



# Inspection Report

1730 Morgan Ln  
Redondo Beach, CA 90278



PREPARED EXCLUSIVELY FOR:  
Steve Johnson

Friday, April 15, 2022

INSPECTOR:  
David Kramer



# EXECUTIVE SUMMARY

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

Summary may include:

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

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

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

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

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

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

## NOTICE TO THIRD PARTIES:

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

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

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

## INSPECTION INFORMATION

### OBSERVATIONS

**FE s-16:** This structure has been added to and/or upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities. Determination of compliance with manufacturer's installation instructions, building codes, ordinances, regulations, covenants or other restrictions is beyond the scope of this inspection.

## SITE & GROUNDS

### WALKWAYS

**SC s-22:** Evidence of ponding water was observed on the walkway. This condition poses a slip and fall hazard. We recommend correcting the condition(s) noted for safety reasons.



### DRIVEWAY

**SC s-23:** Uneven sections were observed in the driveway surface. This condition poses a trip hazard. We recommend correcting the condition(s) noted for safety reasons.



### PATIO

**SC s-24:** Uneven sections were observed in the patio surface. This condition is a trip hazard. We recommend correcting the condition(s) for safety reasons.



## EXTERIOR STUCCO

**FE CR s-29:** There is a gap(s) in the exterior cladding at joints with dissimilar materials, a utility, pipe or vent penetration. This can permit water entry and result in damage to the cladding and underlying building elements. We suggest that open joints or gaps in the siding should be caulked and sealed.



**FE s-30:** The patio/walkway surface on several sides of the building had been installed above the metal stucco weep screed material along the bottom edge of the stucco wall. This condition is conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



## ROOF COMPOSITION SHINGLES

**CR s-38:** Shingles are loose or missing on one or more sides of this roof. This may be a result of wind and weather, or it may indicate improper installation. We suggest a qualified technician could make repairs or modifications as necessary.



## PLUMBING - SUPPLY CONDITIONS

### EXTERIOR PLUMBING

**CR s-63:** The copper supply piping at the left front of the building does not appear to have proper protection where it penetrates and/or is embedded in the concrete walkway. This will hasten corrosion and deterioration of the piping, which could lead to leaks. We suggest a qualified plumber should evaluate this condition and make repairs or modifications as necessary.



## PLUMBING - DRAIN, WASTE & VENT CONDITIONS

### DRAIN & WASTE LINES

**FE s-65:** You should be aware that older structures commonly have old-style exterior sewer pipe and plumbing in general. These older sewer pipes are frequently made up of individual short sections of clay pipe. The joint connections between the individual pipes are a vulnerable area at which roots from trees and/or bushes can enter the sewer line. Roots can cause partial or full blockage of the sewer line. Periodic cleaning of the sewer by a plumber may be required. We suggest a plumber equipped with a special camera that displays the condition of the interior of the sewer can be contacted if you suspect a problem with the sewer line. Based on the age of this structure, having this done during your inspection contingency may be warranted.

**FE s-66:** There are drains in the concrete slab which are inaccessible to view/inspect. Given the age of the building these drains are nearing the end of their estimated service life. We suggest a qualified plumber, equipped with a special camera that displays the interior of the drains can be contacted to examine the drain lines in the slab and advise on current condition and estimated service life.

## PLUMBING - PLUMBING FIXTURE CONDITIONS

### FAUCETS

**FE CR s-67:** In the area(s) listed below the water temperature does not get very hot. We suggest a qualified plumber should evaluate this condition and make repairs as necessary.  
Lower floor bathroom shower/tub

## STOPS & SUPPLIES

**CR s-68:** In the area(s) listed below the water supply shutoff valves are noticeably corroded, but are not leaking at this time. We recommend replacing any corroded valve before leaks are discovered.

Laundry washer hook-ups



## WATER HEATER

### CONNECTIONS & VALVES

**CR s-74:** The water connections are heavily corroded and leaks may occur. We suggest a qualified plumber should replace the corroded connections.



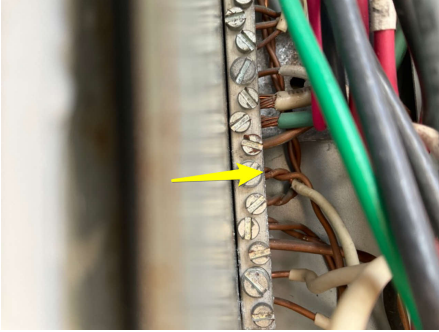
## GAS PIPES

**CR s-77:** The gas connector is an older flexible line, and the gas shut off valve is old as well. This appliance has recently been replaced and the connector and shut off valve should have been replaced at that time. Older supply lines are prone to unsafe gas leakage. Older shut off valve are often difficult or inoperable. We suggest the present gas connector and shut off valve should be replaced. A qualified plumber should do the work.

## ELECTRICAL - MAIN PANEL CONDITIONS

### WIRING

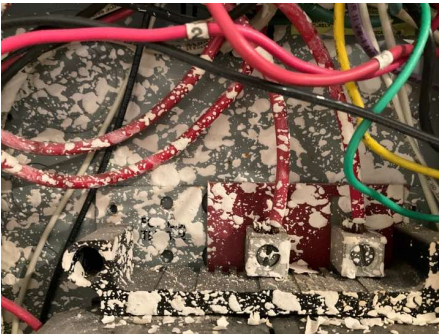
**CR s-93:** Multiple neutral wires are installed on the bus bar under one screw. The connectors may not have proper connection which would lead to arcing and overheating. We suggest a licensed electrician should correct all improper double taps.



## ELECTRICAL - SUBPANEL CONDITIONS

### ENCLOSURE

**FE s-97:** Most of the interior components of the electrical sub panel have been painted over. This is contrary to industry standards and may affect the performance of the panel. We suggest a qualified electrician should evaluate the panel and determine if the affected internal components and/or entire panel should be replaced.



## ELECTRICAL - FIXTURE CONDITIONS

### RECEPTACLES ALL AREAS

**CR s-99:** Receptacle(s) in the areas listed below are wired backwards. This is commonly called reversed polarity. This condition can pose a risk to personal safety and/or some electrical equipment. We suggest a qualified electrician should properly rewire any reversed-polarity receptacles.

