



# Inspection Report

**Yvonne Peltz**

**Property Address:**  
2104 Chestnut Ave  
Manhattan Beach CA 90266



**Ferguson Home Inspections**

## Table of Contents

<a href="#">Cover Page.....</a>	<a href="#">1</a>
<a href="#">Table of Contents .....</a>	<a href="#">2</a>
<a href="#">Intro Page.....</a>	<a href="#">4</a>
<a href="#">1 Exterior .....</a>	<a href="#">5</a>
<a href="#">2 Lot Grade/Drainage.....</a>	<a href="#">16</a>
<a href="#">3 Foundation .....</a>	<a href="#">17</a>
<a href="#">4 Crawl Space .....</a>	<a href="#">22</a>
<a href="#">5 Roofing.....</a>	<a href="#">28</a>
<a href="#">6 Attic.....</a>	<a href="#">33</a>
<a href="#">7 Laundry.....</a>	<a href="#">40</a>
<a href="#">8 Patio/Porch .....</a>	<a href="#">49</a>
<a href="#">9 Patio/Porch #2.....</a>	<a href="#">52</a>
<a href="#">10 Patio/Porch #3.....</a>	<a href="#">54</a>
<a href="#">11 Patio/Porch #4.....</a>	<a href="#">56</a>
<a href="#">12 Garage .....</a>	<a href="#">58</a>
<a href="#">13 Heating A/C System .....</a>	<a href="#">67</a>
<a href="#">14 Electrical System .....</a>	<a href="#">70</a>
<a href="#">15 Plumbing System .....</a>	<a href="#">77</a>
<a href="#">16 Sewer/Waste System.....</a>	<a href="#">79</a>
<a href="#">17 Water Heater.....</a>	<a href="#">80</a>
<a href="#">18 Kitchen.....</a>	<a href="#">85</a>
<a href="#">19 Hallway Bathroom.....</a>	<a href="#">95</a>
<a href="#">20 Hallway Bathroom #2 .....</a>	<a href="#">103</a>
<a href="#">21 Powder Bathroom.....</a>	<a href="#">109</a>
<a href="#">22 Entry .....</a>	<a href="#">111</a>
<a href="#">23 Living Room .....</a>	<a href="#">113</a>
<a href="#">24 Dining Room.....</a>	<a href="#">120</a>

[25 Family Room..... 123](#)

[26 Hallway ..... 129](#)

[27 Hallway ..... 129](#)

[28 Stairs..... 133](#)

[29 Bedroom #1..... 137](#)

[30 Bedroom #2..... 139](#)

[31 Bedroom #3..... 142](#)

[32 Primary Bedroom ..... 148](#)

[Invoice ..... 154](#)

[General Summary ..... 155](#)



<b>Date:</b> 1/11/2025	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 01112025ChestnutAve
<b>Property:</b> 2104 Chestnut Ave Manhattan Beach CA 90266	<b>Customer:</b> Yvonne Peltz	<b>Real Estate Professional:</b> Marlene Ramirez

**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:**  
Customer(s) and their agent

**Year Built:**  
1948

**Type of building:**  
Single Family

**Dwelling Square footage:**  
2055

**Beds/Baths:**  
4/3

**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  
Stamped concrete

**Walkways:**

Concrete  
Pavers

**Fences:**

Wood  
Vinyl  
Block

**Gates:**

Wood

**Siding Material(s):**

Cement Stucco

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

Wood  
Aluminum

**Windows & Doors:**

Wood  
Vinyl  
Aluminum

**Gutters/Downspouts:**

Vinyl  
See Lot Grade/Drainage comments

**Retaining Walls:**

Block

**Planters:**

Block  
Stacked block

**Gas meter location:**

Left side

**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	Retaining Walls				•
1.11	Planters				•
1.12	Gas Meter	•			
1.13	Comments				•
		IN	NI	NP	RR

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

**Comments:**

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



1.0 Item 1(Picture)



**1.0 (2)** Suggest cleaning the driveway drain and drain transition to street prior to the rainy season to prevent blockages which could result in water intrusion into the garage/dwelling.



1.0 Item 2(Picture)



1.0 Item 3(Picture)

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



1.1 Item 1(Picture)



1.1 Item 2(Picture)



**1.4** (1) Deteriorated and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.

**1.4** (2) Multiple trees and bushes are in contact with the siding. Suggest trimming them away from the siding to prevent any future damage.

**1.4** (3) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.



1.4 Item 1(Picture)



1.4 Item 2(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.

**1.8** (1) Various exterior outlet(s) are missing the weather cover(s). Suggest installation for safety and as required.



