



INSPECT BY L.A.  
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Client: Jordan Maliwanag

Schedule Date: 8/9/2018

Report #: JM080918134-134

Client Address:

Subject Property:

10926 Bluffside Dr.#34

Shudio City, Ca. 91604

## KEY TO THE INSPECTION REPORT

Report # : JM080918134-134

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

*NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.*

## KEY TO THE INSPECTION REPORT

\* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

Present During The Inspection: [ ] Client [ ] Buyer's Agent [X] Seller's Agent [ ] Seller [X] Other: Retrofit&Termite

INSPECTOR : Lorenzo Alvarado

Inspection Date: 8/9/2018

Start Time: 2:00 PM

Completion Time 4:00 PM

The weather condition at the time of inspection was:

Dry - 104 degrees

Property Information:

The subject property inspected was a (an): Condominium

# of units: 1

Approximate age of building: 1981 Blt.

Approximate age of roof:

Additions / Alterations to:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**01. Driveway**

N/A

 Asphalt  Brick  Concrete  Parking:

Material:  Not fully visible  Defect(s)  Trip hazards (4)  Common cracks \*  
 Evidence of poor drainage \*

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**02. Sidewalks**

N/A

 Defect(s) \*  Concrete

Flag Stone / Masonry  Brick  Trip hazard(s) (4)  Common cracks \*  Deterioration \*  Paver Tile  
 Materials:  Not fully visible \*

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**03. Retaining Walls**

N/A

 Common cracks \*  Location(s):  Material:

Not fully visible \*  Deterioration / damage  Defect(s) \*

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**04. Patio**

N/A

 Brick  Pavers  Common cracks \*

Trip Hazard(s) (4)  Defect(s)  Not fully visible \*  Concrete  Location:  Other Material:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**05. Exterior Cover(s)**

N/A

 Defect(s)  Moisture damage \*

Not fully visible \*  Earth to wood / Dry rot (3)  Deterioration \*  Cover is Unstable (2)  
 Covered roof (see Roof page)  Open design  Location(s):

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**06. Deck(s) & Porch**

N/A

 Material:  Location(s):

Trip hazard(s) (4)  Defect(s)  Railing:  Evidence of poor drainage \*  Not fully visible  
 Common cracks \*  Concrete

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**07. Fences & Gates**

N/A

 Pool/spa related concerns (or see item 83)

Gate(s) have Defect(s) \*  Common cracks  Not fully visible  Fence(s) have Defect(s) \*  Material:  
 Wood  Wrought Iron  Chain Link  Block  Wobbly (4)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

--- End of Category GROUNDS ---

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**08. Exterior Stairs**

N/A

 Defect(s) \*

Earth to wood contact / Dry rot (3)  Location:  Metal  Brick  Wood  Concrete  Material:  
 Railing:  Not fully visible  Common cracks \*

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**09. Exterior Walls**

N/A

 Not fully visible \*  Stucco

Wall Covering:  Structure:  Masonry  Brick  Wood  Defect(s) \*  Evidence of Patch & Repair \*  
 Moisture stains \*  Earth to Wood or Dry Rot (3)  Common cracks \*

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: Wall insulation type and value is not verified\* UFFI insulation or hazard are not identified\* Conditions inside the wall cannot be judged\* Lead testing is not performed\**

**10. Trim**

N/A

 Wood  Defect(s)  Moisture stains \*

Material:  Not fully visible \*  Dry rot (3)  Stucco  Metal

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**11. Chimney(s)**

N/A

 Location A:  Not fully visible\*

Recommend Rain Cap \*  Material:  Defect(s)  Common Cracks\*  Location D:  Location C:  
 Location B:  Spark Screen & Rain Cap Installed  Metal Stack(s) not inspected  Brick

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.\**

**12. Exterior Related Items**

N/A

 Sprinkler system - Not Inspected

Sprinkler system - Not Tested  Defects & Concern(s)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.\**

**13. Hose Faucets**

N/A

 Defect(s) \*  Leak(s) (2)  Corroded \*

Not functional \*  Hose faucet(s) tested is serviceable

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**14. Gutters & Downspouts**

N/A

 Not fully visible

Recommend Gutters & Downspouts \*  Recommend regular cleaning \*  Defect(s) \*  Debris filled  
 None Installed  Partial  Missing Downspouts  Full

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: Gutters and subsurface drains are not water tested for leakage or blockage.\* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.\**

--- End of Category EXTERIOR ---



REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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**15. Grading**

N/A

[ ] Defect(s) \*

- [ ] Tree(s) planted close to structure \* [ ] Plant(s) in contact with structure \* [ ] Soil / pavement high at foundation \*  
 [ ] Stair Stepped [ ] Steep (1) [ ] Not fully visible [ ] Surface drains visible - not tested [ ] Slope:  
 [ ] Level Site

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.*

**16. Slab-on-Grade**

N/A

[ ] Slab not visible due to floor coverings

- [ ] Common cracks \* [ ] No readily visible problems [ ] Not fully visible [ ] Defect(s) \*  
 [ ] Crawlspace & Slab Combination [ ] Foundation is Poured Concrete

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection. \**

**17. Raised Foundation**

N/A

[ ] Common cracks \* [ ] Not fully visible

- [ ] Defect(s) Noted \* [ ] Columns: [ ] Foundation: [ ] Crumbling / Spalling concrete (2)  
 [ ] Evidence of foundation movement (1) (2) [ ] Major cracks (1)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**17a. Crawlspace**