Powder room

## COOLING

### CONDENSATE DRAINAGE

**CR s-132:** The primary condensate drain line is not trapped. We suggest a qualified technician should install a proper trap.

**CR s-133:** The secondary condensate drain from the evaporator coil is capped. If the primary drain line clogs, there is no effective backup drain and this could lead to water damage to the adjacent surfaces. We suggest a qualified HVAC technician should install a float switch cutoff, which shuts off the A/C unit if it detects water in the secondary condensate drain.



## GARAGE

### VEHICLE DOOR OPENER

**SC s-147:** The garage door opener raised and lowered the door, and it stopped and reversed when the light beam was interrupted. However, it did not stop or reverse when meeting resistance. Sometimes, this condition can be remedied by an adjustment of the door sensitivity. We suggest the sensitivity on the closing (downward) force exerted by the opener mechanism should be adjusted to a safe level or other repairs be performed as necessary by a qualified garage door technician.

**CR s-148:** The control knob for the garage door opener is installed at an incorrect height. This could allow children to activate the garage door opener. This is a safety concern. We suggest the knob should be installed at least five feet above the floor in accordance with the manufacturer's specifications.



**CR s-149:** An extension cord is being used to supply electricity to the garage door opener. We suggest a qualified garage door technician should install a proper receptacle to serve the garage door opener.



## FIRE SEPARATION

**CR s-151:** There are holes/damage in the fire-resistive barrier between the garage and interior or attic. This condition can allow more rapid spread of smoke and flames in the event of a fire. We suggest all voids should be repaired per current industry standards.



## INTERIOR - LIMITATIONS & EXCLUSIONS

### LIMITATIONS & EXCLUSIONS: INTERIOR ENVIRONMENT

**FE s-156:** The sprayed-on ceiling material in the garage and closets may contain asbestos. Asbestos content can be determined only by laboratory testing. We suggest you to obtain further information on asbestos from a licensed asbestos consultant or abatement contractor.

## INTERIOR - FLOOR WALL & CEILING CONDITIONS

### WALLS & CEILINGS

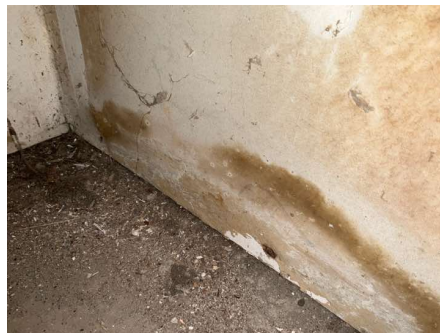
**FE s-161:** There is evidence of previous patching and/or repairs to the finished surfaces in several areas. We suggest asking the owner what caused the damage and what repairs were done.

## INTERIOR - MOISTURE EVIDENCE

### WALLS & CEILINGS

**FE CR s-162:** In the area(s) listed below there are water stains and/or minor surface damage to the wall and ceiling. We suggest the source of the moisture should be identified and eliminated. The surface could be refinished as necessary.

Water heater closet



## INTERIOR - WINDOW CONDITIONS

### FALL PROTECTION

**SC** **RU** **s-164:** In the area(s) listed below openable window(s) is/are too close to the floor given their height above the ground outside. This is a potential fall hazard for children. As an upgrade we suggest installing window guards that adults and older children can easily open in case of a fire. A qualified technician should do the work in accordance with current industry standards.

<https://www.cpsc.gov/PageFiles/121528/5124.pdf>

Living room



## INTERIOR - STAIRWAY & RAILING CONDITIONS

### HANDRAILS

**SC** **s-165:** The stairs hand railings are not high enough to provide adequate protection against falling. We suggest the height of the existing railings could be raised, or new railings with the proper height could be installed.

**SC** **s-166:** The end of the stairway handrails do not return to the wall. This can be a fall hazard if someone carrying a purse or bag catches the strap on the end of the handrail as they pass. We suggest the end of all stairway handrails should return to the wall. A qualified technician should do the work.



## GUARDRAILS

**SC RU s-167:** The baluster spacing on the stairs or landing is improper. The balusters are spaced too far apart, climbable and/or are too low. This is a hazard for small children. This installation may have been acceptable at the time of construction. We suggest the railings could be upgraded or modified to meet modern standards.



## INTERIOR - GENERAL CONDITIONS

### PESTS

**FE s-170:** In the areas listed below there are dropping or pellets that may indicate the presence of wood destroying organisms. Review of a current pest control operator's report, if available is recommended to determine what action might be appropriate. If no current report is available, a report should be ordered from a qualified, licensed pest control operator.

Attics

## KITCHEN

### OVEN

**SC s-178:** The oven anti-tip hardware is missing or improperly installed. This is an important safety feature that prevents the oven from falling over if a child climbs on the open oven door. We recommend the hardware be installed in accordance with the manufacturer's installation instructions.

## LAUNDRY AREA

### DRYER VENT

**SC s-198:** The clothes dryer vent exterior termination is screened and can clog with lint, dirt or debris. This is a fire hazard, and reduces dryer efficiency. We suggest a damper hood terminal should be installed.



Friday, April 15, 2022  
Steve Johnson  
1730 Morgan Ln  
Redondo Beach, CA 90278

Dear Steve Johnson,

We have enclosed the following Full Report for the property inspection we conducted for you on Friday, April 15, 2022 at:

1730 Morgan Ln  
Redondo Beach, CA 90278

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

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

- SC** = Conditions in their present state may pose a hazard to humans, the structure or both.
- FE** = Conditions that warrant further evaluation by a qualified specialist, disclosure from the sellers, or future observations.
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We thank you for the opportunity to be of service to you.

