) listed below although no active leak was observed, there is/are corroded and/or deteriorated drain line(s) with a limited useful life. We suggest considering such drains before leaks occur.

Master bathroom wash basin



CR 37: - In the area(s) listed below the drain pipe(s) are leaking. We suggest all leaking drain lines should be repaired or replaced. A qualified plumber should do the work.

Kitchen sink

CR 38: - In the area(s) listed below the drain(s) are draining slow or is clogged. We suggest a qualified plumber should clear all of the drains as necessary.

Kitchen sink

CR 39: - In the area(s) listed below the plumbing fixture tail piece drain is more than 24 inches long before the trap. This can affect proper drain and trap performance. We suggest a qualified Plumber should make repairs or modifications as necessary.

Wet bar sink



ELECTRICAL

Our examination of the electrical system includes a visual examination of the exposed and accessible service entry wiring, service panels, subpanels, overcurrent protection devices, branch circuit wiring, light fixtures, switches and receptacles. Service equipment, proper wiring methods, grounding, bonding and overcurrent protection are focal points. We inspected for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, overfusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCIs. The hidden nature of the electrical wiring prevents inspection of every length of wire. Performing voltage tests, load calculations or determining the adequacy of the electrical system is outside the scope of this inspection. Telephone, video, audio, data transfer, security system, intercom, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. We recommend you have the seller or a qualified specialist demonstrate the serviceability of such systems to you.

LIMITATIONS & EXCLUSIONS

LIMITATIONS & EXCLUSIONS

40: - Determining if various electrical circuits will support the use of high load appliances such as hair dryers, toasters, microwave ovens, space heaters, etc., and testing the overcurrent protective protection to see if they 'trip' is beyond the scope of this inspection.

DESCRIPTIONS

AMPS & VOLTS

41: - The voltages available at the building are both 120 and 240.

CONDUCTORS

42: - The branch circuit conductor wire material is copper, exclusively.

WIRING TYPE

43: - The wiring used in this structure is flexible metal conduit & rigid metal conduit.

CIRCUIT PROTECTION

44: - Branch circuit overload protection is provided by circuit breakers.

MAIN PANEL CONDITIONS

ENCLOSURE

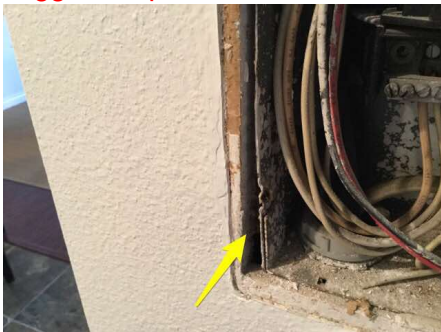
45: - The main panel for the subject condo/townhouse is inaccessible and was not inspected. Generally the main shut-off is located at the main panel. The condo association should have information regarding its location. The circuit breakers for this unit are usually located inside a sub-panel somewhere in the interior of the building.

SUBPANEL CONDITIONS

ENCLOSURE

FE 46: - Most of the interior components of the electrical sub panel have been painted over. This is contrary to industry standards and may affect the performance of the panel. We suggest a qualified electrician should evaluate the panel and determine if the affected internal components and/or entire panel should be replaced.

CR 47: - The subpanel is set back and not mounted flush with the wall. There are gaps more than 1/8 inch around the sides. Both conditions are contrary to industry standards for wood framed construction. We suggest a qualified electrician should evaluate the installation and make repairs or modifications as necessary.

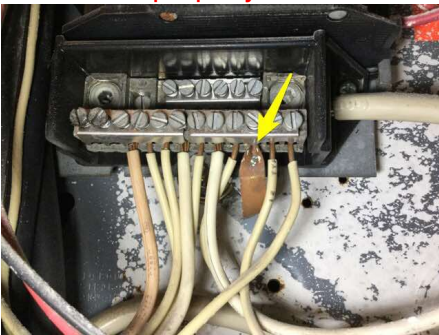


WIRING

CR 48: - Multiple wires are installed on several circuit terminals. The connectors do not appear to be designed to accommodate two circuits. This "double tapping" can be a safety hazard. We suggest a licensed electrician should correct all improper double taps.