N/A

[ ] Insulation type: [ ] Debris in crawlspace \*

- [ ] Asbestos-like Material (4) [ ] Common stains [ ] Vent screen defect(s) [ ] Defect(s) Noted \* [ ] Not fully visible  
 [ ] Access cover: [ ] Crawlspace inspection: [ ] Ventilation appears serviceable [ ] Insulation condition:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**17b. Floor Structure**

N/A

[ ] Not fully visible [ ] Common Stains

- [ ] Floor Framing have Defect(s) \* [ ] Floor Construction: [ ] Anchor Bolts present [ ] Anchor Bolts not visible  
 [ ] Anchor Bolts not present (1) (2) (5) [ ] Unable to verify anchor bolts \* [ ] Earth to Wood / Termite-like (3)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**18. Basement**

N/A

[ ] Common cracks \* [ ] Defect(s) Noted \*

- [ ] Moisture stains \* [ ] Stairs Railing: [ ] Basement stairs: [ ] Basement is: [ ] Sump pump(s) not inspected  
 [ ] Basement inspection: [ ] Stored items blocked full view of the basement \* [ ] Insulation:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

--- End of Category FOUNDATION ---

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**19. Main Roof(s)**

N/A

[ ] Number of layers: [ ] Not fully visible

[ ] Roof style: [ ] Exposed Fasteners (2) [ ] Evidence of Patch & Repair \* [ ] Ridge Caps have defect(s)  
 [ ] Typical maintenance recommended (2) [ ] Defect(s) Noted\* [ ] Generally Favorable [ ] How Inspected:  
 [ ] Roof covering is: [ ] Location:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**20. Second Roof(s)**

N/A

[ ] Generally Favorable

[ ] Typical maintenance recommended (2) [ ] Exposed Fasteners (2) [ ] Not fully visible [ ] Roof Material:  
 [ ] Location: [ ] How Inspected: [ ] Number of Layers: [ ] Roof style: [ ] Evidence of Patch & Repair \*  
 [ ] Defect(s) Noted \*

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. \* Inspection is limited. \**

**21. Third Roof(s)**

N/A

[ ] Roof Material: [ ] How Inspected:

[ ] Number of layers: [ ] Location: [ ] Roof style: [ ] Defect(s) Noted \* [ ] Not fully visible \*  
 [ ] Evidence of Patch & Repair \* [ ] Exposed Fasteners (2) [ ] Typical maintenance recommended (2)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**22. Exposed Flashings**

N/A

[ ] Vent caps appear serviceable [ ] Skylight(s):

[ ] Improper No Visible Flashing(s) [ ] Defect(s) Noted \* [ ] Not fully visible \*  
 [ ] Flashings N/A for roof style or material [ ] Skylight(s) appear serviceable [ ] Vents Cap(s) Missing \*

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. \* Roofs, skylights and flashing are not water tested for leaks. \* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed. \**

--- End of Category ROOF ---

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**23. Main Line**

N/A

[ ] Size: [ ] Leak at water softener (2)

[ ] Material: [ ] Water softener installed - water condition/quality not tested \* [ ] Valve handle is:  
 [ ] Water is Off (2) [X] Not fully visible [ ] Main line & Shut off location: [ ] Defect(s) \*  
 [ ] Above 80 PSI - adjust, repair, install regulator (2) [ ] Pressure:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**24. Supply Lines**

Appears Serviceable

[ ] Leak(s) Noted (2) [ ] Defect(s) Noted \*

[ ] Noise / Water Hammering Noted [ ] Flow restriction is: [X] Corrosion is: minor \* [X] Not fully visible  
 [X] Material: Copper

Comments: The supply lines appeared to be in serviceable condition.

*Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. \* Water quality testing or testing for hazards such as lead is not part of this inspection. \*  
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

**25. Waste Lines**

Appears Serviceable

[ ] Improper / No Vent Rise (2) [ ] Defect(s) \*

[X] Material: ABS [ ] Missing / Loose Cover(s) \* [ ] Pipes lack proper support at: [ ] Leaking at:  
 [X] Corrosion is: none visible [X] Not fully visible

Comments: Waste lines and vent systems appeared serviceable at time of inspection.

*Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. \* Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation. \**

**26. Fuel System**

Read Comment(s)

[X] Fuel type is: Gas Meters

[ ] Seismic shut off valve missing (2) (4) [ ] Gas is Off - Contact Utility Company [X] Defect(s) Noted \*  
 [X] Shutoffs Not Tested On or Off [X] Shutoff valve location(s): left common area  
 [X] Corrosion is: moderate to slightly heavy [ ] Recommend Upgrade(s) \* [X] Not fully visible  
 [X] Seismic Shut Off Installed

Comments: The gas line is not properly secure at the heating system / roof. \* (2) (4) Moderate to slightly heavy corrosion was noted to the gas line at the heating system / roof. \*

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size. \**

**27. Water Heater(s)**

Read Comment(s)

[ ] Leak(s) Noted (2) (4) [X] Location A: Utility room

[ ] Rust flakes in burner chamber \* [ ] Gas/Pilot is off - No hot water \* [ ] Catch pan installed [ ] Deterioration (2)  
 [ ] Worn \* [X] Capacity: 50 gal. [X] Type: Conventional Natural Gas [X] Vent flue piping: Appears Serviceable  
 [ ] Vent has Asbestos-like material (4) [X] TPR Overflow Pipe: serviceable [X] TPR valve installed: Yes [ ] Defect(s) \*  
 [ ] Location D: [ ] Location B: [ ] Location C: [X] Corrosion on pipes / valves \* [X] Water shut off installed: Yes  
 [X] Enclosure: N/A [X] Combustion air: appears serviceable [X] Not fully visible [ ] Recommend catch pan \*  
 [ ] Thermal blanket recommended \* [X] Seismic straps: Appears Serviceable