Sincerely,

David Kramer



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## INTRODUCTION

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

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

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

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

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

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

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

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

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

Photographs and videos when used, are simply a tool to convey our findings as observed, they are not intended to enhance the findings or diminish those findings not photographed. Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection

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

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

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

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

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

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

## INSPECTION INFORMATION

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

### REPORT #

1: 041522DK1

### PROPERTY ADDRESS

2: 1730 Morgan Ln  
Redondo Beach, CA 90278

### INSPECTOR

3: David Kramer

#### **DATE & TIME**

4: Friday, April 15, 2022 at 9:00 AM

#### **CLIENT(S) NAME**

5: Steve Johnson

#### **ATTENDEES**

6: The following people were present during or at the end of the inspection: client(s).

#### **TYPE OF INSPECTION**

7: This inspection and subsequent report was conducted on a single family residence.

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

#### **BUILDING AGE**

9: The age of the building was reported to be 42 years old.

#### **WEATHER/SOIL**

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

#### **PRIOR WEATHER**

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

#### **ELECTRIC SHUT OFF LOCATION**

12: The electric panel and/or shut off location is on the left front of the building.

#### **WATER SHUT OFF LOCATION**

13: The water shut off valve is located on the left front of the building.

#### **GAS METER AND SHUT OFF**

14: The gas meter and/or shut off valve are located on the left front of the building.

#### **EXCLUDED SYSTEMS**

**FE** 15: The inspection of the following and any related equipment is not included in the scope of this inspection: mini fridge.

#### **OBSERVATIONS**

**FE** 16: This structure has been added to and/or upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities. Determination of compliance with manufacturer's installation instructions, building codes, ordinances, regulations, covenants or other restrictions is beyond the scope of this inspection.



## ENVIRONMENTAL CONCERNS

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

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

**FE 19:** Recent studies have shown that Americans spend up to 90 percent of their time at home. Indications from a growing body of scientific evidence suggest that the air within homes and other buildings can be more polluted than the outdoor air in even the largest and most industrialized cities. Thus for many people, the risks to health may be greater due to indoor rather than outdoor air pollution. For more information regarding indoor air quality we recommend reviewing, "The Inside Story" a guide to indoor air quality. Published by the Environmental Protection Agency, in conjunction with: The Consumer Product Safety Commission, Office of Radiation and Indoor Air. Or visit the website at: <http://www.epa.gov/iaq/pubs/insidest.html>

## SITE & GROUNDS

*The items listed are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.*

### DESCRIPTIONS: WALKWAYS

**20:** The walkway surface material is concrete.

### DESCRIPTIONS: DRIVEWAY

**21:** The driveway surface material is concrete.

## WALKWAYS

**SC 22:** Evidence of ponding water was observed on the walkway. This condition poses a slip and fall hazard. We recommend correcting the condition(s) noted for safety reasons.



## DRIVEWAY

**SC 23:** Uneven sections were observed in the driveway surface. This condition poses a trip hazard. We recommend correcting the condition(s) noted for safety reasons.



## PATIO

**SC 24:** Uneven sections were observed in the patio surface. This condition is a trip hazard. We recommend correcting the condition(s) for safety reasons.



## EXTERIOR

*The exterior surfaces and materials of the structure are visually observed to determine their current condition. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Areas*

*hidden from view by vegetation and/or stored items can not be observed and are not included in this inspection.*

#### **LIMITATIONS & EXCLUSIONS: PAINT**

**25:** There are exterior components that have been freshly painted. The fresh paint could conceal defects. Finding concealed defects is beyond the scope of this inspection.

#### **DESCRIPTIONS: COVERINGS**

**26:** The exterior wall covering is stucco.

#### **DESCRIPTIONS: WINDOWS**

**27:** The exterior window material is vinyl.

#### **STUCCO**

**CR 28:** There are minor cracks in the stucco around the building. We suggest that small cracks should be patched and sealed in the course of routine maintenance.

**FE CR 29:** There is a gap(s) in the exterior cladding at joints with dissimilar materials, a utility, pipe or vent penetration. This can permit water entry and result in damage to the cladding and underlying building elements. We suggest that open joints or gaps in the siding should be caulked and sealed.



**FE 30:** The patio/walkway surface on several sides of the building had been installed above the metal stucco weep screed material along the bottom edge of the stucco wall. This condition is conducive to moisture intrusion and deterioration. We recommend further evaluation and corrections by a specialist in the appropriate trade.



#### **VENTS**

**CR 31:** Screens at the furnace vents are torn. This could allow the entry of insects, birds, and small animals. We suggest a damaged or missing screens should be replaced.

## ROOF

*The visible portions of the roof and components are observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall which is beyond the scope of this report. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report.*

### DESCRIPTIONS: INSPECTION METHOD

**32:** Comments regarding the roof covering are based on an examination conducted from another elevation, building or from interior locations. In our judgment, direct access to the subject roof would have been potentially damaging to the roof surface, and/or hazardous to the inspector. The following comments are based on a somewhat limited inspection.

### DESCRIPTIONS: MATERIALS

**33:** The material in the roof covering, or its type, is clay tile and asphalt-composition shingles.

### DESCRIPTIONS: SLOPE

**34:** The slope or pitch of the roof is medium.

### DESCRIPTIONS: PENETRATIONS

**35:** The connections and penetrations in the roofing surface are sealed with sheet metal and mastic.

### DESCRIPTIONS: ROOF DRAINAGE

**36:** The roof drainage system is comprised of gutters and downspouts.

### COMPOSITION SHINGLES

**CR 37:** Many of the shingles on more than one side of the roof are worn, weathered and generally deteriorated. We suggest a qualified technician could evaluate the roof and make repairs or modifications as necessary.

**CR 38:** Shingles are loose or missing on one or more sides of this roof. This may be a result of wind and weather, or it may indicate improper installation. We suggest a qualified technician could make repairs or modifications as necessary.



### TILE

**39:** The tile roof system is in adequate condition.

## FLASHINGS OVERALL

**CR 40:** The mastic used to seal the roof penetrations is deteriorated. We suggest all deteriorated mastic sealant should be repaired as necessary to help prevent leaks.

**CR 41:** The metal fasteners used to secure some flashings are exposed. This could allow leaks to develop. We suggest all exposed fasteners should be sealed with a high quality caulking material. Eventually, it may be necessary to re-configured or replace the affected flashings.

**CR 42:** Flashings are rusted and/or corroded on the roof. We suggest a qualified roofer could repair or replace all rusted or corroded flashings.