CR 49: - The neutral and ground conductors are not properly isolated and/or properly grounded in the subpanel. We suggest all neutral conductors in the panel should be isolated from ground and the ground conductors properly bonded to it. A qualified electrician should do the work.



CIRCUIT BREAKERS

CR 50: - There are several over-amperage sized protective devices (breakers) in the sub panel. This is a safety hazard because it could allow the circuit wires to overheat and cause a fire. Each protective device should be appropriately sized to protect the wire gauge attached to it. We suggest a licensed electrician should examine the wiring and protective devices in the panel and make repairs or modifications as necessary.

AFCI BREAKERS

RU 51: - 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. To accomplish this the panel may need to be upgraded due to its age and configuration.

FIXTURE CONDITIONS

RECEPTACLES ALL AREAS

52: - We inspected a representative number of receptacles and those checked are in adequate condition and operating properly, other than any exceptions noted.

RU 53: - None of the receptacles in the house are Tamper-Resistant. Children can be injured by inserting common objects into standard receptacles. If children will be present we recommend upgrading/replacing all of the receptacles with Tamper-Resistant that look like standard receptacles, but include automatic shutters which admit plugs but block other objects.

GFCI'S ALL AREAS

SC 54: - In the area(s) listed below no GFCI (ground fault circuit interrupter) protection is present. We suggest as a safety upgrade, consider installing GFCI protection at all recommended locations.

Master bathroom

CR 55: - Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the kitchen countertop receptacles. We suggest a qualified electrician should install GFCI protection as needed.

SWITCHES ALL AREAS

56: - A representative number of switches were operated. Those checked are in adequate condition, other than any exceptions noted.

LIGHTS ALL AREAS

CR 57: - In the area(s) listed below one or more lights are not functional. The bulbs may have burned out. We suggest try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician could make repairs or modifications as necessary.

Master bathroom

Hallway

WIRING CONDITIONS

HVAC WIRING & DISCONNECT

CR 58: - There is no local disconnect, or other means of turning off power to the equipment other than at the main panel. This presents a safety hazard to anyone servicing the equipment. A local disconnect is required by present standards. We suggest a local disconnect should be installed by a licensed electrician.

HEATING

Our examination of the heating system includes a visual examination of the exposed and accessible equipment, thermostat, safety controls, venting and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Our inspection of a heating system includes activating it via the thermostat and checking for appropriate temperature response. Modern furnace heat exchangers are inaccessible by design, which would require significant dismantling of the furnace to be evaluated. Our

inspection does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection. To obtain maximum efficiency and reliability from your heating system, we recommend annual seasonal servicing and inspection by a qualified technician.

ELECTRIC FORCED AIR UNIT

DESCRIPTIONS: TYPE & FUEL

59: - The heating system is electric forced air furnace. Electric forced air systems operate in the same manner as gas-fired systems except that heat is supplied by heavy duty high wattage heating coils at the blower. These systems are very efficient because they produce no waste heat like a fuel burning system with exhaust gases. Nonetheless, electric resistance heating is usually more costly than gas because electricity is more costly per BTU than other fuels. We encourage good energy conservation practices to offset the high cost of electric energy.

DESCRIPTIONS: APPROX. AGE

60: - The age of the heating plant, based on the manufacturer's data plate is 9 years old.

HEAT SYSTEM CONDITIONS: FILTERS

CR 61: - The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present. We suggest changing or washing the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.

HEAT SYSTEM CONDITIONS: RETURN AIR

62: - The return air for the heating system installation is functional, other than any exceptions noted.

HEAT SYSTEM CONDITIONS: DUCTS & INSULATION

63: - *The ductwork is inaccessible and could not be inspected, except by judging airflow at the accessible registers. The duct supplying the living room and dining room had inadequate or no air flow. We could not determine the cause. We suggest a qualified HVAC technician should evaluate the distribution system and make repairs or modifications as necessary.*

HEAT SYSTEM CONDITIONS: THERMOSTAT

64: - The unit responded to the user controls on the thermostat. Keep in mind that the thermostat is a programmable device with many options for setback settings, timed events, etc. We made no attempt to test all of the functions of this thermostat.

HEAT SYSTEM CONDITIONS: GENERAL CONDITIONS

65: - The heating system responded to normal operating controls. Components are in adequate condition, other than any exceptions noted. Routine maintenance is recommended.