Comments: Signs of major corrosion was noted to the supply line at the water heater. \* (2)

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. \**

--- End of Category PLUMBING ---

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**28. Description**

[ ] Location C: [ ] Location D: [ ] Location B:

[ ] Location E: [ ] Location G: [X] Location A: Roof [X] Fuel type: natural gas [X] Heating type: Package Unit  
 [X] Approximate input BTU's: 35 - 45,000

Comments: The inspection of the heating system(s) does not include the dismantling and inspection of the internal parts and components within the system. \* Recommend contacting a licensed/qualified professional to inspect the internal parts and components of the heating system for defects and determine the useful life and serviceability of the system. \*

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements. \**

**29. Condition****Read Comment(s)**

[X] Did not respond to normal control (2) [X] Worn \*

[ ] Service-Cleaning recommended \* [ ] Electronic ignition malfunction (2) [ ] Not functional (2)  
 [ ] Near end of lifespan (2) [ ] Gas / Pilot light is off - unable to test \* [ ] Defect(s) Noted \*

Comments: The Heating System does not respond to normal controls. \* (2)

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. \**

**30. Venting**

[ ] Improper materials (2) (4)

[X] Vent pipe not fully visible [ ] Asbestos-like material (4) [ ] Near end of lifespan (2) [ ] Defect(s)  
 [ ] Vent terminates near window / opening (2) (4)

Comments: The Heating System does not respond to normal controls. \* (2)

**31. Combustion Air**

[ ] Defect(s) Noted\* [ ] Combustion air:

Comments: The Heating System does not respond to normal controls. \* (2)

**32. Burners**

[ ] Flames appeared typical

[ ] Closed system not visible for inspection [ ] Defect(s) Noted

Comments: The Heating System does not respond to normal controls. \* (2)

*Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. \* Some furnaces are designed in such a way that inspection is almost impossible. \* Safety devices are not tested by this company. \**

**33. Distribution**

[ ] Register Defect(s) \* [ ] Low air volume noted \*

[X] Not fully visible [X] Materials: Ducts & Registers [ ] Duct(s) have Defect(s)\* [ ] Asbestos-like material (4)  
 [ ] Makes unusual noise (2) [ ] Circulation pump:

Comments: The heating and cooling systems do not respond to normal controls. \* (2)

*Notice: Asbestos materials have been commonly used in heating systems. \* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. \**

--- End of Category HEATING ---



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**34. Normal Controls**

Controls need repairs / replacement (2)

Thermostat: present  Defect(s)

Comments: The heating and cooling systems do not respond to normal controls. \* (2)

*Notice: Thermostats are not checked for calibration or timed functions. \* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. \**

**35. Air Filters**

Filter is Serviceable  Defect(s) \*

Condition:  Recommend changing/cleaning filter

Comments: No additional comments.

*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. \* Have these systems evaluated by a qualified individual. \**

**36. Heating/Cooling Notes**

Inadequate to heat entire home \*

Please read comment(s)\*  Recommend complete system evaluation (2)

Comments: The heat and cooling systems were not operational at time of inspection. Recommend further evaluation prior to the end of the contingency period by a qualified professional.

*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. \* Environmental risks, if any, are not included. \* Notice: Asbestos materials have been commonly used in heating systems. \* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. \**

**37. Evaporative Cooler**

N/A

No electrical disconnect  Defect(s) Noted \*

Pads are deteriorated \*  Location:  Unit:  Missing overflow line \*  Unit makes unusual noise (2)  
 Not functional (2)

Comments: N/A

**38. Air Conditioning**

Read Comment(s)

Other Location(s):

Not responding to controls (2)  Temperature differential is incorrect (2)  Condenser coil:  Location C:  
 Location B:  Location A: Roof  Type: Package Unit  Outside temperature is too cold - Unable to test \*  
 Worn \*  Near end of lifespan (2)  Defect(s) \*  Location D:

Comments: The cooling system does not respond to normal controls. \* (2)

*Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.*

**38a. Power**

Read Comment(s)

Defect(s)\*

Electrical conduit: has typical wear  Box is rusted / Worn \*  Electrical disconnect not present (2)  
 Refrigerant charge (not inspected)  Electrical disconnect present  Power: 240 volt  
 Box is loose / not secured \*

Comments: Power disconnect box is rusty at the A/C system. \*

**38b. Condensate**

Appears Serviceable

Condensate line: Present

Line(s) not fully visible  Defect(s) Noted \*  Termination: off the roof

Comments: Condensate line appears serviceable.

