



# Inspection Report

**Ed Frazier**

**Property Address:**  
3304 Gibson Pl  
Redondo Beach CA 90278



**Ferguson Home Inspections**

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<b>Date:</b> 12/7/2023	<b>Time:</b> 02:30 PM	<b>Report ID:</b> 12072023Gibson
<b>Property:</b> 3304 Gibson Pl Redondo Beach CA 90278	<b>Customer:</b> Ed Frazier	<b>Real Estate Professional:</b> Julie DeCoste

### Comment Key or Definitions

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

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

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed, venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Venting and ducting that is visible is inspected. The inspection does not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Suggest reviewing with the local city council/offices to determine/confirm any local city ordinances that are required during and/or prior to the close of escrow.

#### **Standards of Practice:**

ASHI American Society of Home Inspectors

#### **In Attendance:**

Inspector Only

#### **Type of building:**

Single Family

#### **Year Built:**

1950

#### **Dwelling Square footage:**

989

#### **Beds/Baths:**

2/2

#### **Weather:**

Sunny and cool

#### **Rain in last 3 days:**

No



# 1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Styles & Materials

**Driveway:**

Concrete

**Walkways:**

Concrete  
Brick

**Fences:**

Wood  
Block

**Gates:**

Wood

**Siding Material(s):**

Cement Stucco

**Trim/Facia/Eaves Material(s):**

Wood

**Windows & Doors:**

Wood  
Vinyl  
Aluminum

**Gutters/Downspouts:**

None, see Lot Grade/Drainage  
comments

**Gas meter location:**

Front

**Gas Seismic shut-off valve:**

No

		IN	NI	NP	RR
1.0	Driveway				•
1.1	Walkways	•			
1.2	Fences	•			
1.3	Gates	•			
1.4	Siding	•			
1.5	Trim/Eaves/Fascia				•
1.6	Windows	•			
1.7	Doors	•			
1.8	Electrical	•			
1.9	Gutters/Downspouts				•
1.10	Gas Meter	•			
1.11	Comments		•		
		IN	NI	NP	RR

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

**Comments:**

**1.0** Settling, expansion cracks and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

**1.5** Paint blistering, peeling and wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.

**1.9** Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.

**1.11** Suggest review of trees and root structures to prevent future damage to the property, drainage systems and structures.

## 2. Lot Grade/Drainage

### Styles & Materials

**Home is built on:**

Sloped lot

**Grading at the foundation:**

Inadequate

**Lot drains towards:**

Front  
of the lot  
The dwelling/structure(s)  
foundation(s)

		IN	NI	NP	RR
2.0	Lot Grade/Drainage				•
		IN	NI	NP	RR

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### Comments:

**2.0** Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation. Suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.



### 3. Foundation

The Home Inspector shall observe structural components including foundations, floors, columns or piers. The home inspector shall describe the type of Foundation, floor structure, columns or piers. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### Styles & Materials

**Foundation:**

Raised concrete foundation  
The Structure is bolted to the foundation

**Interior footing/support:**

Concrete pier and posts  
Concrete stem walls

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace				•
3.1	Floors (Structural)				•
		IN	NI	NP	RR

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#### Comments:

**3.0 (1)** White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spawling, which can lead to horizontal cracking of the foundation ( currently there are no major cracks visible at the foundation ). Any future cracking/damaged can be an expensive repair as the foundation is now structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



3.0 Item 1(Picture)





3.0 Item 2(Picture)

**3.0** (2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation. Suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.

**3.1** Stains and deterioration noted at various flooring and supports from active/prior leaks. Suggest review with a termite company and/or a licensed contractor for any repair/replacement costs as needed.



3.1 Item 1(Picture)

# 4. Crawl Space

The Home Inspector shall observe; structural components including foundations, floors, columns or piers, Insulation and vapor retarders in unfinished spaces; Ventilation of foundation areas. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Enter under floor crawl spaces and basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Report on concealed insulation and vapor retarders; Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## Styles & Materials

### Crawlspace access location(s): Crawl Space Insulation:

Exterior location(s) x 2                      None, common for age  
 Rear

		IN	NI	NP	RR
4.0	Crawl Space				•
4.1	Insulation			•	
4.2	Ventilation				•
4.3	Electrical	•			
4.4	Plumbing Supply & Drainage				•
		IN	NI	NP	RR

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### Comments:

**4.0** (1) Suggest review with a licensed contractor for costs to install a crawl access port door/screen as required.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

**4.0** (2) Suggest removal of debris and construction items from the crawl area.



4.0 Item 3(Picture)

**4.2** Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion .



4.2 Item 1(Picture)

**4.4** (1) Rust and corrosion noted at various cast iron drain lines within the crawl space, common for the age, active leaking visible at the hallway toilet drain at the time of the inspection. Suggest review by a licensed plumbing contractor for repair/replacement costs as needed.



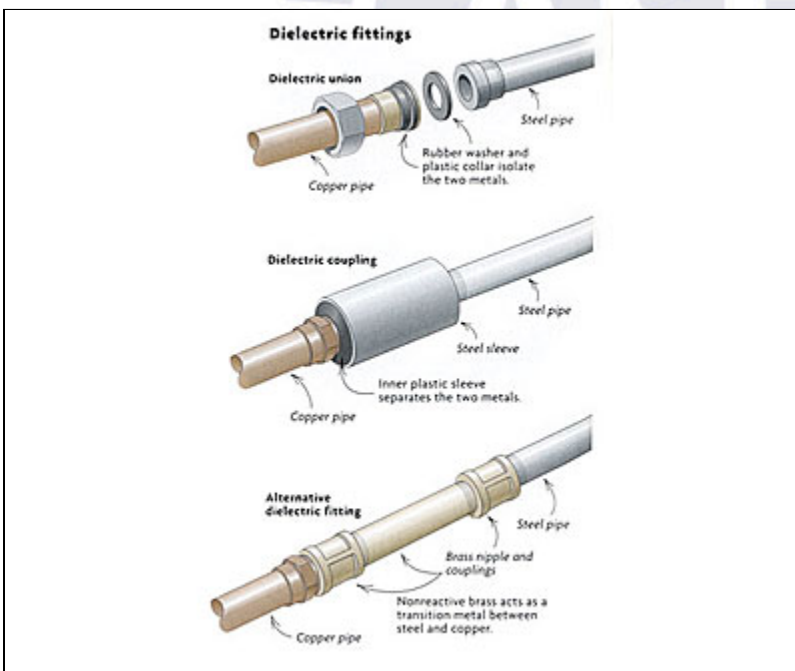
4.4 Item 1(Picture)



4.4 Item 2(Picture)

**4.4 (2)** Corroded areas of the galvanized plumbing noted at the crawl area, suggest review with a licensed plumber for repair/replacement costs as needed.

**4.4 (3)** No dielectric connections installed between the different types of plumbing. Suggest review by licensed plumber and repair as necessary.



4.4 Item 3(Picture) Dielectric fitting



4.4 Item 4(Picture)



# 5. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

**Roof Type & Material(s):** Pitched  
Composition shingle

**Roof viewed from:** Roof

		IN	NI	NP	RR
5.0	Roof				•
5.1	Flashings	•			
5.2	Skylights, Chimneys and Roof Penetrations	•			
		IN	NI	NP	RR

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## Comments:

**5.0** The roof covering is old and deteriorated. It is nearing the end of its useful life and the covering will need to be replaced. While it could last a year or so, some areas may need patching/repairs as leaks develop. Please review with a licensed roofer to determine the remaining life expectancy and for costs to repair/remove and replace the existing roofing material as needed.