## GUTTER CONDITIONS

**CR 43:** Only portions of the roof have gutters. Gutters installed at all roof edges would be beneficial. We suggest installing gutters all around the building. A qualified technician could do the work.

## DOWNSPOUT CONDITIONS

**CR 44:** Downspouts have no splashblock or extension. Splashblocks and extensions help divert water away from the foundation. We suggest splashblocks or extensions should be installed at the base of every downspout.

# STRUCTURE

*Sections of the foundation and/or structural components of the building are inaccessible because they are installed at or below grade level, and/or behind walls. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspector's visual observations take into account the age of the building and the construction standards of that time, older structures may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist, geologist or a geotechnical engineer. All exterior grades should allow for surface and roof water to be diverted away from the foundation system.*

## LIMITATIONS & EXCLUSIONS

### ANCHOR BOLTS

**45:** Because of the design and/or configuration of the slab construction, we cannot verify the presence or condition of anchor bolts or straps.

## DESCRIPTIONS

### FOUNDATION

**46:** The foundation material and design is concrete slab on grade.

### WALL SYSTEMS

**47:** The load bearing walls are conventional wood stud construction.

### CEILING SYSTEMS

**48:** The ceiling system consists of wood joists.

## ROOF SYSTEMS

**49:** The roof structure covering this building is a conventional rafter system.

## FOUNDATION & SEISMIC CONDITIONS

### SLAB FOUNDATION

**50:** Because finishes conceal virtually all floor and wall surfaces, the floor slab is mostly inaccessible and could not be thoroughly inspected. However, no signs of significant settlement or related interior cracking were observed.

### CRIPPLE WALLS

**51:** Due to the configuration of the slab foundation and framing of this building there are no cripple walls.

## ROOF STRUCTURE CONDITIONS

### CEILING JOISTS

**52:** The ceiling joists are in adequate condition, other than any exceptions noted. Ceiling joists are the structural members that support the finished ceiling below.

### RAFTERS

**53:** The roof structure is constructed in a manner typical of buildings of this type and age. The rafters, the boards that support the roof sheathing, are in adequate condition, other than any exceptions noted.

### SHEATHING

**54:** The roof sheathing is in adequate condition, other than any exceptions noted.

## PLUMBING

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

## LIMITATIONS & EXCLUSIONS

### SUPPLY

**FE 55:** During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:

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

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

**FE 56:** The flow rate for shower heads, kitchen sinks, lavatory faucets, toilets and urinals were not evaluated as part of this property condition report, is an unknown condition and deferred. We recommend inquires to the Seller as to their knowledge of current flow rates. If disclosure is not forthcoming, it is recommended that a qualified licensed plumber determine:

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

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

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

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

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

## DESCRIPTIONS

### INTERIOR SUPPLY PIPING

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

### GAS SUPPLY PIPING

**58:** Where visible, the gas supply piping inside the structure used to deliver gas is steel pipe.

### DRAIN, WASTE & VENT

**59:** The visible drain, waste and vent (DWV, the "sewer pipe") piping within the structure is ABS plastic.

## SUPPLY CONDITIONS

### INTERIOR WATER PIPES

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

### WATER PRESSURE

**61:** The water pressure, as measured from the exterior of the building, is in the high range of normal water pressure.

### WATER FLOW

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

## EXTERIOR PLUMBING

**CR 63:** The copper supply piping at the left front of the building does not appear to have proper protection where it penetrates and/or is embedded in the concrete walkway. This will hasten corrosion and deterioration of the piping, which could lead to leaks. We suggest a qualified plumber should evaluate this condition and make repairs or modifications as necessary.



## DRAIN, WASTE & VENT CONDITIONS

### DRAIN & WASTE LINES

**64:** The visible drain and waste piping is in adequate condition, other than any exceptions noted.

**FE 65:** You should be aware that older structures commonly have old-style exterior sewer pipe and plumbing in general. These older sewer pipes are frequently made up of individual short sections of clay pipe. The joint connections between the individual pipes are a vulnerable area at which roots from trees and/or bushes can enter the sewer line. Roots can cause partial or full blockage of the sewer line. Periodic cleaning of the sewer by a plumber may be required. We suggest a plumber equipped with a special camera that displays the condition of the interior of the sewer can be contacted if you suspect a problem with the sewer line. Based on the age of this structure, having this done during your inspection contingency may be warranted.

**FE 66:** There are drains in the concrete slab which are inaccessible to view/inspect. Given the age of the building these drains are nearing the end of their estimated service life. We suggest a qualified plumber, equipped with a special camera that displays the interior of the drains can be contacted to examine the drain lines in the slab and advise on current condition and estimated service life.

## PLUMBING FIXTURE CONDITIONS

### FAUCETS

**FE CR 67:** In the area(s) listed below the water temperature does not get very hot. We suggest a qualified plumber should evaluate this condition and make repairs as necessary.  
Lower floor bathroom shower/tub



## STOPS & SUPPLIES

**CR 68:** In the area(s) listed below the water supply shutoff valves are noticeably corroded, but are not leaking at this time. We recommend replacing any corroded valve before leaks are discovered.

Laundry washer hook-ups



## FUEL GAS CONDITIONS

### GAS METER & SHUTOFF

**RU 69:** There is no shut off wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. We suggest emergency shutoff wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

## WATER HEATER

### DESCRIPTIONS: LOCATION

**70:** The water heater is located in an exterior closet.

### DESCRIPTIONS: AGE

**71:** The age of the water heater is estimated to be six years.

### DESCRIPTIONS: CAPACITY OF THE WATER HEATER

**72:** The capacity of the water heater is 40 gallons.

### DESCRIPTIONS: ENERGY SOURCE

**73:** The energy source for the water heater is natural gas.

## CONNECTIONS & VALVES

**CR 74:** The water connections are heavily corroded and leaks may occur. We suggest a qualified plumber should replace the corroded connections.



## T&P VALVE

**75:** The water heater is equipped with a T&P (temperature and pressure) relief valve with a discharge pipe that terminates away from the water heater at an appropriate location, other than any exceptions noted.