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**38c. Refrigerant Lines**

N/A

Ice on lines (2)  Insulation:

Insulation installed on lines  Refrigerant lines:  Lines leak at:  Lines not fully visible

Comments: N/A

**38d. Cooling Comments**

Comments: The inspection of the cooling system(s) does not include the dismantling and inspection of the internal parts and components within the system. \* Recommend contacting a licensed/qualified professional to inspect the internal parts and components of the cooling system for defects and determine the useful life and serviceability of the system. \*

--- End of Category HEAT2/COOL ---

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**39. Service**

N/A

[ ] Frayed wires (2) (4) [ ] Main Service Wires:

- [ ] No drip loop \* [ ] Not functional (2) [ ] Near end of lifespan (2) [ ] Deterioration / Damage (2)  
 [ ] Amps not determined [X] Panel Rating: 100 [ ] Power was off to the home (2) [ ] Voltage: [ ] Number of conductors  
 [ ] Service Type: [ ] Grounding is not visible [ ] Main Ground Defect(s) [ ] Main panel ground present  
 [ ] Conductors too close to: [ ] Defect(s) [ ] Exposed splice(s) (2)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

**40. Main Panel**

Appears Serviceable

[ ] Not functional (2) [ ] Near end of lifespan (2)

- [ ] Deterioration / Damage (2) [ ] Power off at main - no inspection performed. (2) Power was off at time of inspect  
 [X] Location: Laundry Room

Comments: Main electric panel appears serviceable.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. \* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances. \*

**41. Conductors**

Appears Serviceable

[X] Wiring method: Non-Metallic Cable

- [X] Branch wires: Copper [X] Service wire type: Copper [X] Breakers: Conventional type [ ] Knob & Tube [ ] Fuses  
 [X] Conductors not fully visible in most parts of the structure\*

Comments: Conductors appear serviceable.

**42. Sub-panels**

N/A

[ ] Inaccessible, could not be inspected at:

- [ ] Locked, could not be inspected at: [ ] Location D: [ ] Location C: [ ] Location B: [ ] Location A:

Comments: N/A

**43. Panel Notes**

Appears Serviceable

[ ] Uncapped wire(s)

- [ ] Unprotected opening(s) & Cover Defect(s) [ ] Scorching (2) (4) [ ] Breakers / fuses damaged (2) (4)  
 [ ] Aluminum wire noted at general circuit breakers \* [ ] Loose breaker(s) (2) (4)  
 [ ] More than six breakers without a main disconnect \* [ ] Double tap noted (2) (4)  
 [ ] Breaker(s) off - have reason verified [ ] Improper wiring (2) (4) [ ] System is or may be outdated \*  
 [ ] Load rating may not be sufficient \* [ ] Direct tap (2) (4) [ ] Defect(s)

Comments: The main panel appeared to be in serviceable condition.

**44. Wiring Notes**

Read Comment(s)

- [X] Furnishings prevent testing of some outlets and switches. \*  
 [X] Representative sample of fixtures, switches and outlets appear serviceable. [ ] No Power to Outlet(s)  
 [ ] Damaged / loose light fixture(s) [X] Doorbell: N/A [ ] GFCI outlet(s) recommended at all wet areas \*  
 [ ] GFCI(s) responded to test at: [ ] Junction box cover(s) missing [ ] Exposed splices noted (2) (4)  
 [ ] Extension cord used as permanent wiring (2) (4) [ ] Unprotected wiring (2) (4) [ ] Cover Plate Defect(s) \*  
 [X] Electrical fixture(s) have defect(s) [X] GFCI outlet(s) not operational (2) (4) [ ] Reverse Polarity  
 [ ] Three-prong outlet(s) ungrounded

Comments: Loose / wobbly outlet was noted at the right side of the stove. \* (4) The GFCI outlet is grounded, however, did not trip when tested under the kitchen sink. \* (2) (4)

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**45. Main Entry Door**

Appears Serviceable

[ ] Damaged door jamb. \* [X] Hardware operational: Yes

[ ] Not functional \* [ ] Main door rubs \* [ ] Deterioration / Damage \* [ ] Defect(s) \*  
 [X] Weather stripping: appears serviceable

Comments: The main entry door appears serviceable.

**46. Interior Doors**

Appears Serviceable

[ ] Missing trim \* [ ] Tempered Glass Insignia:

[ ] Stored items & belongings blocked doors - unable to test all doors\* [ ] Hardware have Defect(s)\*  
 [ ] Door(s) does not latch \* [ ] Defect(s) \* [X] Doors tested are serviceable

Comments: The interior doors tested appear to be serviceable.

**47. Exterior Doors**

Read Comment(s)

[X] Screen door(s): have defect(s)

[X] Hardware: appears serviceable [ ] Unable to determine if glass is tempered (4) (5)  
 [ ] Tempered glass insignia not visible at: [X] Tempered glass insignia visible at applicable locations  
 [X] Exterior Door(s) tested serviceable [ ] Defect(s) \*

Comments: The sliding screen door to the rear deck has a loose latch-handle. \*

**48. Windows**

Appears Serviceable

[ ] Broken sash cords / Loose spring mechanism

[ ] Tempered glass insignia not visible (4) (5) [ ] Window(s) blocked by furnishings - unable to test all \*  
 [ ] Security bars - openable type - not tested [ ] Security bars - non-openable type (4) (5)  
 [X] Window Screen(s): appears serviceable [ ] Window(s) have Defect(s) \* [ ] Missing / Defective Latch \*  
 [X] Type: Dual-pane

Comments: The representative sample of windows tested appear operational.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

**49. Interior Walls**

Read Comment(s)

[X] Wall(s) have Defect(s)\* [ ] Major cracks (1)

[X] Common cracks \* [ ] Other: [X] Furnishings prevent full inspection-check carefully on your final walk-through  
 [X] Evidence of patch & repair \* [ ] Moisture stain(s) noted \* [ ] Wallpaper [ ] Paneling [ ] Plaster [X] Drywall