5.0 Item 1(Picture)



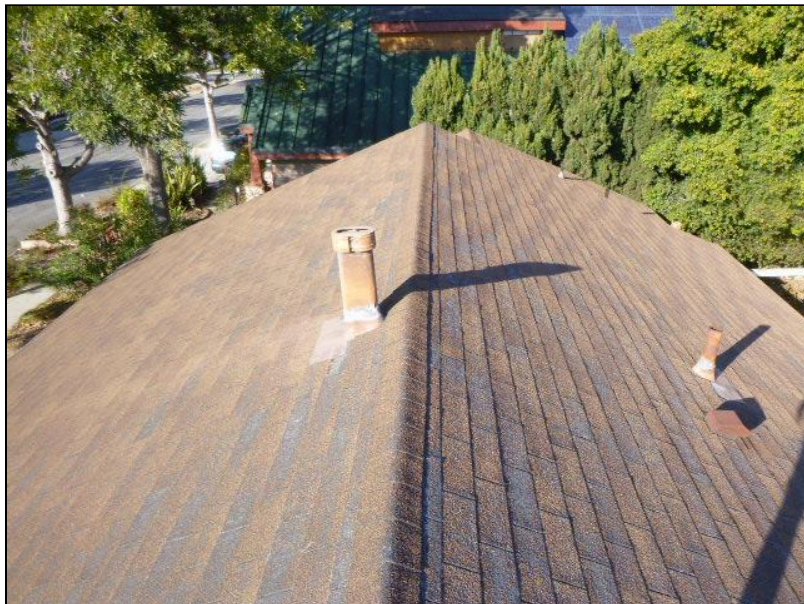
5.0 Item 2(Picture)



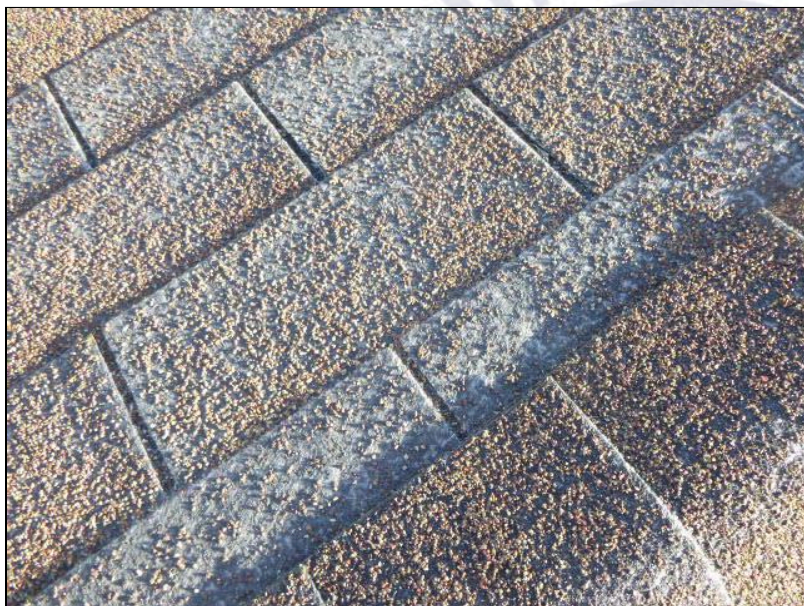
5.0 Item 3(Picture)







5.0 Item 4(Picture)



5.0 Item 5(Picture)





5.0 Item 6(Picture)



5.0 Item 7(Picture)





5.0 Item 8(Picture)



5.0 Item 9(Picture)



## 6. Attic

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

### Styles & Materials

**Hatch Location(s):**

Hallway

**Framing:**

2 X 4 Rafters  
2 X 6 Rafters

**Sheathing:**

Spaced Sheathing  
1" X 4"  
1" x 6"

**Insulation:**

Rolled  
Blown  
2" - 4"

**Ventilation:**

Gable vents

		IN	NI	NP	RR
6.0	Framing & Sheathing				•
6.1	Insulation	•			
6.2	Ventilation				•
6.3	Electrical	•			
6.4	Plumbing Supply & Drainage	•			
6.5	Comments				•
		IN	NI	NP	RR

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**Comments:**

**6.0** Moisture stains noted at various areas of the attic sheathing/framing, see roof comments and repair as needed.



6.0 Item 1(Picture)

**6.1** Minimal insulation installed in the attic, common for the age of the dwelling. Suggest review by a licensed contractor for additional insulation installation costs as an upgrade.



6.1 Item 1(Picture)

**6.2** Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion .

**6.5** Excessive pest nests were noted within the attic. Suggest review with a qualified pest control company for removal and replace the damaged vent screens.

# 7. Garage

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving the appliances or personal effects; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, the operation of ground fault circuit interrupters; report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

## Styles & Materials

**Location:**

Detached

**Siding Material(s):**

Cement Stucco

**Roof Type & Material(s):**

Pitched

Composition shingle

**Roof viewed from:**

Roof

**Garage Door & Type:**

One, automatic

Tilt-up

**Garage Door Material:**

Aluminum

Non- Insulated

**Auto-opener Manufacturer:**

GENIE

**Optical sensors:**

Yes

**Safety reverse operating:**

No, see comments

**GFCI Outlets:**

Yes

		IN	NI	NP	RR
7.0	Siding				•
7.1	Roof				•
7.2	Roof Flashings				•
7.3	Slab				•
7.4	Garage Door (s)				•
7.5	Garage Door Hardware				•
7.6	Door Opener				•
7.7	Access Door				•
7.8	Garage Walls & Ceilings (including Firewall & Ceiling Separation)	•			
7.9	Electrical	•			
		IN	NI	NP	RR

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**Comments:**

**7.0** (1) Suggest installation of gutters at the garage eave areas and installation of an area drainage system to divert the water away from the garage foundation to the street as an upgrade.

**7.0** (2) Paint blistering, peeling and wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.

**7.1** (1) The roof shows normal wear for its age and type, suggest periodic review with a licensed roofer for maintenance as needed.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

**7.1** (2) Deteriorated/worn ridge caps were noted at the pitched roof. Suggest review by licensed roofer for replacement costs as needed to prevent future leakage at these areas.



7.1 Item 3(Picture)

**7.1** (3) Exposed nail heads noted at various areas of the roof, suggest review with a licensed roofer for repairs as needed.



7.1 Item 4(Picture)





7.1 Item 5(Picture)

**7.1** (4) The tree limbs that are in contact with roof and/or hanging near roof should be trimmed to prevent damaging the roof. Suggest trimming and removing the debris from the roof area as needed.



7.1 Item 6(Picture)

**7.2** No eave drip flashings installed, suggest review with a licensed roofer for installation costs as needed.



7.2 Item 1(Picture)

**7.3** (1) Minor settling/movement/shrinkage cracks were noted.



7.3 Item 1(Picture)

**7.3 (2)** White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spawling, which can lead to horizontal cracking of the foundation ( currently there are no major cracks visible at the foundation ). Any future cracking/damaged can be an expensive repair as the foundation is now structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



7.3 Item 2(Picture)

**7.4** The main garage door does not seal to the slab correctly. Suggest replacing the door seal and/or installation of a berm strip to prevent possible water, insect and rodent intrusion.



7.4 Item 1(Picture)

**7.5** Bent and damaged hinge hardware was noted, this is a potential safety hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



7.5 Item 1(Picture)

**7.6 (1)** Unreasonable resistance was required to stop the main garage door(s) in motion, this is a safety concern. Suggest adjusting door opener(s) so the safety reverse operates as required. The US Product Safety Commission recommends these devices be checked monthly.

**7.6 (2)** The garage door opener is improperly wired with an extension cord. Suggest review with a licensed electrician for costs to hard wire a receptacle adjacent to the garage door opening unit for electrical service and remove the extension cord.



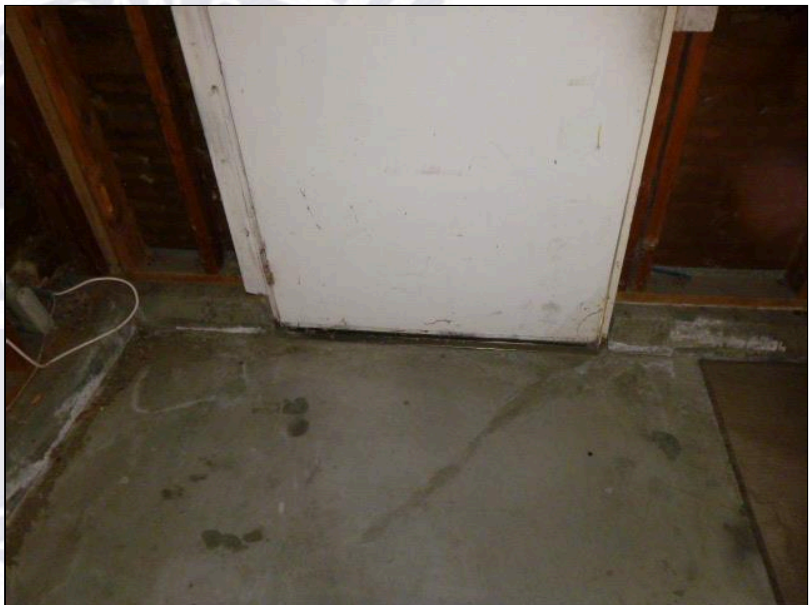
7.6 Item 1(Picture)

**7.7 (1)** Excessive wood deterioration/delaminating noted at the garage access door. Suggest review by a licensed contractor for repair/replacement costs as needed.