COOLING

Our examination of the cooling system includes a visual examination of the exposed and accessible equipment, thermostat and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Weather permitting, our inspection of a cooling system includes activating it via the thermostat and checking for appropriate temperature response. We did not test amperage draw or refrigerant pressures. A full technical evaluation of the condition of central air conditioning equipment requires extensive invasive testing that is beyond the scope of this inspection. To obtain maximum efficiency and reliability from your cooling system, we recommend annual seasonal servicing and inspection by a qualified technician.

LIMITATIONS & EXCLUSIONS: DATA PLATE

FE 66: - The data plate for the condensing unit has deteriorated and is no longer readable or is inaccessible. The cooling tonnage capacity and exact age of the unit could not be confirmed.

DESCRIPTIONS: LOCATION & CONFIGURATION

67: - The air conditioning system for this structure is a forced air, split compressor/coil system.

DESCRIPTIONS: AGE

68: - The exact age of the system is unknown. However, its appearance is consistent with its having been installed when the building was constructed. Average life of an air conditioning condenser is 12-15 years.

TEMPERATURE DROP

69: - The temperature difference between the intake air and the supply air being returned to the rooms is the common standard for determining the performance of air conditioning systems. The intake temperature was 69 degrees and supply air temperature was 55 for a differential of 14 degrees, which is within industry standards.

CONDENSER

CR 70: - There is corrosion on the condensing unit housing. We suggest to prevent further deterioration, the affected areas of the condensing unit should be properly prepared and refinished with a rust inhibiting paint.

CONDENSATE DRAINAGE

RU 71: - *The the furnace closet the secondary condensate drain from the evaporator coil is capped. If the primary drain line clogs, there is no effective backup drain and this could lead to water damage to the adjacent interior surfaces. We suggest a qualified HVAC technician should install a float switch cutoff.*



REFRIGERANT LINES

CR 72: - Insulation is deteriorated or missing from a portion of the refrigerant line near the condensing unit. We suggest all missing insulation should be replaced.

CR 73: - The penetration(s) where the coolant refrigerant lines enter the building are not sealed. These areas are large enough to allow pest or water entry into the building. We suggest the holes in the penetrations should be properly sealed.

GENERAL COMMENTS

74: - If this building is serviced by Southern California Edison for electricity, you may be able to apply for their Summer Discount Plan to save up to \$200 a year in connection with your air conditioning system. The following link will take you to their web site for details: https://www.sce.com/wps/portal/home/residential/rebates-savings/summer-discount-plan!/ut/p/b1/hc9BC4JAEAXg39LBY-7TRbNuG4muRGFF2V5Cw1bB3DBL-vdZdInK5vaG78EMESQiooyvuYzrXJVx8cjC3hmOx3y-BPdcI4GPMVxZU5tOYLVg2wL8GIZ__Q0RXSQ06AdYDEzwYO1O52PDhGO-wNCD6wfzFqxCCK5DzJaMUcB-gY4jAyJkoZLnw1tWJtSRRFTpla3SSr9U7Tqr69N5pEFD0zS6VEoWqb5XRw3fKpk61yR6l-R0jJDzvkhUte8O1BznKg!!/dl4/d5/L2dBISevZ0FBIS9nQSEh/

FE 75: - [NOTE] The Air Cooling system in this building is at or approaching end of economic life. When the system fails, the Department of Energy SEER 13 regulations, effective January 23, 2006, may mandate replacement of all or portions of this system with more efficient but physically larger and significantly more costly equipment. We suggest having the system inspected by a licensed HVAC contractor to determine potential cost of replacement and budget for the eventual replacement of this system. If available, acquiring extra Home Warranty protection to cover the SEER 13 mandate may be a way to help mitigate these costs if the system does fail and needs to be replaced per the new DOE regulations.

INTERIOR

Our inspection of the interior includes a visual examination for structural and safety deficiencies of the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and smoke/carbon monoxide alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering or determination of failed seals in insulated windows and doors. Please note that a representative sample of accessible windows and electrical receptacles and fixtures are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be accessible in an occupied building because of furniture and personal effects. In such cases these items are not inspected.

DESCRIPTIONS

WALLS & CEILINGS

76: - The finished walls & ceilings inside this building are predominantly drywall.

WINDOW TYPES

77: - The predominant type, or design, of the operable windows in this structure is horizontal sliding.