## GAS VALVES

**76:** The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

## GAS PIPES

**CR 77:** The gas connector is an older flexible line, and the gas shut off valve is old as well. This appliance has recently been replaced and the connector and shut off valve should have been replaced at that time. Older supply lines are prone to unsafe gas leakage. Older shut off valve are often difficult or inoperable. We suggest the present gas connector and shut off valve should be replaced. A qualified plumber should do the work.

## VENTS

**78:** The water heater vents are in adequate condition, other than any exceptions noted.

## COMBUSTION AIR

**79:** The grills in the door to the water heater enclosure provides most of the air needed for combustion. We suggest the grills should be kept free of obstructions at all times.

## SEISMIC RESTRAINT

**80:** The water heater tank is properly secured, other than any exceptions noted. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of an earthquake.

## GENERAL

**81:** This water heater is in the middle of its anticipated service life and is operating satisfactorily, with any exceptions noted.

## ELECTRICAL

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

### LIMITATIONS & EXCLUSIONS

#### LIMITATIONS & EXCLUSIONS

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

### DESCRIPTIONS

#### SERVICE ENTRY

**83:** The service entrance supplying electricity into the building is an overhead service drop.

#### AMPS & VOLTS

**84:** The voltages available at the building are both 120 and 240.

The service ampacity is 100 amps.

Determination of service capacity was based upon the labeled rating of the main electrical service disconnect.

#### CONDUCTORS

**85:** The branch circuit conductor wire material is copper, exclusively.

#### WIRING TYPE

**86:** The wiring used in this structure is non-metallic sheathed cable "Romex", flexible metal conduit & rigid metal conduit.

#### GROUNDING

**87:** The electrical system is grounded to a driven rod and water supply piping.

#### CIRCUIT PROTECTION

**88:** Branch circuit overload protection is provided by circuit breakers.

## ELECTRICAL SYSTEM CONDITIONS

### SERVICE CAPACITY

**RU 89:** The service capacity is only marginally acceptable for the existing demand. With changes in patterns of electricity use, the existing electrical service could soon prove inadequate. We suggest the size of the service should be upgraded to provide for the use of modern electrical devices.

### SERVICE GROUNDING & BONDING

**90:** The visible system and equipment grounding are acceptable, other than any exceptions noted.

## MAIN PANEL CONDITIONS

### MAIN DISCONNECT

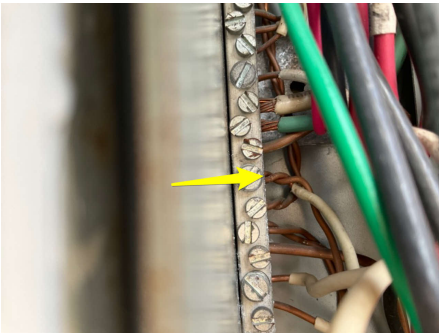
**91:** The main electrical disconnect mechanism appears to be in adequate condition, other than any exceptions noted. To avoid disrupting power to the building, we did not operate the switch(es).

### ENCLOSURE

**92:** The main service panel and interior components are in adequate condition, other than any exceptions noted.

### WIRING

**CR 93:** Multiple neutral wires are installed on the bus bar under one screw. The connectors may not have proper connection which would lead to arcing and overheating. We suggest a licensed electrician should correct all improper double taps.



### CIRCUIT BREAKERS

**CR 94:** Some circuits in the main panel are labeled, some are not. We did not verify the accuracy of the labeling. We suggest checking the labeling by operating the breakers and observing what equipment or room is controlled by each breaker. All of the circuits should be labeled.

### AFCI BREAKERS

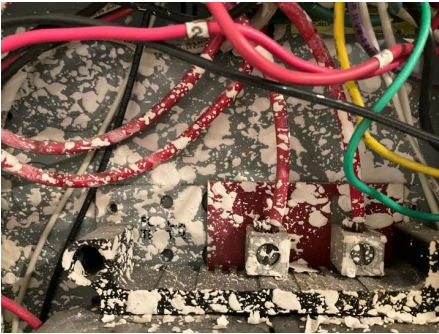
**RU 95:** It should be noted that the building's electrical system was not equipped with branch circuit Arc-Fault-Interrupter protection device(s) controlling all electrical outlets in the family room, dining room, living room, kitchen, laundry room, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. It is recommended that consideration be given to having this important electrical protection installed by a qualified electrician. Due to the age and configuration of the panel AFCI breakers may not be able to be installed. AFCI protection can be provided by outlet branch circuit AFCI (receptacles), blank face AFCI (lighting and/or hardwired smoke alarms), combination AFCI switch (lighting).

## SUBPANEL CONDITIONS

### ENCLOSURE

**96:** The subpanel and interior components are in adequate condition, other than any exceptions noted.

**FE 97:** Most of the interior components of the electrical sub panel have been painted over. This is contrary to industry standards and may affect the performance of the panel. We suggest a qualified electrician should evaluate the panel and determine if the affected internal components and/or entire panel should be replaced.



### CIRCUIT BREAKERS

**CR 98:** Some circuits in the subpanel are labeled, some are not. We did not verify the accuracy of the labeling. We suggest checking the labeling by operating the breakers and observing what equipment or room is controlled by each breaker. All of the circuits should be labeled.

## FIXTURE CONDITIONS

### RECEPTACLES ALL AREAS

**CR 99:** Receptacle(s) in the areas listed below are wired backwards. This is commonly called reversed polarity. This condition can pose a risk to personal safety and/or some electrical equipment. We suggest a qualified electrician should properly rewire any reversed-polarity receptacles.  
Powder room

### GFCI'S ALL AREAS

**100:** We tested the installed GFCI devices. All are functioning normally, other than any exceptions noted.

**101:** The GFCI protection control for the powder room is provided by a GFCI receptacle located in lower floor bathroom.