7.7 Item 1(Picture)

**7.7 (2)** Evidence of previous and possible ongoing water intrusion at the garage access door. Suggest review with a licensed contractor for repair/replacement costs as needed.



7.7 Item 2(Picture)

**7.9** Possible future vehicle charging connection/outlet(s) were noted at the garage ( 220 volt ). Suggest review/confirm with the seller and/or a licensed electrician on this item as needed.



7.9 Item 1(Picture)



## 8. Heating A/C System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Location:**

Living room/Hallway

**Heat Type:**

Wall unit

**Energy Source:**

Natural gas

**A/C Equipment Type:**

None

**Thermostat location & Type:**

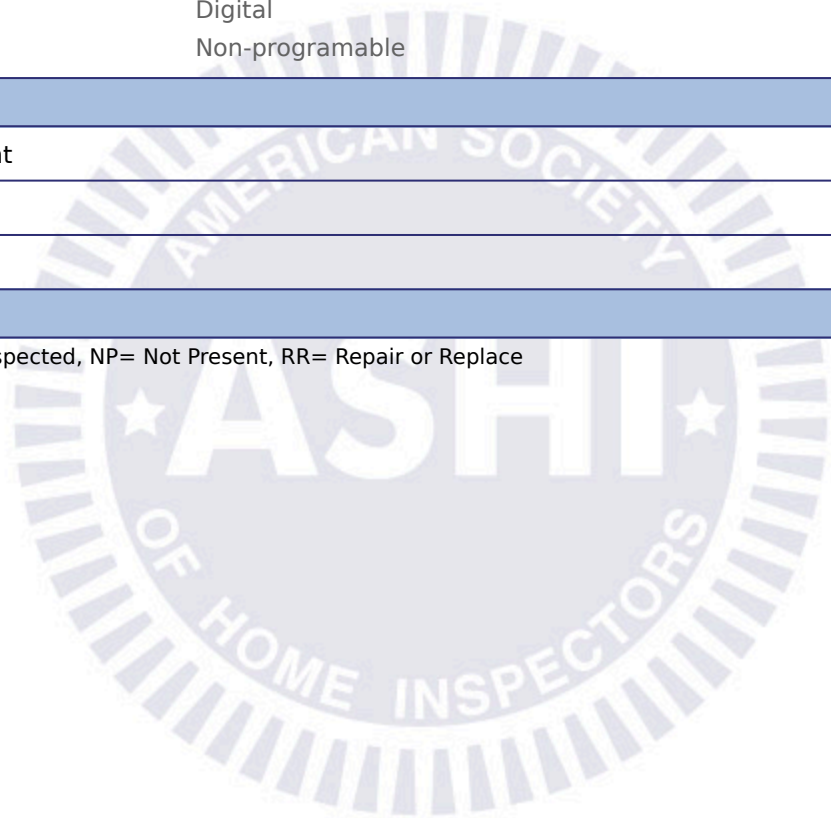
Living room

Digital

Non-programable

		IN	NI	NP	RR
8.0	Heating Equipment				•
8.1	Venting		•		
8.2	Thermostat		•		
		IN	NI	NP	RR

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**Comments:**

**8.0** (1) Unable to test the heating system as the gas was turned off to the unit at the time of the inspection. Suggest review by the Gas Company or a licensed heating company for further review to determine if the unit is operational/usable, the remaining life of the unit and/or any repair/replacement costs as needed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

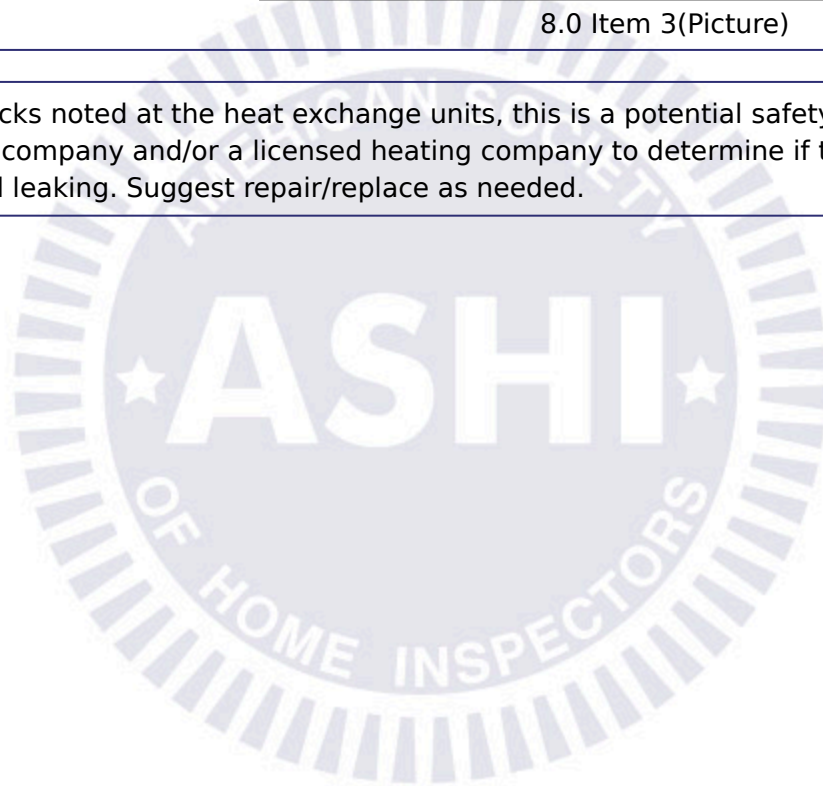


**8.0** (2) The inspector was unable to test the heating system as the thermostat was inoperable at the time of the inspection. Suggest review by the Gas Company and/or a licensed heating company for review to determine if the unit is operational, any repair/replacement costs and confirm correct operation as needed.



8.0 Item 3(Picture)

**8.0** (3) Multiple cracks noted at the heat exchange units, this is a potential safety hazard. Suggest review with the Gas company and/or a licensed heating company to determine if the heat exchange is cracked through and leaking. Suggest repair/replace as needed.



# 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

### Styles & Materials

<b>Electrical Service:</b> Overhead service	<b>Main Panel Location:</b> Rear exterior	<b>Main Panel capacity:</b> 100 AMP 240 Volts
<b>Main disconnect:</b> Yes	<b>Sub Panel(s) location:</b> Garage	<b>Panel Type:</b> Circuit breakers
<b>Branch wire ( where visible ):</b> Copper	<b>Wiring Methods ( where visible ):</b> Romex Conduit	<b>Grounding system:</b> Yes
<b>Future space at Panel(s):</b> Yes at main & sub		

		IN	NI	NP	RR
9.0	Service Entrance Conductors				•
9.1	Service, Grounding Equipment, Main/Sub Panels				•
9.2	Branch Circuits, Overcurrent Devices				•
		IN	NI	NP	RR

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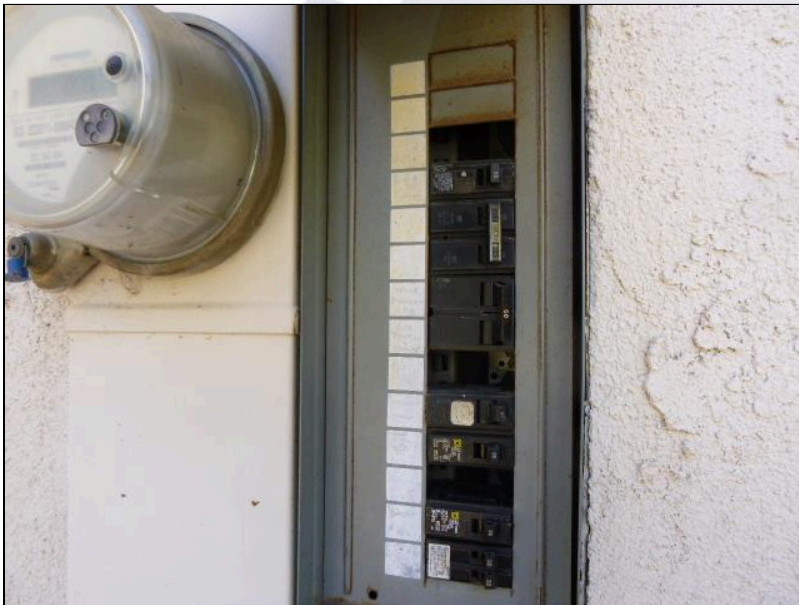
**Comments:**

**9.0** Potential safety hazard due to the electrical service conductors clearance (outside) from the ground is lower than 12 feet. Suggest review with a licensed contractor and/or the utility company for repair/replacement/relocation costs as required for safety.