FLOOR WALL & CEILING CONDITIONS

FLOORS

FE 78: - A minor slope is evident in the floor. However, the slope does not appear to be related to a specific weakness, failure or lack of performance of the floor system or structure. It could have been built out of level. We suggest monitoring of the area is recommended. If additional sloping develops, further evaluation of the structure is recommended. The HOA can be contacted to verify structural history of the building and this unit.

WINDOW CONDITIONS

WINDOWS OVERALL

79: - We tested a representative number, but not all, of the windows. Windows not tested could have some defects. Those tested were in acceptable condition, other than any exceptions noted.

DOOR CONDITIONS

DOOR LATCHES

CR 80: - In the area(s) listed below the door does not latch properly. We suggest the hinges, latches, and strike plates on all non-latching doors can be adjusted to restore full operation. Any missing hardware can be replaced with compatible pieces.

Master bedroom closet

CLOSET DOORS

CR 81: - In the area(s) listed below the closet door(s) have been removed. We suggest all removed doors should be re-hung in their original locations as needed.

Guest bedroom

SMOKE & CARBON MONOXIDE ALARMS

SMOKE DETECTORS

82: - The smoke alarm(s) are appropriately located. The smoke alarms(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

CARBON MONOXIDE DETECTORS

CR 83: - There is no carbon monoxide alarm(s) in the property. We suggest any property with an attached garage, fireplace, any gas burning appliances such as furnaces, water heaters or kitchen appliances, should have carbon monoxide alarm(s) outside each sleeping area, in sleeping areas that have a fuel burning appliance, on every occupiable level of the home including a basement.

KITCHEN

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using normal operating controls. Where they are present, this included the dishwasher, garbage disposal, venting system, microwave and checking the burners or heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

DESCRIPTIONS: COOKING FUEL

84: - The heat source used for cooking is electricity.

DESCRIPTIONS: VENTILATION

85: - Kitchen ventilation is provided by a fan in the microwave oven designed to exhaust to the exterior.

CABINETS

86: - The cabinets were in acceptable condition at the time of this inspection, other than any exceptions noted.

APPLIANCES GENERAL

FE 87: - The built-in 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/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

VENT SYSTEM

88: - We tested the kitchen vent system. It is functional, other than any exceptions noted.

COOKTOP

89: - The cooktop was operated with the normal operating controls. It is functional, other than any exceptions noted.

OVEN

90: - The ovens were activated with the normal operating controls. They are functional, other than any exceptions noted.

DISPOSAL

CR 91: - Wire connections have no strain relief at the bottom of the disposal. This can allow the electric wire to come loose. No bare, exposed metal wiring should be visible under the sink, nor wire splices, any of which could be a shock hazard. We suggest an electrician make repairs.



CR 92: - The garbage disposal is jammed. Disposals that do not operate at all, or "buzz," are defective, stuck with rust or clogged with debris. We suggest checking the trip/reset button on the bottom or side of the unit and try operating it again. A special wrench is often available to turn the grinder to manually free it. If the unit fails to operate, replacement may be required. A qualified technician could repair or replace it as necessary.

DISHWASHER

93: - The dishwasher responded to normal user controls and is functional, other than any exceptions noted.

DISHWASHER DISCHARGE

CR 94: - The dishwasher drain from the air gap to the disposal loops lower than the disposal. This will promote blockage or restrictions in the drain line. We suggest the dishwasher drain system should be modified as necessary. A qualified technician could do the work.

MICROWAVE

95: - The microwave oven was checked using the normal operating controls. It is functional, other than any exceptions noted.

BATHROOM

Our inspection of the bathrooms includes a visual examination of the readily accessible portions of the plumbing fixtures, floors, walls ceilings, cabinets, and countertops. Bathrooms are inspected for active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined where visible. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Hallway

VENTILATION

96: - We tested the bathroom exhaust fan. It is functional, other than any exceptions noted.

SHOWER & TUB WALLS

97: - The shower wall material is in adequate condition, with any exceptions noted. The shower wall(s) will remain acceptable only as long as the joints are watertight. We suggest the joints should be kept properly caulked as part of routine maintenance.

SHOWER ENCLOSURE

98: - The shower enclosure glass is safety labeled and in adequate condition, other than any exceptions noted.