### SWITCHES ALL AREAS

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

### LIGHTS ALL AREAS

**103:** In the area(s) listed below at least one of the receptacles is connected to a wall switch, allowing control of a cord-connected lamp.  
Living room

### CEILING FANS ALL AREAS

**104:** Visible parts of the ceiling fan(s) are functional, other than any exceptions noted.

## WIRING CONDITIONS

### LOW VOLTAGE WIRING

**CR 105:** In the kitchen under the cabinets there is an exposed low voltage wire(s). Exposed wire can be damaged from abrasion and stretching. We suggest a qualified technician properly protect and secure any exposed wiring.

## HEATING

*Our examination of the heating system includes a visual examination of the exposed and accessible equipment, thermostat, safety controls, venting and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Our inspection of a heating system includes activating it via the thermostat and checking for appropriate temperature response. Modern furnace heat exchangers are inaccessible by design, which would require significant dismantling of the furnace to be evaluated. Our inspection does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection. To obtain maximum efficiency and reliability from your heating system, we recommend annual seasonal servicing and inspection by a qualified technician.*

### FORCED AIR UNIT

#### DESCRIPTIONS: TYPE & FUEL

**106:** The heating system is gas forced air furnace. Forced air furnaces operate by heating a stream of air which is moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting. Average life of a gas furnace is 15-20 years.

#### DESCRIPTIONS: APPROX. AGE

**107:** The age of the heating plant, based on the manufacturer's data plate is 7 years old.

#### DESCRIPTIONS: LOCATION

**108:** The heating system is located in the hallway closet.

#### DESCRIPTIONS: BTU(S)

**109:** The input rating of the heating plant is 50,000 BTU's

#### DESCRIPTIONS: FILTER

**110:** The filter type in this system is a disposable device.

#### CONDITIONS: FORCED AIR UNIT

**111:** The inducer fan is in operating condition, other than any exceptions noted.

#### CONDITIONS: FILTERS

**112:** The installed filter in the HVAC system is acceptable. Disposable filters should be changed quarterly, or more often if the building is particularly dusty. This is important for the long-term operation of your HVAC system. Dirty filters will decrease system efficiency, and cause accelerated wear and tear on the system.

#### CONDITIONS: RETURN AIR

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

#### **CONDITIONS: BLOWER & AIR HANDLER**

**114:** The blower was functioning at the time of inspection, other than any exceptions noted. Regular routine maintenance is suggested to keep the blower functioning as designed.

#### **CONDITIONS: PLENUM**

**115:** The distribution and return air plenums are in adequate condition, other than any exceptions noted.

#### **CONDITIONS: HEATING SOURCE IN ROOMS**

**116:** There is a permanently installed source of heat in each habitable room.

#### **CONDITIONS: THERMOSTAT**

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

#### **CONDITIONS: GAS VALVES**

**118:** The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

#### **CONDITIONS: VENTING**

**119:** The visible components of the furnace venting system appears to be in acceptable condition, other than any exceptions noted.

#### **CONDITIONS: COMBUSTION AIR**

**120:** The combustion air supply is adequate, other than any exceptions noted.

#### **CONDITIONS: BURNERS**

**121:** The burners were inspected and are functional, other than any exceptions noted.

#### **CONDITIONS: IGNITION SYSTEM**

**FE CR 122:** The burner is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and is in adequate condition, other than any exceptions noted.

#### **CONDITIONS: GENERAL CONDITIONS**

**123:** The heating system is relatively new, responds to normal operating controls, and with routine maintenance, should be reliable for a number of years.

**CR 124:** It is common practice to post a record of servicing on the heating equipment. No visible record was evident in this case. Servicing prior to the heating season would be appropriate for this unit. Starting a service record should be considered.

## **COOLING**

*Our examination of the cooling system includes a visual examination of the exposed and accessible equipment, thermostat and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Weather permitting, our inspection of a cooling system includes activating it via the thermostat and checking for appropriate temperature response. We did not test amperage draw or refrigerant pressures. A full technical evaluation of the condition of central air*

*conditioning equipment requires extensive invasive testing that is beyond the scope of this inspection. To obtain maximum efficiency and reliability from your cooling system, we recommend annual seasonal servicing and inspection by a qualified technician.*

#### **LIMITATIONS & EXCLUSIONS: CONDENSATE PUMP**

**125:** The condensate disposal system is equipped with a condensate pump to move water from the vicinity of the evaporator coil up to the point of disposal. The testing of this pump and its associated piping is outside the scope of this inspection.

#### **LIMITATIONS & EXCLUSIONS: GENERAL**

**126:** [NOTE] Window, wall or other non-central types of air conditioning units are not within the scope of this inspection.

#### **DESCRIPTIONS: LOCATION & CONFIGURATION**

**127:** The cooling system for this building is a forced air split, or remote, central air conditioning system. The compressor is physically separated from the evaporator coil and air handling unit. In this case, the compressor is located outside at the rear, and the evaporator coil is located inside adjacent to the heating plant or air handling unit.

#### **DESCRIPTIONS: AGE**

**128:** The age of the condenser is estimated to be six years old, as determined from the data plate other than any exceptions noted. Average life of an air conditioning condenser is 12-15 years.

#### **DESCRIPTIONS: SIZE**

**129:** The capacity of the central air conditioning system is estimated to be approximately three tons.

#### **TEMPERATURE DROP**

**130:** The temperature difference between the intake air and the supply air being returned to the rooms is the common standard for determining the performance of air conditioning systems. The intake temperature was 60 degrees and supply air temperature was 45 for a differential of 15 degrees, which is within industry standards.

#### **CONDENSER**

**131:** The condensing unit is in adequate condition, other than any exceptions noted.

#### **CONDENSATE DRAINAGE**

**CR 132:** The primary condensate drain line is not trapped. We suggest a qualified technician should install a proper trap.



**CR 133:** The secondary condensate drain from the evaporator coil is capped. If the primary drain line clogs, there is no effective backup drain and this could lead to water damage to the adjacent surfaces. We suggest a qualified HVAC technician should install a float switch cutoff, which shuts off the A/C unit if it detects water in the secondary condensate drain.



## ATTIC

*Our inspection of the accessible areas of the attic includes a visual examination of the roof framing (see also Structure Section), ventilation, insulation, and any plumbing, electrical and mechanical systems therein. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance and plumbing vents in the attic, some of which may not be accessible. We examine the visible systems and components for excessive or unusual wear and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.*

### LIMITATIONS & EXCLUSIONS: ACCESS

**134:** There is no attic in parts of this building. The roof in those areas is vaulted and/or the ceiling is directly attached to the underside of the roof structure.