1.8 Item 1(Picture)

**1.8** (2) The inspector was unable to test the GFCI outlet(s) at the front yard as there was no power to the outlet(s). Suggest review with a licensed electrician for repair/replacement cost and confirm correct operation as needed.



1.8 Item 2(Picture)



**1.9** (1) 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.

**1.9** (2) Suggest redirecting the downspouts out of the planters to reduce ponding during the rainy season.



1.9 Item 1(Picture)



1.9 Item 2(Picture)

**1.10** The rear retaining wall not visible/accessible at the time of the inspection. Suggest review with a licensed contractor on this item as needed.



1.10 Item 1(Picture)

**1.11** No drains and/or drain holes noted/visible at the planter(s). Suggest installing drains/weep holes to prevent ponding and/or excessive moisture buildup at the foundation during the rainy season.



1.11 Item 1(Picture)

**1.13** 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:**

Terraced and sloped lot

**Grading at the foundation:**

Inadequate

**Lot drains towards:**

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

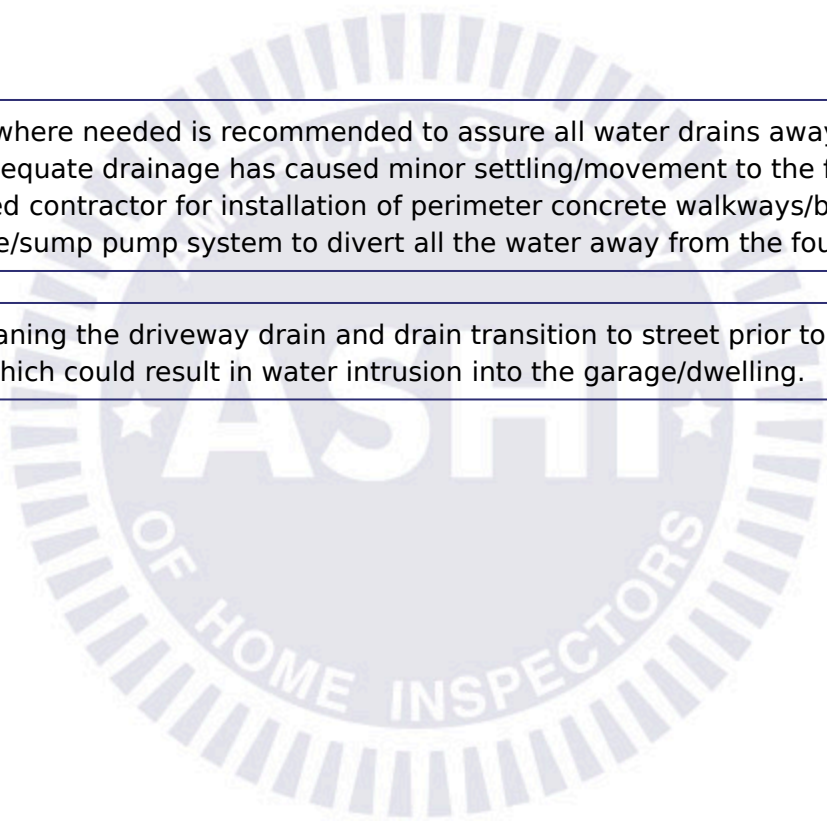
		IN	NI	NP	RR
2.0	Lot Grade/Drainage				•
		IN	NI	NP	RR

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### Comments:

**2.0 (1)** 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/sump pump system to divert all the water away from the foundation.

**2.0 (2)** Suggest cleaning the driveway drain and drain transition to street prior to the rainy season to prevent blockages which could result in water intrusion into the garage/dwelling.