Comments: Missing wall cover / exposed framing and hole openings to the wall was noted inside the laundry area storage area. \*

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

**50. Ceilings**

Read Comment(s)

[X] Common cracks \* [ ] Ceiling height low at:

[X] Ceiling(s) have Defect(s)\* [X] Evidence of patch & repair [ ] Moisture Damage \* [ ] Other Material:  
 [ ] Moisture Stain(s) \* [ ] Stacked & stored items block full view of ceiling(s)\* [ ] Wood / Wood Beams [ ] Plaster  
 [ ] Acoustic Spray [X] Drywall

Comments: Missing ceiling cover / exposed framing was noted inside the laundry area storage area. \*

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**51. Floors**

**Read Comment(s)**

Other:  Tile  Wood  Vinyl  Carpet

Furnishings prevent full inspection of the floors \*  Dry rot / Termite-like (3)  Cracked/Damaged tiles  
 Moisture Stains \*  Floor(s) have Defect(s)\*  Trip hazard(s) (4)

Comments: Trip hazard was noted to the floor at bathroom A to the laundry area floor. \* (4) Minor missing base board was noted to floor inside the main bedroom walk-in closet. \*

*Notice: Determining odors or stains is not included!\* Floor covering damage/stains may be hidden by furniture.\* The condition of wood flooring below carpet is not inspected.\**

--- End of Category INTERIOR ---



REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**52. Fireplace(s)**

Appears Serviceable

[ ] Common cracks \* [X] Gas Valve: appears serviceable

[X] Material: Prefabricated [X] Not fully visible \* [ ] Blocked - unable to access / inspect \* [X] Location A: living room  
 [ ] Location C: [ ] Location D: [X] Damper door: appears serviceable [X] Gas Piping: appears serviceable [ ] Defect(s)  
 [X] Location B: master bedroom

Comments: The fireplaces appeared to be in serviceable at the time of the inspection.

*Notice: Recommend installing safety spacer or damper when gas logs are present. \* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation*

**53. Interior Features**

N/A

[ ] Defect(s)

[ ] Audio, Speaker, Intercom systems not inspected [ ] Security system installed - not inspected [X] Special Sink(s): N/A  
 [ ] Please read comment(s) [ ] Centralize Vacuum not inspected

Comments: N/A

**53a. Ceiling Fans**

Appears Serviceable

[ ] Vibrates / wobbles (4) [ ] Not operational (2)

[ ] Makes unusual noise\* [ ] Unable to determine operation \* [X] Ceiling fan(s) tested serviceable [ ] Defect(s) \*  
 [ ] Improperly supported \* (4)

Comments: Ceiling fan is serviceable.

**53b. Interior Stairs**

Safety Hazard

[ ] Openings in railing too wide \* (5)

[X] Railing(s): missing [ ] Handrail appears serviceable [ ] Stairway have defect(s) (2) (4)  
 [ ] Uneven Rise / Run (2) (4) [ ] Defect(s)

Comments: The interior stairs has missing grab-rail \* (2) (4)

**53c. Wet Bar**

Read Comment(s)

[X] Faucet is serviceable [ ] Defect(s)

[ ] Moisture stains \* [X] Drain line: has defect(s) [X] Counter is serviceable [X] Wet Bar Sink: has defect(s)  
 [ ] Faucet has defect(s)

Comments: The wet bar sink is slow draining. \*

**54. Smoke & Carbon Monoxide**

Appears Serviceable

[X] Responded to test button(s) [X] Indicator light on

[X] Smoke Detector(s) Serviceable at: All required locations [ ] Did not respond to test (4)  
 [ ] Suggest additional detectors in appropriate locations. (5)  
 [X] Carbon Monoxide detector(s): present at lower & upper hallways [ ] No test button \* [ ] Missing Detector(s) (4)  
 [ ] Contact local Fire Department for fire safety requirements \*

Comments: Smoke detectors are serviceable at all required locations. Carbon Monoxide detector is serviceable.

**55. Laundry**

Appears Serviceable

[X] Exhaust Fan: N/A

[X] Stand Pipe: present - not tested [X] Gas shutoff: Present (not tested) [X] Dryer Venting: serviceable  
 [ ] Faucet defect(s)\* [X] Hot & Cold faucet present [X] 220 Outlet: N/A [X] Outlet is serviceable  
 [X] Location: Utility Room [ ] Outlet has defect(s) [X] Laundry Sink: N/A [ ] Defect(s)

Comments: The laundry area appeared serviceable.

*Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.\* The inspector does not test washing machine drains or supply valves.\* Water supply valves if turned may be subject to leaking.\**

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**56. Attic General**

N/A

[ ] Attic is: [ ] Ceiling Frame:

[ ] Access to attic not provided (2) [ ] Attic Framing have Defect(s) [ ] Asbestos-like material (4) [ ] Defect(s)  
 [ ] Roof Frame: [ ] Stains are: [ ] Attic Door/Cover(s): [ ] How Inspected: [ ] Access location:

Comments: Attic is not applicable to the home.

**56a. Ventilation & Insulation**

N/A

[ ] No insulation provided \* [ ] Not fully visible

[ ] Poor coverage \* [ ] Insulation type: [ ] Power ventilator is not tested \* [ ] Power ventilator present  
 [ ] Screens: [ ] Ventilation: [ ] Vents provided

Comments: Attic is not applicable to the home.

*Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. \* Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed. \**

--- End of Category INTERIOR-2 ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**57. Floor**

N/A

Garage type:  Possible flammable material (4)

Not fully visible \*  Trip hazard (4)  Major cracks (1)  Common cracks \*  
 Stored items block full view of floor \*  Moderate cracks(s) \*  Defect(s)\*  Deterioration / Damage \*

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

**58. Fire Walls & Ceiling**

N/A

Not fully visible  Common cracks \*

Missing wall cover (4)  Attic access door:  Hole openings (4)  Exposed flammable material (4)  
 Do a careful check on your final walk-through \*  Evidence of patch & repair \*  Moisture stains \*  
 Defect(s)\*  Stored items block view to entire garage \*

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

**59. Ventilation**

N/A

Blocked \*  No ventilation \*

Screens had defect(s) \*  Serviceable  Defect(s) \*

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

**60. Garage Fire Door(s)**

N/A

Pet door noted on fire door (2) (4)

Hardware has defect(s)  Deterioration / Damage \*  Type:  Door lacks threshold / weatherstrip \*  
 Self-latching:  Self-closer:

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

**61. Exterior Door**

N/A

Door rubs \*  Hardware operational:

Not functional \*  Hardware is missing \*  Minor to moderate wear  Door lacks threshold \*  
 Damaged door jamb \*  Defect(s)

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

**62. Vehicle Door**

N/A

Safety springs installed

Tension rods loose / missing \*  Moisture stained \*  Door(s) have Defect(s)  Type:  Trim had defect(s)  
 Rollers / track damaged (2)  Door(s) locked blocked - couldn't test \*  Spring(s) have Defect(s)

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

**63. Automatic Opener**

N/A

Unit(s) poorly secured \*  Number of Units:

Electronic sensors have defect(s)  Electronic sensors present  Automatic reverse not inspected \*  
 Automatic reverse operated:  Makes unusual noise when operated \*  Service recommended \*  Not functional  
 Not attached to vehicle door\*  Defect(s)\*  Worn \*

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**64. Electrical**

N/A

[ ] Junction box cover(s) missing (4)

- [ ] Open splices (2) (4) [ ] Extension cords used as permanent wiring (2) (4) [ ] Unprotected wiring (2) (4)  
 [ ] Outlet(s) has no power (2) [ ] Cover Plate(s) missing/cracked/damaged (4) [ ] Some outlets not accessible \*  
 [ ] Not fully visible [ ] Outlet(s) have defect(s) [ ] GFCI(s) defective (2) (4) [ ] Fixture(s) have defect(s) \*  
 [ ] Reverse Polarity (2) (4) [ ] GFCI(s) Operational

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

**65. Garage/Carport Structure**

N/A

[ ] Common Cracks \*

- [ ] Wall(s) / Ceiling(s) have defect(s) \* [ ] Evidence of movement (1) (2) [ ] Dry Rot / Termite-like Substance (3)  
 [ ] Garage ceiling and walls appear serviceable [ ] Moisture stains \* [ ] Carport Structure:

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

*Notice: Determining the rating of fire walls is beyond the scope of this inspection.*

--- End of Category GARAGE ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**66. Kitchen Sink(s)**

Appears Serviceable

[X] Restricted view under the sink \*

[ ] Grout / caulking needed \* [ ] Deterioration / Damage / Corrosion [X] Plumbing under sink appears serviceable  
 [ ] Faucet: [X] Faucet appears serviceable [X] Not fully visible [ ] Spray wand has defect(s) [ ] Defect(s)  
 [ ] Sink(s) have defect(s) [ ] Heavy wear / Chipped \* [ ] Minor / Moderate wear [ ] Moisture damage below sink \*  
 [ ] Hot / cold reversed \* (4) [ ] Moisture stains below sink \* [ ] Plumbing under sink:

Comments: The sinks and faucet appear to be serviceable at the time of the inspection.

**67. Kitchen (general)**

Appears Serviceable

[X] Minor wear \* [ ] Cracked / Damaged tiles

[X] Counter type: Granite [ ] Defect(s) [ ] Moderate wear\* [X] Counters appear serviceable  
 [X] Cabinets appear serviceable

Comments: The kitchen cabinets and counter tops appeared serviceable at the time of the inspection.

**68. Disposal**

Appears Serviceable

[ ] Worn / Corrosion [ ] Defect(s)

[ ] Leak noted (2) [ ] Wiring Defect(s) \* [X] Wiring appears serviceable [ ] Splash guard damaged / missing \*  
 [ ] Unit makes unusual noise \* [ ] Blades appear to be frozen (2) [X] Not fully visible [ ] Not functional \*

Comments: Disposal appears to be in serviceable condition.

**69. Range/Cooktop**

Appears Serviceable

[X] Number of ovens: 1 [X] Ventilation: serviceable

[X] Gas shut-off valve(s): appears serviceable [ ] Burner(s) Element(s) have defect(s) [X] Separate cooktop: N/A  
 [X] Clock / timer not tested [ ] Oven(s) have Defect(s) \* [ ] Worn \* [X] Fuel type: Gas Meters

Comments: Range and oven were serviceable at the time of the inspection. Gas shutoff and kitchen ventilation were serviceable.

*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. \* Appliances are not moved. \**

**70. Dishwasher**

Appears Serviceable

[ ] Not applicable [X] Drain line: is serviceable

[ ] Door doesn't close / open properly (2) [X] Door seal: appears serviceable [ ] Unit not properly secured \*  
 [ ] Defect(s) [X] Air Gap device: serviceable [ ] Not functional (2) [X] Not fully visible [ ] Worn \*  
 [X] Racks appear serviceable

Comments: Dishwasher appears serviceable.