### LIMITATIONS & EXCLUSIONS: LEAKS

**135:** [NOTE] When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

### DESCRIPTIONS: ACCESS

**136:** The attic is accessible at the ceiling hatch in a bedroom closet and master bathroom.

### DESCRIPTIONS: INSULATION

**137:** The thermal insulation visible in the attic is batts.

### DESCRIPTIONS: VENTILATION

**138:** The attic space is ventilated by dormer vent(s).

## ACCESS

**RU 139:** The attic access is small. Current industry standards specify minimum acceptable opening size for scuttle hole access panels is 22 x 30 inches. We suggest a qualified technician should modify the opening size if desired.

## INSULATION

**CR 140:** There is only partial insulation in the attic. We suggest insulation should be installed throughout the entire attic to meet current industry standards.

## ATTIC VENTILATION

**CR 141:** Attic ventilation, provided only by dormer vents, is marginally acceptable, and could be improved for better overall building performance. The temperature in an attic space can rise to a very high level on a hot day, potentially damaging elements of the roof structure and the roof surface through overheating. It sometimes causes discomfort in the living area. We suggest adding more attic ventilation.

**CR 142:** Screens on the attic vents are torn. This could allow the entry of insects, birds, and small animals. We suggest a damaged or missing screens should be replaced.

# GARAGE

*Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.*

## LIMITATIONS & EXCLUSIONS: GENERAL

**FE 143:** Personal belongings prevented full access to the garage at the time of this inspection. We suggest a walk-through is recommended when the area is cleared and accessible.

## DESCRIPTIONS: VEHICLE PARKING

**144:** The vehicle parking area for this building is an attached garage.

## DESCRIPTIONS: GARAGE DOOR

**145:** The garage is equipped with a roll up type door.

## DESCRIPTIONS: DOOR OPENER

**146:** The garage door is controlled by an automatic opener.

## VEHICLE DOOR OPENER

**SC 147:** The garage door opener raised and lowered the door, and it stopped and reversed when the light beam was interrupted. However, it did not stop or reverse when meeting resistance. Sometimes, this condition can be remedied by an adjustment of the door sensitivity. We suggest the sensitivity on the closing (downward) force exerted by the opener mechanism should be adjusted to a safe level or other repairs be performed as necessary by a qualified garage door technician.

**CR 148:** The control knob for the garage door opener is installed at an incorrect height. This could allow children to activate the garage door opener. This is a safety concern. We suggest the knob should be installed at least five feet above the floor in accordance with the manufacturer's specifications.



**CR 149:** An extension cord is being used to supply electricity to the garage door opener. We suggest a qualified garage door technician should install a proper receptacle to serve the garage door opener.

### VEHICLE DOOR HARDWARE

**RU 150:** The sectional garage door does not have lift handles. This can allow a person closing the door manually to pinch and injure their hands between the door sections. We suggest handles should be installed as necessary by a qualified technician.

### FIRE SEPARATION

**CR 151:** There are holes/damage in the fire-resistive barrier between the garage and interior or attic. This condition can allow more rapid spread of smoke and flames in the event of a fire. We suggest all voids should be repaired per current industry standards.



### PASSAGE DOOR

**152:** The door between the garage and the living space is of fire resistant construction. An automatic closer is installed. This is a useful feature, which provides a greater margin of safety.

### GARAGE FLOOR

**FE CR 153:** A condition known as efflorescence was evident on portions of the concrete walls/floor. This whitish, fuzzy material was a "salt" deposit left when moisture in the walls evaporated. The presence of efflorescence often indicates an occasional surplus of moisture on the outside of the walls. Inquires should be made to the owners as to the history of this occurrence, then steps should be taken to improve the exterior drainage and landscape irrigation.

**CR 154:** Portions of the concrete skim coating are breaking off. This is not a structural issue. We suggest the floor could be recoated to restore cosmetic appearance.

## INTERIOR

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

### LIMITATIONS & EXCLUSIONS

#### LIMITATIONS & EXCLUSIONS: PAINT

**155:** There are interior components that have been freshly painted. The fresh paint could conceal defects. Finding concealed defects is beyond the scope of this inspection.

#### LIMITATIONS & EXCLUSIONS: INTERIOR ENVIRONMENT

**FE 156:** The sprayed-on ceiling material in the garage and closets may contain asbestos. Asbestos content can be determined only by laboratory testing. We suggest you to obtain further information on asbestos from a licensed asbestos consultant or abatement contractor.

#### LIMITATIONS & EXCLUSIONS: CLOSETS

**FE 157:** Personal goods stored in closets prevented access to inspection of all features contained in them.

#### LIMITATIONS & EXCLUSIONS: SECURITY SYSTEM

**FE 158:** A security system is installed in this building. This system was not tested. We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

### DESCRIPTIONS

#### WALLS & CEILINGS

**159:** The finished walls & ceilings inside this building are predominantly drywall.

#### WINDOW TYPES

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

### FLOOR WALL & CEILING CONDITIONS

#### WALLS & CEILINGS

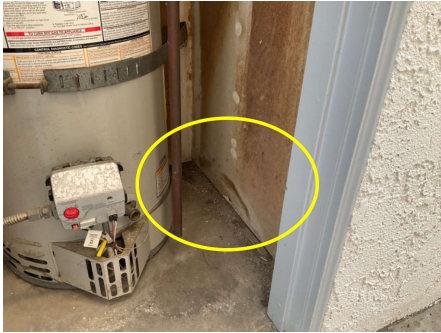
**FE 161:** There is evidence of previous patching and/or repairs to the finished surfaces in several areas. We suggest asking the owner what caused the damage and what repairs were done.

## MOISTURE EVIDENCE

### WALLS & CEILINGS

**FE CR 162:** In the area(s) listed below there are water stains and/or minor surface damage to the wall and ceiling. We suggest the source of the moisture should be identified and eliminated. The surface could be refinshed as necessary.