### 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:**

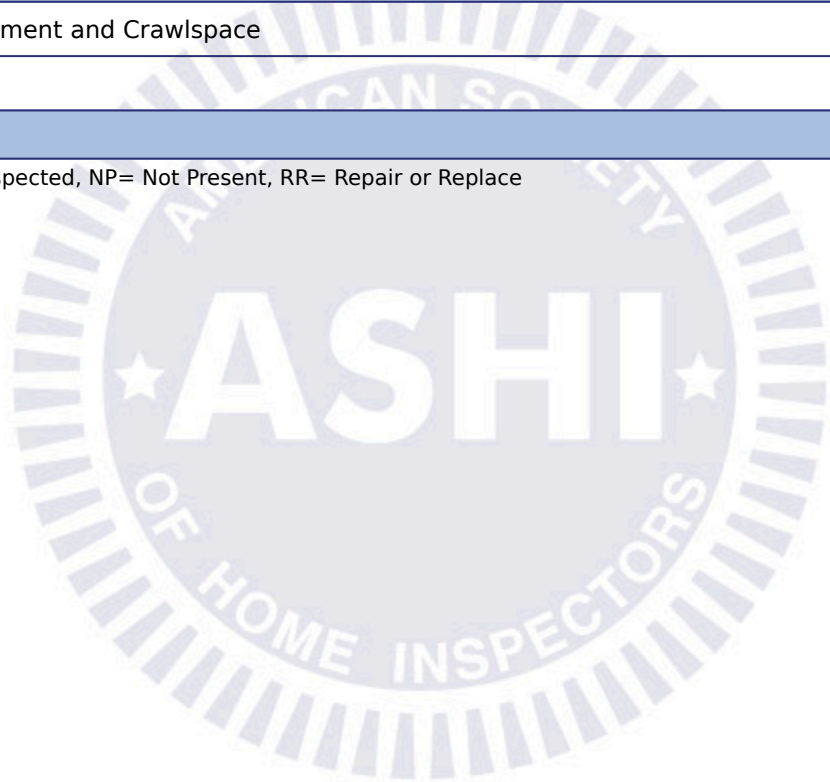
- Combination
- Poured concrete slab
- Raised concrete foundation
- The Structure is bolted to the foundation

**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) 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/sump pump system to divert all the water away from the foundation.

**3.0** (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/ drainage and sewer 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 (3)** Undermining of the foundation was noted due to the new sewer drain installation. Suggest review by a licensed contractor for costs to re-install/compact the removed dirt from this area to prevent possible future movement of the foundation.



3.0 Item 2(Picture)



**3.0** (4) Unable to verify (visually observe) the foundation bolting at the mud-sill and/or foundation due to the structure's construction on a concrete slab foundation and/or covered mud sills (wall construction). Generally a home built in the State of California was required to be structurally bolted after the 1930's. See the City or County Building Department for verification of foundation bolting, permits, final or Certificate of Occupancy. As stated in the inspection agreement, building permits are not investigated or reviewed by the inspector.

**3.1** Excessive stains and deterioration noted at various flooring and supports from 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)



3.1 Item 2(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 3                      None, common for age

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

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### Comments:

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



4.0 Item 1(Picture)



4.0 Item 2(Picture)

**4.3** (1) Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician and repair as needed.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

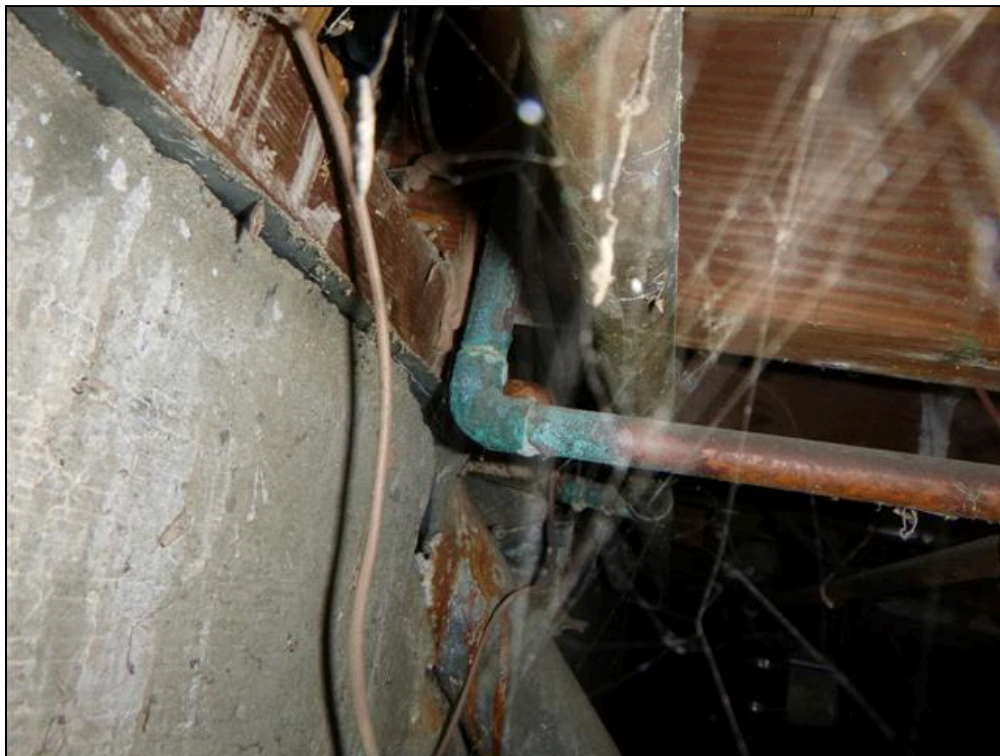
**4.3 (2)** The electrical wiring in the crawl area has been inadequately secured. The romex/conduit is in contact with the ground at various areas, suggest review with a licensed electrician to repair/secure as needed for safety and as required.