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. \**

**71. Special Features**

N/A

[ ] Other features present but not inspected \*

[ ] Water purification system not inspected [X] Microwave not inspected [X] Trash compactor: N/A  
 [X] Special features not inspected

Comments: N/A

*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. \**

--- End of Category KITCHEN ---



REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**72. Toilet**

Read Comment(s)

Urinal(s):  Does not appear to be low-flow (5)

Water runs continuously \*  Toilet(s) Serviceable at:  Loose Tank(s) \*  Toilet(s) loose to floor \*  
 Defect(s) \*

Comments: The toilet tank is slightly loose in bathroom A. \* The toilet tank is loose in bathroom B. \*

**73. Sink**

Read Comment(s)

Stored items blocked full view under the sink(s)\*

Grout / caulking needed \*  Counter & Cabinet appear serviceable  Unable to access - not inspected \*  
 Drain stopper defect(s)  Supply line / valve leaks (2)  Plumbing under sink appears serviceable  
 Hot / cold reversed \* (4)  Faucet(s) had defect(s) \*  Faucet(s) serviceable at:  Slow draining at:  
 Sink(s) have defect(s)  Defect(s)\*  Plumbing under sink(s): has defect(s)

Comments: The faucet spout is loose / not secure in bathroom A. \* Makeshift plumbing work and patch and repair was noted to the drain lines under the sinks in bathrooms A and B. \* Hot and cold water is reversed at the sink faucet in bathroom B. \* (4)  
 The sink drain stopper is missing in bathroom B. \*

**74. Vent/Heat**

Appears Serviceable

Bathroom has no ventilation at:

Ventilation is serviceable  Heating Coil:  Defect(s)  Exhaust fan is not operational at:

Comments: Ventilation is serviceable in bathrooms A and B.

**75. Bathtub**

Read Comment(s)

Drain stopper defect(s) \*

Bathtub is not applicable in: bathroom B  Bathtub is serviceable at:  Slow draining at:  
 Hydro-massage: have defective jets  Drain is serviceable  Hot & Cold water is reversed (4)  Defect(s)  
 Grout & Caulking needed \*  Faucet(s) have defect(s)  Tub(s) has: typical wear

Comments: The left side hydro-massage jets are not functioning properly at the tub in bathroom A. \* (2) Minor additional grout and caulking is needed at the tub to bathroom floor union in bathroom A. \*

**76. Shower**

Appears Serviceable

Hot / cold reversed (4)  Drain has defect(s) \*

Drain appears serviceable  Enclosure is not applicable in: bathroom A & B  Enclosure has defect(s) at:  
 Enclosure appears serviceable  Grout / Caulking needed \*  Shower floor/wall defect(s) \*  Valve handle(s):  
 Valves & shower are serviceable at: bathroom A  Shower Head/Wand Defect(s)  Diverter(s) has defect(s)\*  
 Defect(s)\*

Comments: Shower is serviceable in bathroom A.

Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. \*

--- End of Category BATHROOMS ---

Client: Jordan Maliwanag  
Date: 8/9/2018

Property: 10926 Bluffside Dr.#34  
Shudio City, Ca. 91604

**BATHROOMS**



**Item # 72, 73**

The toilet tank is slightly loose in bathroom A. \* The faucet spout is loose / not secure in bathroom A. \*



**Item # 75**

The left side hydro-massage jets are not functioning properly at the tub in bathroom A. \* (2) Minor additional grout and caulking is needed at the tub to bathroom floor union in bathroom A. \*

**BATHROOMS**



**Item # 72, 73**

The toilet tank is loose in bathroom B. (pictured) \* Makeshift plumbing work and patch and repair was noted to the drain lines under the sinks in bathrooms A and B. (also pictured) \* Hot and cold water is reversed at the sink faucet in bathroom B. \* (4) The sink drain stopper is missing in bathroom B. (also pictured) \*

Client: Jordan Maliwanag  
Date: 8/9/2018

Property: 10926 Bluffside Dr.#34  
Shudio City, Ca. 91604

**ELECTRICAL**



Item # 44

Loose / wobbly outlet was noted at the right side of the stove. \* (4)



Item # 44

The GFCI outlet is grounded, however, did not trip when tested under the kitchen sink. \* (2) (4)

**HEAT2/COOL**



Item # 38, 38a

The cooling system does not respond to normal controls. \* (2)  
Power disconnect box is rusty at the A/C system. (pictured) \*



Client: Jordan Maliwanag  
Date: 8/9/2018

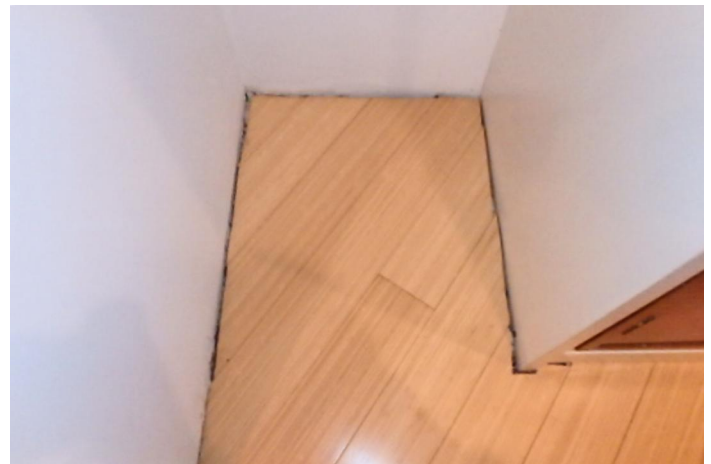
Property: 10926 Bluffside Dr.#34  
Shudio City, Ca. 91604