Water heater closet



## WINDOW CONDITIONS

### WINDOWS OVERALL

**163:** All of the windows were tested, and are functional, other than any exceptions noted.

### FALL PROTECTION

**SC RU 164:** In the area(s) listed below openable window(s) is/are too close to the floor given their height above the ground outside. This is a potential fall hazard for children. As an upgrade we suggest installing window guards that adults and older children can easily open in case of a fire. A qualified technician should do the work in accordance with current industry standards.

<https://www.cpsc.gov/PageFiles/121528/5124.pdf>

Living room



## STAIRWAY & RAILING CONDITIONS

### HANDRAILS

**SC 165:** The stairs hand railings are not high enough to provide adequate protection against falling. We suggest the height of the existing railings could be raised, or new railings with the proper height could be installed.

**SC 166:** The end of the stairway handrails do not return to the wall. This can be a fall hazard if someone carrying a purse or bag catches the strap on the end of the handrail as they pass. We suggest the end of all stairway handrails should return to the wall. A qualified technician should do the work.



## GUARDRAILS

**SC RU 167:** The baluster spacing on the stairs or landing is improper. The balusters are spaced too far apart, climbable and/or are too low. This is a hazard for small children. This installation may have been acceptable at the time of construction. We suggest the railings could be upgraded or modified to meet modern standards.



## SMOKE & CARBON MONOXIDE ALARMS

### SMOKE DETECTORS

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

### CARBON MONOXIDE DETECTORS

**169:** Carbon monoxide alarms are installed. The carbon monoxide alarms were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the carbon monoxide sensor. Testing of the carbon monoxide alarms is beyond the scope of this inspection.

## GENERAL CONDITIONS

### PESTS

**FE 170:** In the areas listed below there are dropping or pellets that may indicate the presence of wood destroying organisms. Review of a current pest control operator's report, if available is recommended to determine what action might be appropriate. If no current report is available, a report should be ordered from a qualified, licensed pest control operator.

Attics

## KITCHEN

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

### DESCRIPTIONS: COOKING FUEL

**171:** The heat source used for cooking is natural gas & electricity.

### DESCRIPTIONS: VENTILATION

**172:** Kitchen ventilation is provided by a hood over the cooking surface designed to exhaust to the exterior.

### CABINETS

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

### APPLIANCES GENERAL

**FE 174:** The built-in kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

### VENT SYSTEM

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

### RANGE

**176:** The range was operated with the normal operating controls. It is functional, other than any exceptions noted.

### OVEN

**177:** The oven was activated with the normal operating controls. It is functional, other than any exceptions noted.

**SC 178:** The oven anti-tip hardware is missing or improperly installed. This is an important safety feature that prevents the oven from falling over if a child climbs on the open oven door. We recommend the hardware be installed in accordance with the manufacturer's installation instructions.

### DISPOSAL

**179:** The disposal was turned on with normal user controls. It is functional, other than any exceptions noted.

### DISHWASHER

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

### DISHWASHER DISCHARGE

**181:** The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This ensures separation of the supply water from the waste water.

### MICROWAVE

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

## BATHROOM

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

### Master

#### VENTILATION

**RU 183:** The bathroom depend solely on a window for ventilation and removal of excess moisture. Consider installing a ceiling vent fan vented directly to the outdoors for the primary method of venting.

#### SHOWER & TUB WALLS

**CR 184:** The tub/shower grout and caulk is cracked, deteriorated and/or missing. Water leakage through unsealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection. We suggest all cracked or missing grout and caulking should be replaced to prevent moisture intrusion of the wall.

#### SHOWER ENCLOSURE

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



## **SHOWER FIXTURES**

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

## **WASH BASIN & DRAINS**

**187:** The wash basin is in adequate condition, other than any exceptions noted.

## **TOILETS**

**188:** The toilet is functional, other than any exceptions noted.

## **Lower Floor**

### **VENTILATION**

**RU 189:** The bathroom depend solely on a window for ventilation and removal of excess moisture. Consider installing a ceiling vent fan vented directly to the outdoors for the primary method of venting.

### **SHOWER & TUB WALLS**

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

### **SHOWER ENCLOSURE**

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

### **SHOWER FIXTURES**

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

**CR 193:** The shower head leaks at its connection when operated. We suggest the shower head should be repaired or replaced as necessary.

### **BATHTUB FAUCET & DRAINS**

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

### **WASH BASIN & DRAINS**

**195:** The wash basin is in adequate condition, other than any exceptions noted.

### **TOILETS**

**196:** The toilet is functional, other than any exceptions noted.

## **LAUNDRY AREA**

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

## DESCRIPTIONS: DRYER

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

## DRYER VENT

**SC 198:** The clothes dryer vent exterior termination is screened and can clog with lint, dirt or debris. This is a fire hazard, and reduces dryer efficiency. We suggest a damper hood terminal should be installed.



## GENERAL

**199:** The hookups for both the clothes washer and clothes dryer are in adequate condition, other than any exceptions noted. The appliances themselves were not tested, and are not within the scope of this inspection.

## FIREPLACE & CHIMNEY

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

## DESCRIPTIONS: FIREPLACE(S)

**200:** The fireplace is a decorative gas appliance fireplace.

## CHIMNEY CAP CONDITIONS

**FE 201:** A decorative shroud was present at the top of the chimney. The shroud may not be listed for use with the present fireplace and chimney. We suggest manufactures instructions should be reviewed for information regarding the shroud.

## GENERAL CONDITIONS

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

**SC 203:** NOTE: Fireplaces and surrounding surfaces become hot during operation. These appliances should be treated with the same caution as hot range tops, ovens and clothing irons. Children and adults should be alerted to the hazards of high surface temperature and should stay away to avoid burns or clothing ignition. Young children should be carefully supervised when they are in the same room as the appliance. Due to the high temperature, the appliance should be located out of traffic areas and away from furniture and draperies. Clothing or flammable material should not be placed on or near the appliance.

**FE 204:** The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a Level II inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as a property resale, is a time of higher risk. We suggest a Level II inspection by a F.I.R.E. Certified Inspector during your inspection contingency.