4.3 Item 3(Picture)



**4.4** (1) Corroded areas of the copper plumbing was noted throughout the crawl area, this can be a pre-cursor to 'pin hole' leaks. Suggest review with a licensed plumber for any repair/replacement costs as needed.



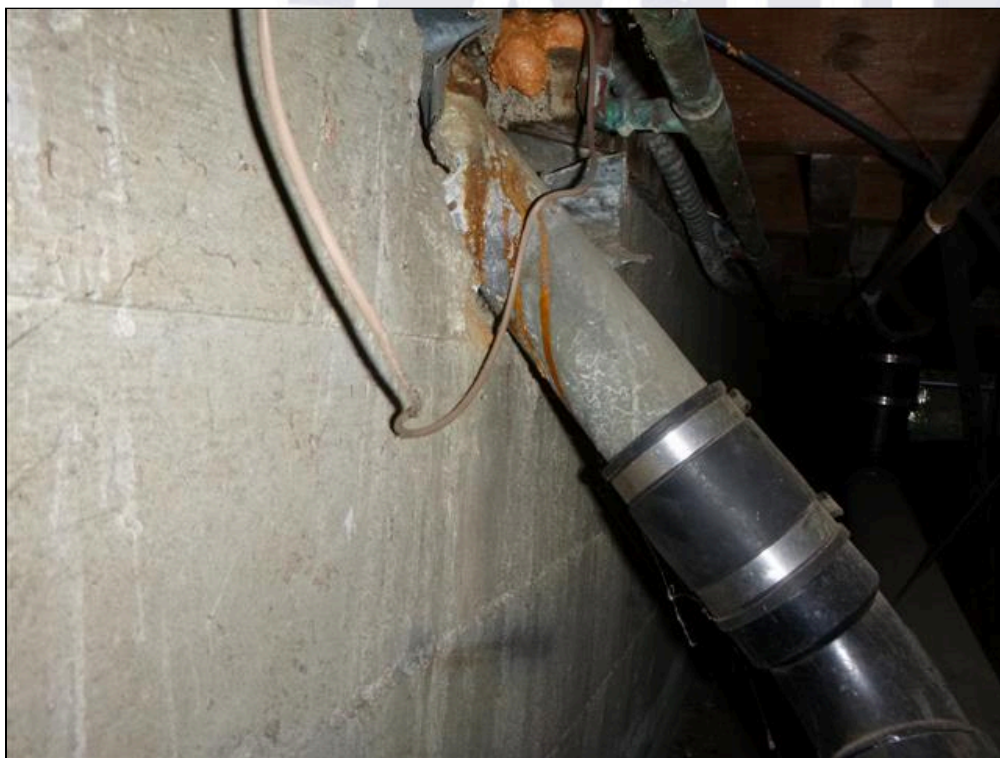
4.4 Item 1(Picture)



**4.4** (2) Rust and corrosion noted at various cast iron drain lines within the crawl space, common for the age, no leaking visible at the time of the inspection. Suggest review by a licensed plumbing contractor for repair/replacement costs as needed.



4.4 Item 2(Picture)



4.4 Item 3(Picture)

**4.5** Excessive pest droppings and traps noted within the crawl area. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



4.5 Item 1(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):**

Combination  
 Pitched  
 Sloped  
 Rolled Asphalt Composition  
 Tile

**Roof viewed from:**

Roof  
 Drone

**Chimney (exterior):**

Brick

**Rain cap:**

Yes

**Spark arrestor:**

Yes

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

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

### Comments:

**5.0 (1)** Deteriorated, cracked, loose and missing sections of the roof tiles was noted. Suggest review by a licensed roofer for any repair/replacement costs as needed to prevent any future leakage during the rainy season.



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** (2) Soft, uneven, wrinkling and worn areas of the sloped roof was noted. Suggest review with a licensed roofer for any repair/removal/replacement costs as needed.



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)

**5.2** Suggest review by a licensed roofer for costs to seal all the roof penetrations to prevent any on-going/future water intrusion/leakage.