9.0 Item 1(Picture)

**9.1 (1)** Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.

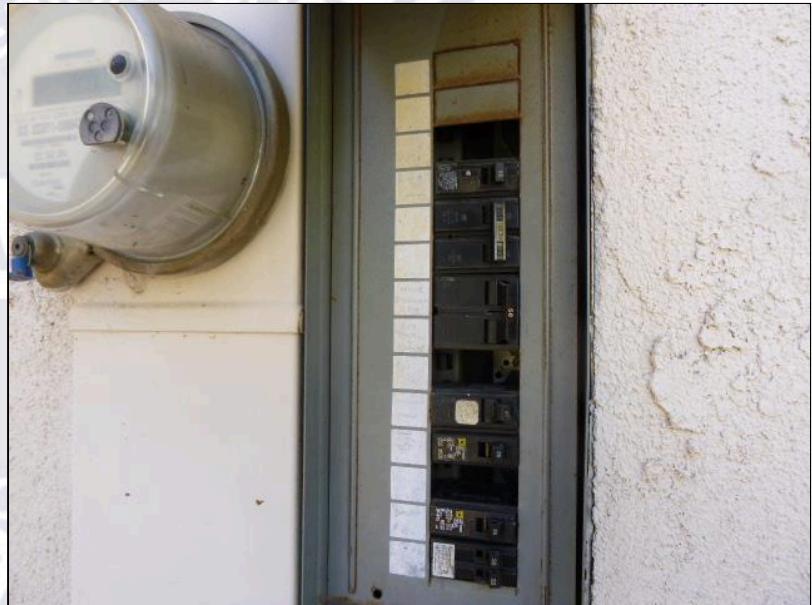


9.1 Item 1(Picture)



9.1 Item 2(Picture)

**9.1** (2) Potential safety hazard due open areas of the electrical panel cover plate. Suggest installing future plugs in the cover plate where the blanks have been removed as required for safety.



9.1 Item 3(Picture)

**9.2** Minimal/Inadequate/ungrounded circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to ground/ install additional circuits to the interior of the dwelling as needed.

# 10. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; piping supports and pipe insulation; leaks; and functional drainage. The home inspector shall describe: Water supply and distribution piping materials; Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The inspector will comment on any areas where the plumbing may be corroded and/or deteriorated where visible. Please be aware that the inspector cannot see inside the walls/ceiling/foundation where there may be areas of corrosion/deterioration to the plumbing. Please be aware that multiple cities/areas of Los Angeles are now obtaining their water supply from different sources and are also adding various chemicals which can cause corrosion, pin hole leaks and accelerate leaking in various plumbing supply lines. At the time of the inspection no active leaking was visible or present ( unless otherwise stated in the inspection report ), but leaks may develop in the future as the plumbing supply lines continue to corrode/deteriorate over time. Suggest review with a licensed plumber for repair/replacement costs as need

### Styles & Materials

**Main shut off location:**

Front of dwelling

**Main Water Supply (into home where visible):**

Copper

**Water Distribution (inside home where visible):**

Combination  
Galvanized  
Copper, where visible

**Water pressure - PSI:**

80

**Water Pressure Regulator**

**Installed:**

No

		IN	NI	NP	RR
10.0	Plumbing Water Supply and Distribution System				•
		IN	NI	NP	RR

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

**Comments:**

**10.0** (1) Corroded plumbing and fittings noted at various areas within the dwelling. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

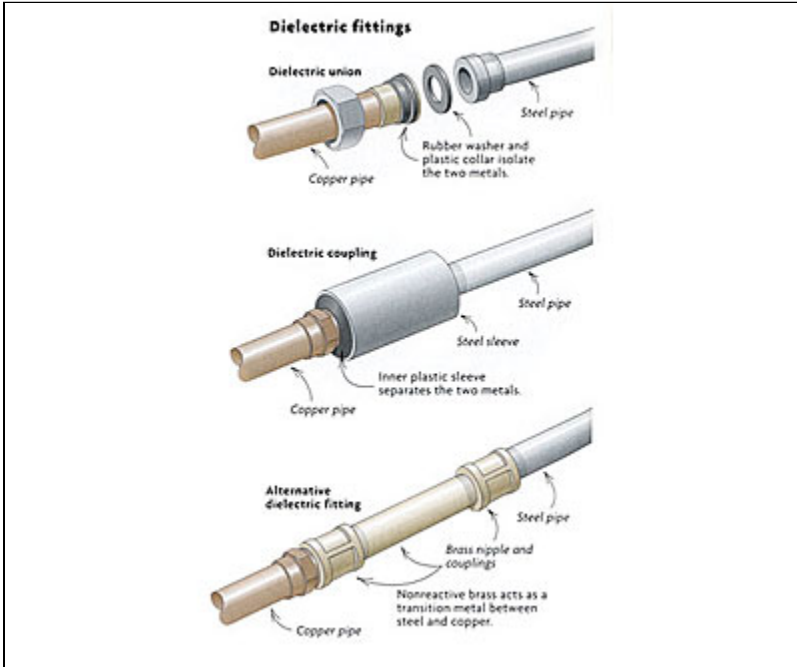
**10.0** (2) Various plumbing fixtures within the dwelling do not conform to the new low flow specifications required by the State of California as of January 1st, 2017.

Suggest review with a licensed plumber for replacement costs as required to conform to this new ordinance.

Below is the link to the State of California Legislative Low Flow plumbing ordinance.

[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=200920100SB407](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407)

**10.0 (3)** No dielectric connections installed between the different types of plumbing. Suggest review by licensed plumber and repair as necessary.



10.0 Item 3(Picture) Dielectric fitting



10.0 Item 4(Picture)

**10.0** (4) Water flow fluctuation noted at water supply lines due to galvanized piping and restrictions when flow tested. Suggest review by a licensed plumber for costs to replace the galvanized plumbing as needed.



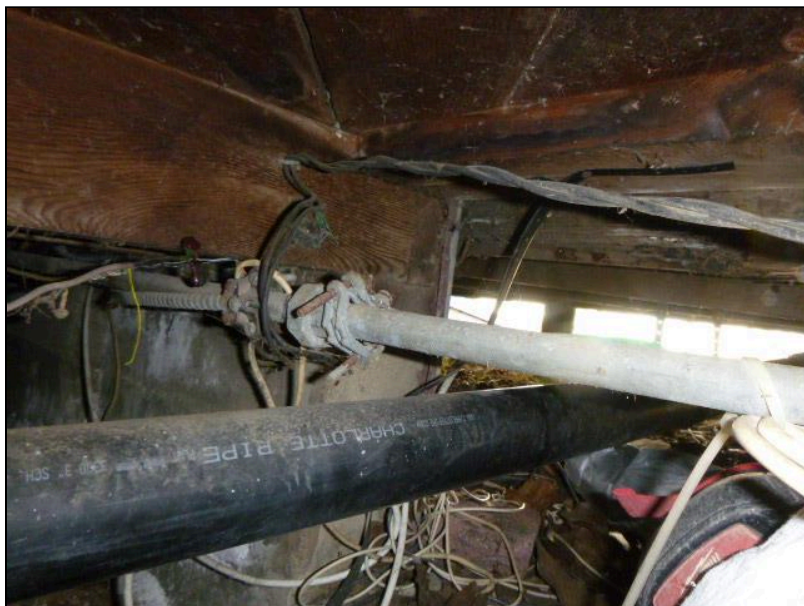
10.0 Item 5(Picture)



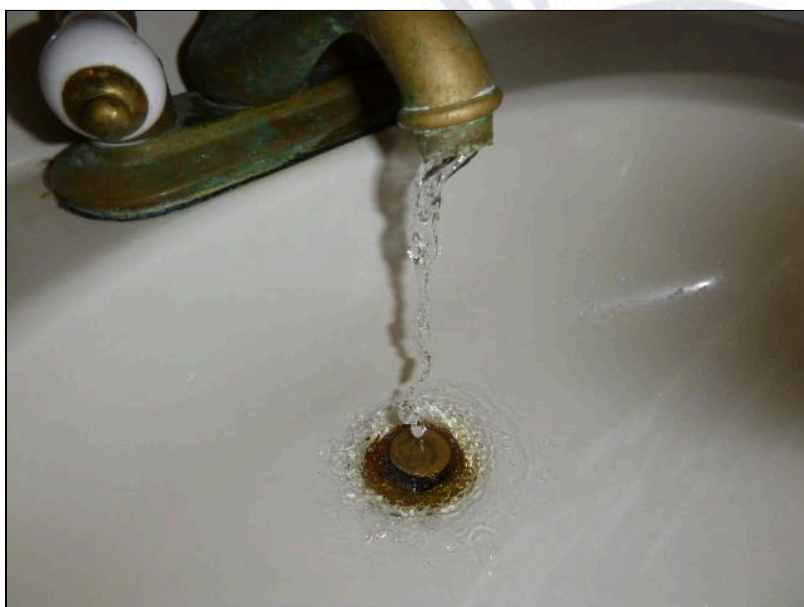
10.0 Item 6(Picture)