SHOWER FIXTURES

99: - The shower fixtures are functional, other than any exceptions noted. Routine maintenance should keep them functional and maximize their useful life.

WASH BASIN & DRAINS

100: - The wash basin is in adequate condition, other than any exceptions noted.

TOILETS

101: - The toilet is functional, other than any exceptions noted.

Master

VENTILATION

102: - We tested the bathroom exhaust fan. It is functional, other than any exceptions noted.

SHOWER & TUB WALLS

FE CR 103: - The tub/shower grout and caulk is cracked, deteriorated and/or missing. Water leakage through unsealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection. We suggest all cracked or missing grout and caulking should be replaced to prevent moisture intrusion of the wall.

SHOWER ENCLOSURE

RU 104: - The tub/showers are equipped with shower curtains. Care should be exercised to prevent overspray which can cause moisture related damage to the floor coverings and surrounding surfaces. We suggest consideration should be given to the installation of a permanent shower enclosure.

SHOWER FIXTURES

CR 105: - The shower spout and/or supply pipe are not secured in the wall. This could allow leaks and/or damage in concealed areas. We suggest the spout or supply pipe should be secured and the spout sealed to the wall.

BATHTUB FAUCET & DRAINS

106: - The bathtub fixtures are functional, other than any exceptions noted. Routine maintenance should keep them functional and maximize their useful life.

BATHTUB SURFACE

107: - The bathtub is in adequate condition, other than any exceptions noted.

WASH BASIN & DRAINS

108: - The wash basin is in adequate condition, other than any exceptions noted.

LAUNDRY AREA

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

DESCRIPTIONS: DRYER

109: - The clothes dryer is served only by a 240 volt electric connection for the heating method. There is no gas connection.

DRYER VENT

110: - The dryer vent should be kept clear of lint and other debris to ensure proper function. A vent clogged with debris or lint will decrease the efficiency of the dryer, and is a fire hazard. We suggest cleaning the dryer vent after you take possession of the building and before the dryer is used. The building should never be left unoccupied when the dryer is in use.

WASHER

CR 111: - The laundry hose supply valve connection(s) are heavily corroded, and show signs of previous leaks. We suggest a qualified plumber should replace the corroded connections.



FIREPLACE & CHIMNEY

Our inspection of fireplaces includes a visual examination of the readily accessible components. A functional and exhaustive evaluation of fireplaces is outside the scope of this inspection. Our chimney review is limited to

the visible and/or accessible components as well. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the structure. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the properties occupants. No seismic damage or stability assessments are made on the fireplace or chimney. We recommended a National Fire Protection Association (NFPA) 211 Standard, Level II inspection, including a video scan, by a qualified F.I.R.E. and CSIA certified Fireplace Inspector as part of the property-purchasing process and prior to removing any inspection contingency. A Level II inspection may identify problems that exist which cannot be detected during a general property inspection.

DESCRIPTIONS: FIREPLACE(S)

112: - The fireplace is a decorative gas appliance fireplace.

GAS PIPE & SHUT OFF VALVE

CR **113:** - The water heater gas connector is flexible brass. Flexible brass connectors are no longer an acceptable device for use in a natural gas supply because they are too easily damaged. We suggest a connector meeting present standards should be installed.

GENERAL CONDITIONS

CR **114:** - The gas controls under the fireplace are quite dirty. We suggest a qualified technician should properly clean the fireplace equipment and ensure that it is in good and safe operating condition.

GENERAL CONDITIONS

115: - The fireplaces is a decorative gas appliances. These fireplaces are not suitable for burning wood, and cannot be converted to burn wood or other solid fuel. The fireplace is functional.

116: - NOTE: Fireplaces and surrounding surfaces become hot during operation. These appliances should be treated with the same caution as hot range tops, ovens and clothing irons. Children and adults should be alerted to the hazards of high surface temperature and should stay away to avoid burns or clothing ignition. Young children should be carefully supervised when they are in the same room as the appliance. Due to the high temperature, the appliance should be located out of traffic areas and away from furniture and draperies. Clothing or flammable material should not be placed on or near the appliance.

FE **117:** - The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a Level II inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as a property resale, is a time of higher risk. We suggest a Level II inspection by a F.I.R.E. Certified Inspector during your inspection contingency.