**INTERIOR**



Item # 47

The sliding screen door to the rear deck has a loose latch-handle. \*



Item # 51

Trip hazard was noted to the floor at bathroom A to the laundry area floor. \* (4) Minor missing base board was noted to floor inside the main bedroom walk-in closet. (pictured) \*

**INTERIOR**



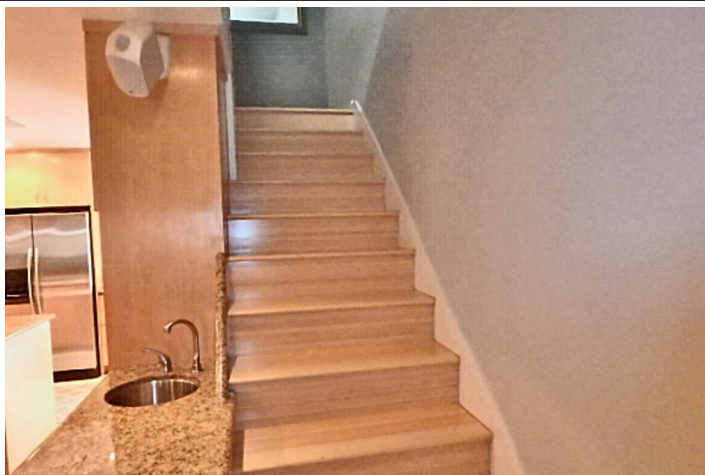
Item # 49, 50

Missing wall cover / exposed framing (pictured) and hole openings to the wall was noted inside the laundry area storage area. \* Missing ceiling cover / exposed framing was noted inside the laundry area storage area. (also pictured) \*

Client: Jordan Maliwanag  
Date: 8/9/2018

Property: 10926 Bluffside Dr.#34  
Shudio City, Ca. 91604

**INTERIOR-2**



Item # 53b

The interior stairs has missing grab-rail \* (2) (4)



Item # 53c

The wet bar sink is slow draining. \*

**PLUMBING**



Item # 27

Signs of major corrosion was noted to the supply line at the water heater. \* (2)



Item # 26

The gas line is not properly secure at the heating system / roof. \* (2) (4) Moderate to slightly heavy corrosion was noted to the gas line at the heating system / roof. \*



Client: Jordan Maliwanag

Property: 10926 Bluffside Dr.#34

Date: 08/09/18

Shudio City, Ca. 91604

**PLUMBING****Fuel System -- Read Comment(s)**

The gas line is not properly secure at the heating system / roof. \* (2) (4) Moderate to slightly heavy corrosion was noted to the gas line at the heating system / roof. \*

**Water Heater(s) -- Read Comment(s)**

Signs of major corrosion was noted to the supply line at the water heater. \* (2)

**HEATING****Condition -- Read Comment(s)**

The Heating System does not respond to normal controls. \* (2)

**HEAT2/COOL****Air Conditioning -- Read Comment(s)**

The cooling system does not respond to normal controls. \* (2)

**Power -- Read Comment(s)**

Power disconnect box is rusty at the A/C system. \*

**ELECTRICAL****Wiring Notes -- Read Comment(s)**

Loose / wobbly outlet was noted at the right side of the stove. \* (4) The GFCI outlet is grounded, however, did not trip when tested under the kitchen sink. \* (2) (4)

**INTERIOR****Exterior Doors -- Read Comment(s)**

The sliding screen door to the rear deck has a loose latch-handle. \*

**Interior Walls -- Read Comment(s)**

Missing wall cover / exposed framing and hole openings to the wall was noted inside the laundry area

Client: Jordan Maliwanag

Property: 10926 Bluffside Dr.#34

Date: 08/09/18

Shudio City, Ca. 91604

storage area. \*

## **INTERIOR**

### **Ceilings -- Read Comment(s)**

Missing ceiling cover / exposed framing was noted inside the laundry area storage area. \*

### **Floors -- Read Comment(s)**

Trip hazard was noted to the floor at bathroom A to the laundry area floor. \* (4) Minor missing base board was noted to floor inside the main bedroom walk-in closet. \*

## **INTERIOR-2**

### **Interior Stairs -- Safety Hazard**

The interior stairs has missing grab-rail \* (2) (4)

### **Wet Bar -- Read Comment(s)**

The wet bar sink is slow draining. \*

## **BATHROOMS**

### **Toilet -- Read Comment(s)**

The toilet tank is slightly loose in bathroom A. \* The toilet tank is loose in bathroom B. \*

### **Sink -- Read Comment(s)**

The faucet spout is loose / not secure in bathroom A. \* Makeshift plumbing work and patch and repair was noted to the drain lines under the sinks in bathrooms A and B. \* Hot and cold water is reversed at the sink faucet in bathroom B. \* (4) The sink drain stopper is missing in bathroom B. \*

### **Bathtub -- Read Comment(s)**

The left side hydro-massage jets are not functioning properly at the tub in bathroom A. \* (2) Minor additional grout and caulking is needed at the tub to bathroom floor union in bathroom A. \*