10.0 Item 7(Picture)



10.0 Item 8(Picture)



# 11. Sewer/Waste System

The home inspector shall observe: Interior water drainage systems where visible, including: piping materials, leaks; and cross connections; piping supports and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

## Styles & Materials

### Waste/Drains ( where visible ):

Cast iron  
ABS

		IN	NI	NP	RR
11.0	Waste/Drains				•
		IN	NI	NP	RR

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

## Comments:

**11.0 (1)** See the crawl plumbing/drainage comments and repair/replace as needed.

**11.0 (2)** Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

**11.0 (3)** Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

# 12. Water Heater

The home inspector shall observe: Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; flues, and vents; Fuel distribution systems including: interior supply piping, venting, and supports; leaks. The home inspector shall describe: Water heating equipment; and water supply shutoff device.

### Styles & Materials

**Water Heater Location:**

Exterior  
Utility Closet  
Rear

**Water Heater Power Source:**

Tank ( Gas )

**Water Heater Capacity:**

40 Gallon

**Manufacturer:**

KENMORE

**Manufactured Date:**

A-2004

**Cold water shut off:**

Yes

**Gas Shut off:**

Yes

**TP Valve & discharge installed:**

Yes  
Discharges to ground

**Seismic Strapping:**

Yes  
Two straps

**Smitty pan:**

No  
See comments

**Gas supply line drip leg/sediment trap installed:**

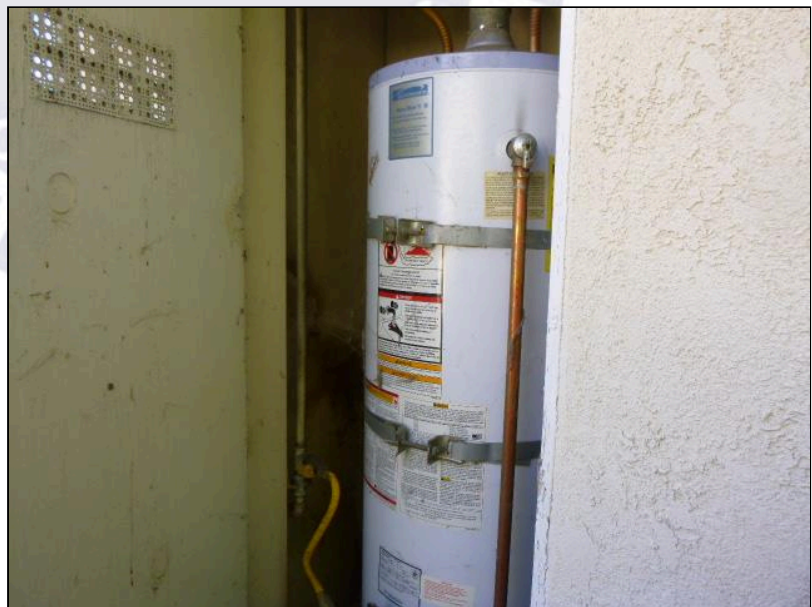
No, see comments

		IN	NI	NP	RR
12.0	Water Heater				•
12.1	Venting				•
		IN	NI	NP	RR

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

### Comments:

**12.0** (1) Due to the age of this unit, suggest review with a licensed plumber for replacement costs as it has exceeded it's intended life span ( 12-15 years ).



12.0 Item 1(Picture)

**12.0** (2) No spill pan or drain line installed at the time of inspection. Suggest installation of a spill pan with a drain line to the exterior of the dwelling as required as leakage would cause damage to the stand and surrounding area.



12.0 Item 2(Picture)

**12.0** (3) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.

**12.1** (1) A poor fitting/ disconnected vent pipe was noted, this is a safety hazard requiring immediate attention. Suggest review by a licensed plumbing contractor for repair/replacement costs as required for safety.



12.1 Item 1(Picture)

**12.1** (2) An original asbestos-like material transit pipe/vent was noted ( this is common for the age of the dwelling ). No damage visible at the transit pipe at the time of the inspection.



# INVOICE

**Ferguson Home Inspections**  
**318 Avenue I # 673**  
**Redondo Beach, CA 90277**  
**Inspected By: Paul**

**Inspection Date:** 12/7/2023  
**Report ID:** 12072023Gibson

<b>Customer Info:</b>	<b>Inspection Property:</b>
Ed Frazier	3304 Gibson Pl Redondo Beach CA 90278
<b>Customer's Real Estate Professional:</b> Julie DeCoste	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Partial Inspection, Major systems only	275.00	1	275.00
			<b>Tax \$0.00</b>
			<b>Total Price \$275.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**

## General Summary



### Ferguson Home Inspections

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

#### 1. Exterior



##### 1.0 Driveway

###### Repair or Replace

Settling, expansion cracks and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

### 1.5 Trim/Eaves/Fascia

#### Repair or Replace

Paint blistering, peeling and wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.

### 1.9 Gutters/Downspouts

#### Repair or Replace

Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.

## 2. Lot Grade/Drainage

### 2.0 Lot Grade/Drainage

#### Repair or Replace

Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation. Suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.

## 3. Foundation

### 3.0 Foundations, Basement and Crawlspace

#### Repair or Replace

(1) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spawling, which can lead to horizontal cracking of the foundation ( currently there are no major cracks visible at the foundation ). Any future cracking/damaged can be an expensive repair as the foundation is now structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.





3.0 Item 1(Picture)



3.0 Item 2(Picture)

(2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation. Suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.

### 3.1 Floors (Structural)

#### Repair or Replace

Stains and deterioration noted at various flooring and supports from active/prior leaks. Suggest review with a termite company and/or a licensed contractor for any repair/replacement costs as needed.



3.1 Item 1(Picture)

## 4. Crawl Space

### 4.0 Crawl Space

#### Repair or Replace

(1) Suggest review with a licensed contractor for costs to install a crawl access port door/screen as required.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

(2) Suggest removal of debris and construction items from the crawl area.



4.0 Item 3(Picture)

#### 4.2 Ventilation

##### Repair or Replace

Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion .



4.2 Item 1(Picture)

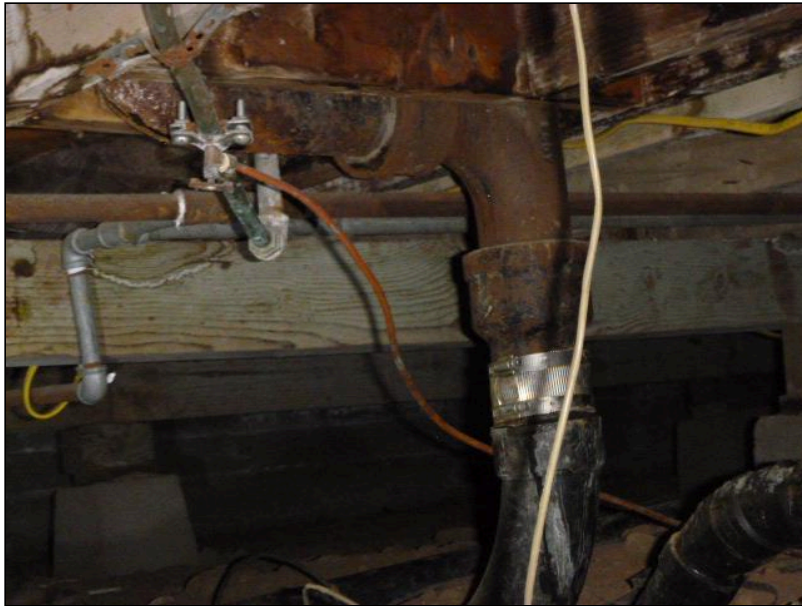
#### 4.4 Plumbing Supply & Drainage

##### Repair or Replace

(1) Rust and corrosion noted at various cast iron drain lines within the crawl space, common for the age, active leaking visible at the hallway toilet drain at the time of the inspection. Suggest review by a licensed plumbing contractor for repair/replacement costs as needed.

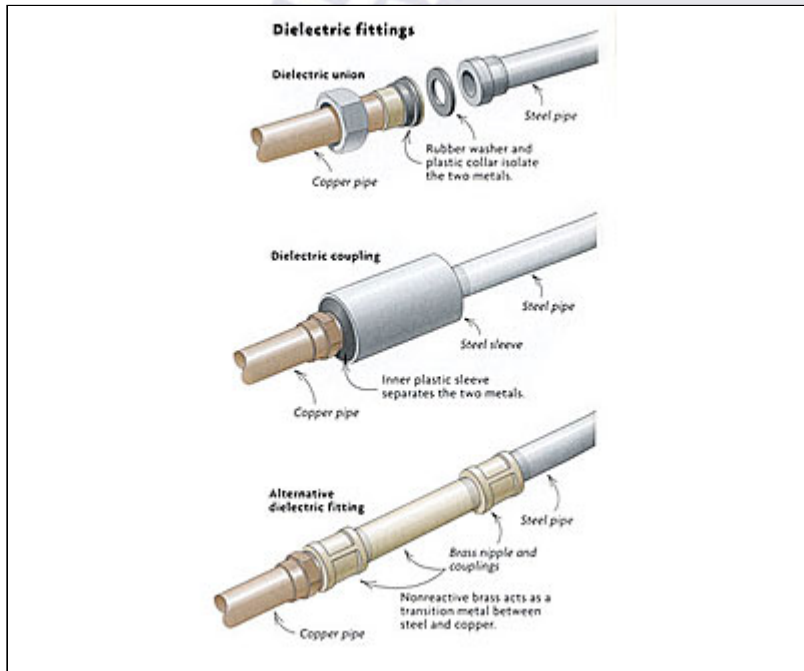


4.4 Item 1(Picture)



4.4 Item 2(Picture)

- (2) Corroded areas of the galvanized plumbing noted at the crawl area, suggest review with a licensed plumber for repair/replacement costs as needed.
- (3) No dielectric connections installed between the different types of plumbing. Suggest review by licensed plumber and repair as necessary.



4.4 Item 3(Picture) Dielectric fitting



4.4 Item 4(Picture)

## 5. Roofing

### 5.0 Roof

#### Repair or Replace

The roof covering is old and deteriorated. It is nearing the end of its useful life and the covering will need to be replaced. While it could last a year or so, some areas may need patching/repairs as leaks develop. Please review with a licensed roofer to determine the remaining life expectancy and for costs to repair/remove and replace the existing roofing material as needed.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)





5.0 Item 4(Picture)



5.0 Item 5(Picture)







5.0 Item 6(Picture)



5.0 Item 7(Picture)





5.0 Item 8(Picture)



5.0 Item 9(Picture)

## 6. Attic

### 6.0 Framing & Sheathing

#### Repair or Replace

Moisture stains noted at various areas of the attic sheathing/framing, see roof comments and repair as needed.



6.0 Item 1(Picture)

## 6.2 Ventilation

### Repair or Replace

Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion .

## 6.5 Comments

### Repair or Replace

Excessive pest nests were noted within the attic. Suggest review with a qualified pest control company for removal and replace the damaged vent screens.

## 7. Garage

### 7.0 Siding

#### Repair or Replace

(1) Suggest installation of gutters at the garage eave areas and installation of an area drainage system to divert the water away from the garage foundation to the street as an upgrade.

(2) Paint blistering, peeling and wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.

### 7.1 Roof

#### Repair or Replace

(2) Deteriorated/worn ridge caps were noted at the pitched roof. Suggest review by licensed roofer for replacement costs as needed to prevent future leakage at these areas.

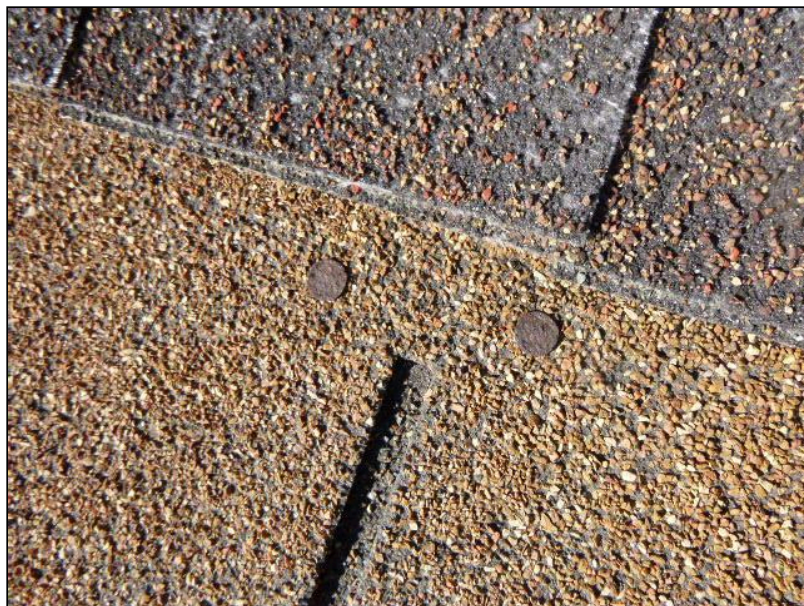


7.1 Item 3(Picture)

(3) Exposed nail heads noted at various areas of the roof, suggest review with a licensed roofer for repairs as needed.

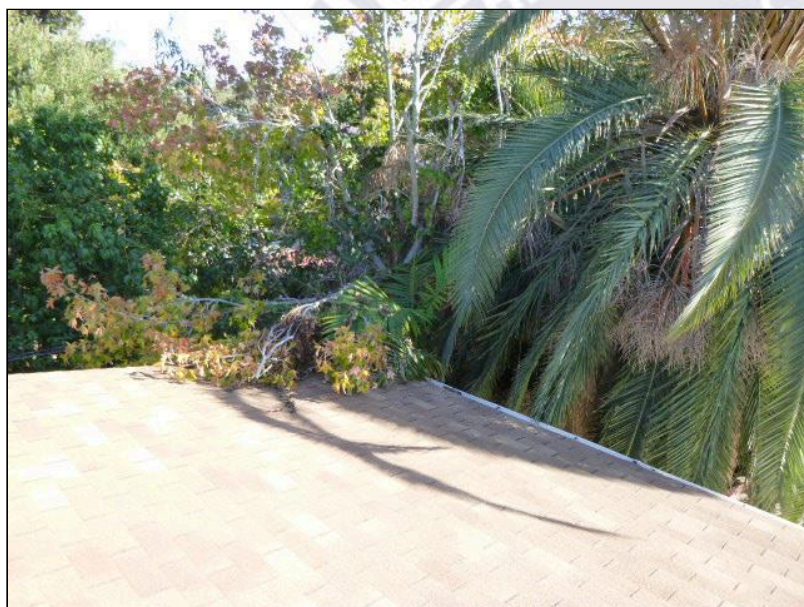


7.1 Item 4(Picture)



7.1 Item 5(Picture)

(4) The tree limbs that are in contact with roof and/or hanging near roof should be trimmed to prevent damaging the roof. Suggest trimming and removing the debris from the roof area as needed.



7.1 Item 6(Picture)

**7.2 Roof Flashings**

**Repair or Replace**

No eave drip flashings installed, suggest review with a licensed roofer for installation costs as needed.



7.2 Item 1(Picture)

### 7.3 Slab

#### Repair or Replace

(2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spawling, which can lead to horizontal cracking of the foundation ( currently there are no major cracks visible at the foundation ). Any future cracking/damaged can be an expensive repair as the foundation is now structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



7.3 Item 2(Picture)

### 7.4 Garage Door (s)

#### Repair or Replace

The main garage door does not seal to the slab correctly. Suggest replacing the door seal and/or installation of a berm strip to prevent possible water, insect and rodent intrusion.



7.4 Item 1(Picture)

## 7.5 Garage Door Hardware

### Repair or Replace

Bent and damaged hinge hardware was noted, this is a potential safety hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



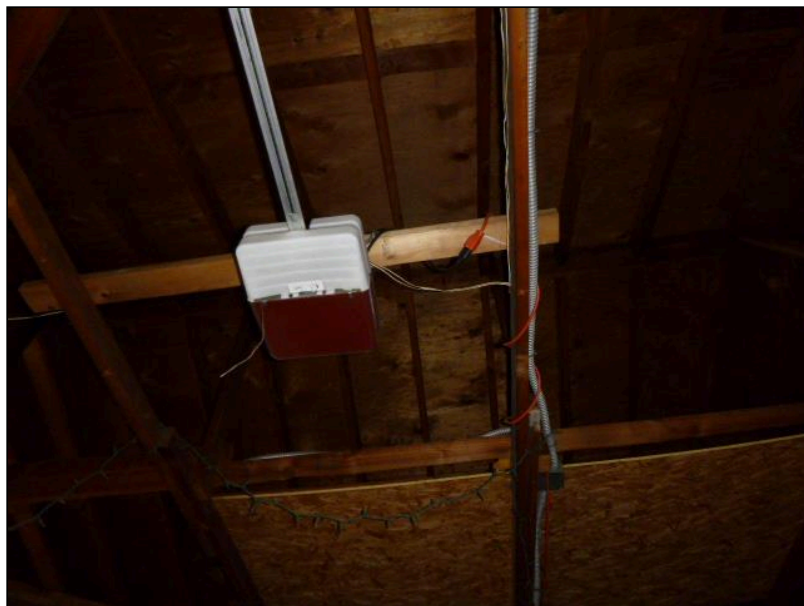
7.5 Item 1(Picture)

## 7.6 Door Opener

### Repair or Replace

(1) Unreasonable resistance was required to stop the main garage door(s) in motion, this is a safety concern. Suggest adjusting door opener(s) so the safety reverse operates as required. The US Product Safety Commission recommends these devices be checked monthly.

(2) The garage door opener is improperly wired with an extension cord. Suggest review with a licensed electrician for costs to hard wire a receptacle adjacent to the garage door opening unit for electrical service and remove the extension cord.

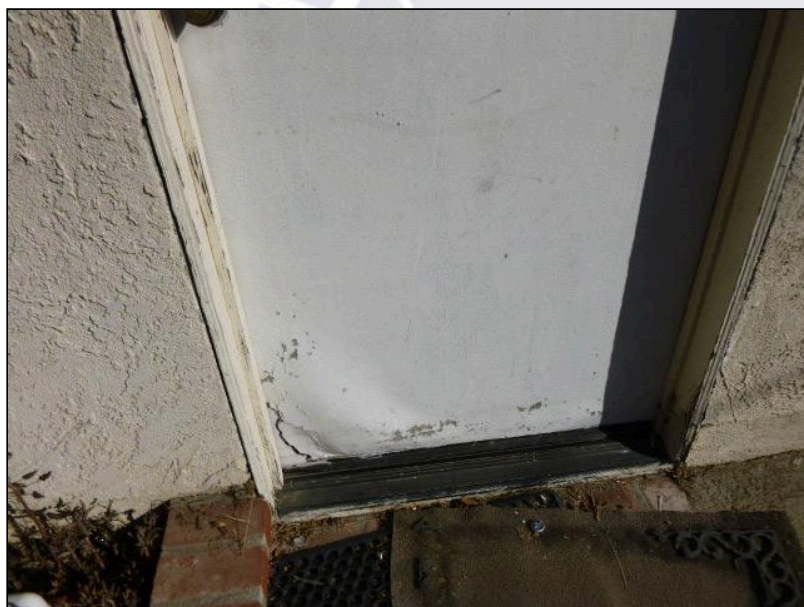


7.6 Item 1(Picture)

### 7.7 Access Door

#### Repair or Replace

(1) Excessive wood deterioration/delaminating noted at the garage access door. Suggest review by a licensed contractor for repair/replacement costs as needed.



7.7 Item 1(Picture)

(2) Evidence of previous and possible ongoing water intrusion at the garage access door. Suggest review with a licensed contractor for repair/replacement costs as needed.





7.7 Item 2(Picture)

## 8. Heating A/C System

### 8.0 Heating Equipment

#### Repair or Replace

(1) Unable to test the heating system as the gas was turned off to the unit at the time of the inspection. Suggest review by the Gas Company or a licensed heating company for further review to determine if the unit is operational/usable, the remaining life of the unit and/or any repair/replacement costs as needed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

(2) The inspector was unable to test the heating system as the thermostat was inoperable at the time of the inspection. Suggest review by the Gas Company and/or a licensed heating company for review to determine if the unit is operational, any repair/replacement costs and confirm correct operation as needed.



8.0 Item 3(Picture)

(3) Multiple cracks noted at the heat exchange units, this is a potential safety hazard. Suggest review with the Gas company and/or a licensed heating company to determine if the heat exchange is cracked through and leaking. Suggest repair/replace as needed.

## 9. Electrical System

### 9.0 Service Entrance Conductors

#### Repair or Replace

Potential safety hazard due to the electrical service conductors clearance (outside) from the ground is lower than 12 feet. Suggest review with a licensed contractor and/or the utility company for repair/replacement/relocation costs as required for safety.

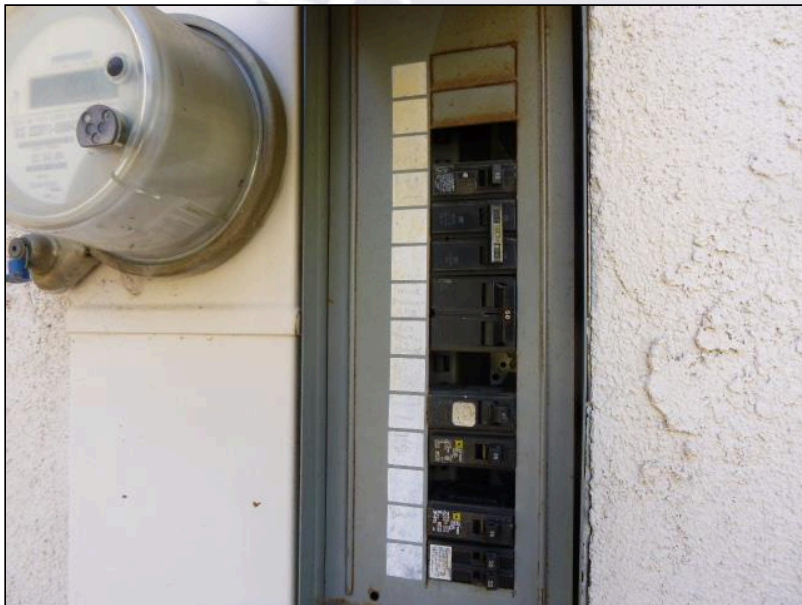


9.0 Item 1(Picture)

**9.1 Service, Grounding Equipment, Main/Sub Panels**

**Repair or Replace**

(1) Suggest adding correct/complete indexing/labelling to all breakers for indentification of each circuit for safety.

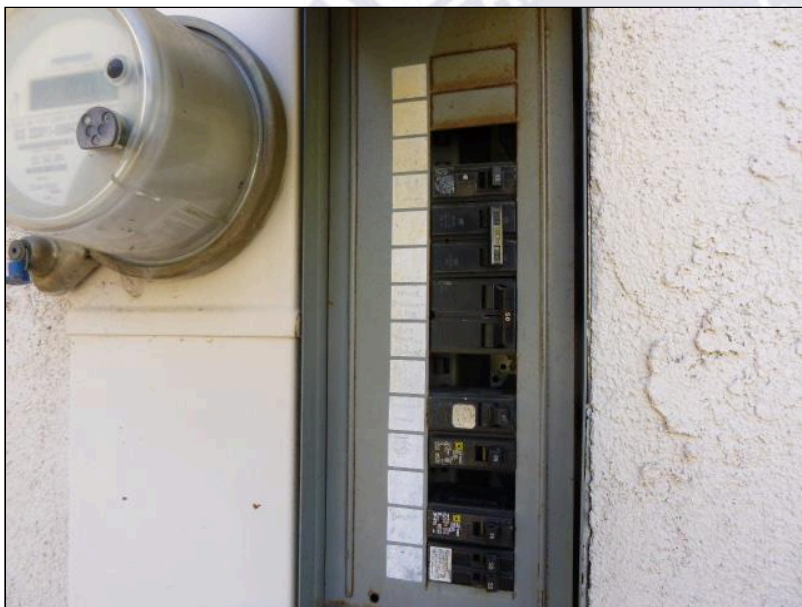


9.1 Item 1(Picture)



9.1 Item 2(Picture)

(2) Potential safety hazard due open areas of the electrical panel cover plate. Suggest installing future plugs in the cover plate where the blanks have been removed as required for safety.



9.1 Item 3(Picture)

## 9.2 Branch Circuits, Overcurrent Devices

### Repair or Replace

Minimal/Inadequate/ungrounded circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to ground/install additional circuits to the interior of the dwelling as needed.

## 10. Plumbing System

### 10.0 Plumbing Water Supply and Distribution System

#### Repair or Replace

(1) Corroded plumbing and fittings noted at various areas within the dwelling. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

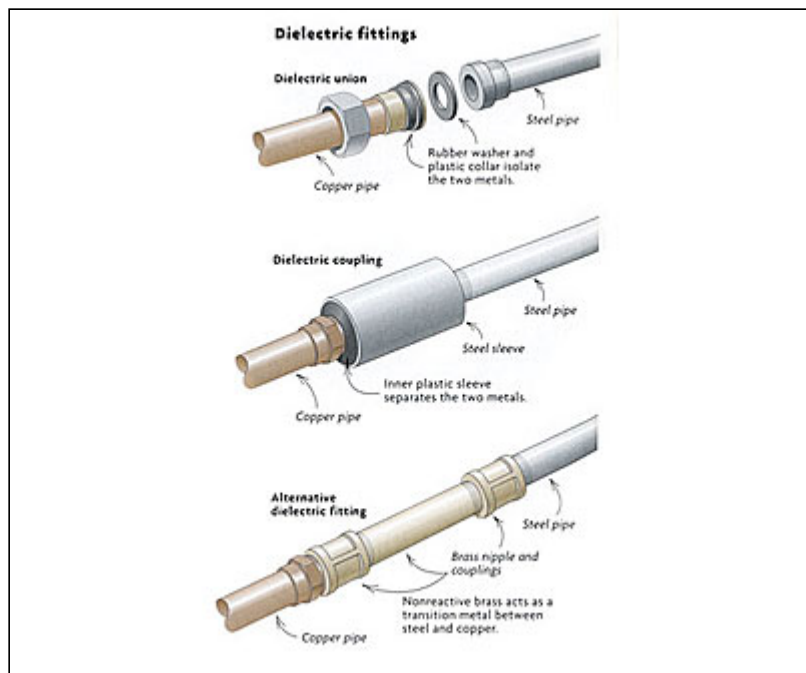
(2) Various plumbing fixtures within the dwelling do not conform to the new low flow specifications required by the State of California as of January 1st, 2017.

Suggest review with a licensed plumber for replacement costs as required to conform to this new ordinance.

Below is the link to the State of California Legislative Low Flow plumbing ordinance.

[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=200920100SB407](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407)

(3) No dielectric connections installed between the different types of plumbing. Suggest review by licensed plumber and repair as necessary.



10.0 Item 3(Picture) Dielectric fitting



10.0 Item 4(Picture)

(4) Water flow fluctuation noted at water supply lines due to galvanized piping and restrictions when flow tested. Suggest review by a licensed plumber for costs to replace the galvanized plumbing as needed.



10.0 Item 5(Picture)

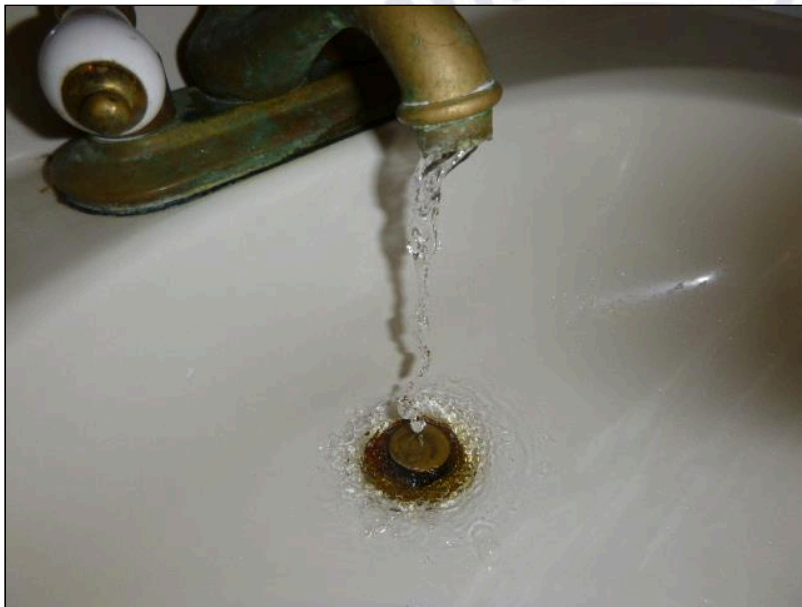


10.0 Item 6(Picture)





10.0 Item 7(Picture)



10.0 Item 8(Picture)

## 11. Sewer/Waste System

### 11.0 Waste/Drains

#### Repair or Replace

(1) See the crawl plumbing/drainage comments and repair/replace as needed.

(2) Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

(3) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may



be improperly installed prior to close of escrow.

## 12. Water Heater

### 12.0 Water Heater

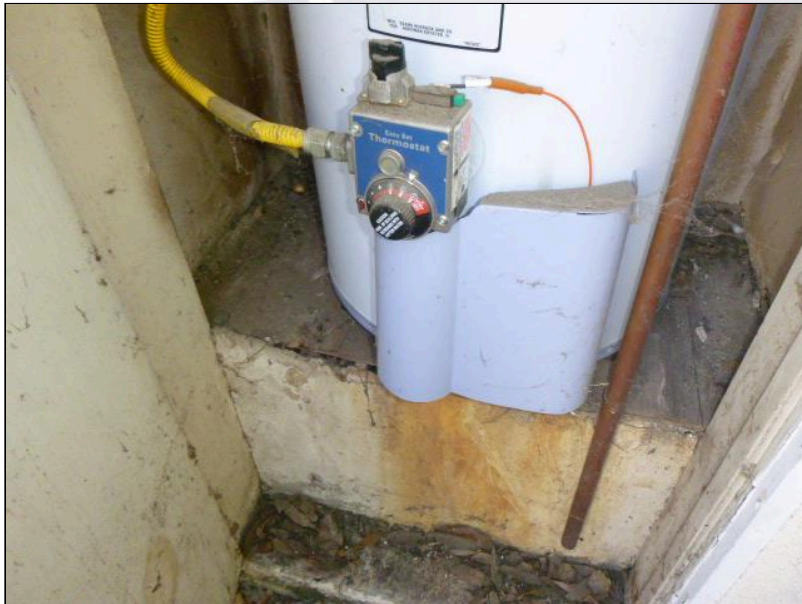
#### Repair or Replace

(1) Due to the age of this unit, suggest review with a licensed plumber for replacement costs as it has exceeded it's intended life span ( 12-15 years ).



12.0 Item 1(Picture)

(2) No spill pan or drain line installed at the time of inspection. Suggest installation of a spill pan with a drain line to the exterior of the dwelling as required as leakage would cause damage to the stand and surrounding area.



12.0 Item 2(Picture)

(3) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.

### 12.1 Venting

**Repair or Replace**

(1) A poor fitting/disconnected vent pipe was noted, this is a safety hazard requiring immediate attention. Suggest review by a licensed plumbing contractor for repair/replacement costs as required for safety.



12.1 Item 1(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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

## Inspection Contract Agreement

This contract is an agreement between the client listed below, and Paul D/B/A Ferguson Home Inspections, to perform an inspection of the home or building listed below according to the "Standards of Practice" of ASHI. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

**Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as:** Asbestos, Formaldehyde, Chinese manufactured products including but not limited to engineered flooring and drywall , Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" ( EIFS ) as this is a separate test and contract. Ferguson Home Inspections will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Ferguson Home Inspections in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Ferguson Home Inspections Inspection does not inspect for code compliance or ordinances. This inspection does not include reviewing with the city for any permits for remodels, additions and/or any add on areas.

The home inspection report is an " opinion" of Ferguson Home Inspections. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before

closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and Ferguson Home Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

**Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote and request a different contract other than this one.**

The Client's signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or Ferguson Home Inspections. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Ferguson Home Inspections and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

The cost of the home inspection is based upon the square footage of the home to be inspected. Payments must be made at the time of inspection. Ferguson Home Inspections agrees to provide you with a report within three business days or sooner ( generally within 24 hours ) by providing your email address.

A copy of this report will be sent to your real estate agent representative for you unless you notify us not to send a copy.

Ferguson Home Inspections **MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN** (either electronically or physically). If viewing this online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.

Client Name: Ed Frazier

Customer Signature (if signing in person) \_\_\_\_\_

Ferguson Home Inspections  
318 Avenue I # 673  
Redondo Beach, CA 90277

**Location:**

3304 Gibson Pl Redondo Beach CA 90278

**Date: 12/7/2023**

**Inspector: Paul**

**Total Inspection Cost: \$275.00**