## 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):**

1st level hallway

**Framing:**

2 X 4 Rafters

**Sheathing:**

Spaced Sheathing  
1" x 6"

**Insulation:**

None, see comments

**Ventilation:**

Eave vents  
Dormer vents

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

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

**Comments:**

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



6.0 Item 1(Picture)



**6.0** (2) Wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/or a licensed contractor for repairs as needed.



6.0 Item 2(Picture)



**6.1** No Insulation installed at the attic area ( this is common for the original age of the home ). Suggest review by a licensed contractor for costs to add/install insulation as an upgrade ( adding/ installing insulation will help/reduce the heat buildup within the dwelling during the summer/hot months and reduce the heat loss during the winter/cold months ).



6.1 Item 1(Picture)



**6.3** Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician and repair as needed.



6.3 Item 1(Picture)



6.6 (1) The attic access ladder is deteriorated/damaged, suggest replacing as needed.

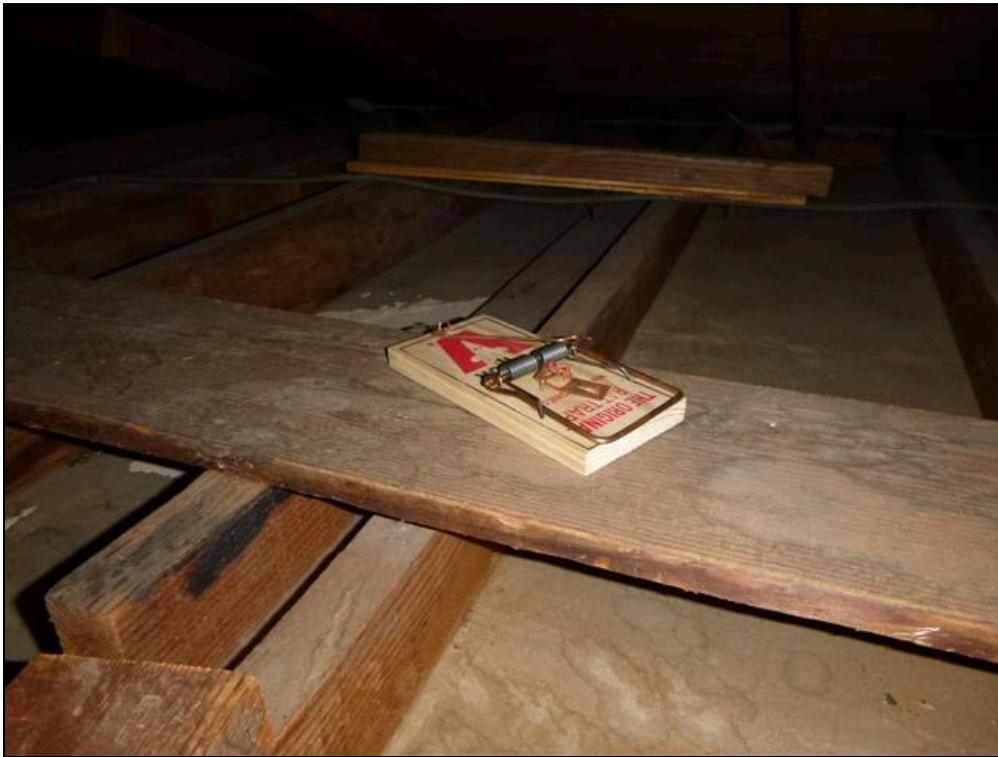
6.6 (2) No heater access platform is currently installed, suggest review with a licensed contractor for installation as required.



6.6 Item 1(Picture)



**6.6** (3) Pest traps were noted within the attic. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings, re-screening of the vents and any removal/replacement of the attic insulation as needed.



6.6 Item 2(Picture)



# 7. Laundry

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:**

1st level  
Right side  
Center

**Floor Covering(s):**

Vinyl

**Doors:**

Wood  
Single pane  
Tempered safety glass

**Window Types:**

Aluminum  
Single pane  
UTD Tempered glass  
Louvered glass

**Dryer Fuel Supply:**

Natural Gas

**Dryer Vented to the exterior:**

Yes  
See comments

		IN	NI	NP	RR
7.0	Floors				•
7.1	Walls	•			
7.2	Ceilings	•			
7.3	Doors				•
7.4	Windows	•			
7.5	Screens				•
7.6	Electrical				•
7.7	Washer Hook-Up				•
7.8	Dryer Hook-Up				•
		IN	NI	NP	RR

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



**Comments:**

**7.0** Deteriorated and loose sections noted at the laundry floor, suggest repair/replace as needed.



7.0 Item 1(Picture)



**7.3** Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**7.5** The window screen(s) were missing, suggest replacing as needed.

**7.6** Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

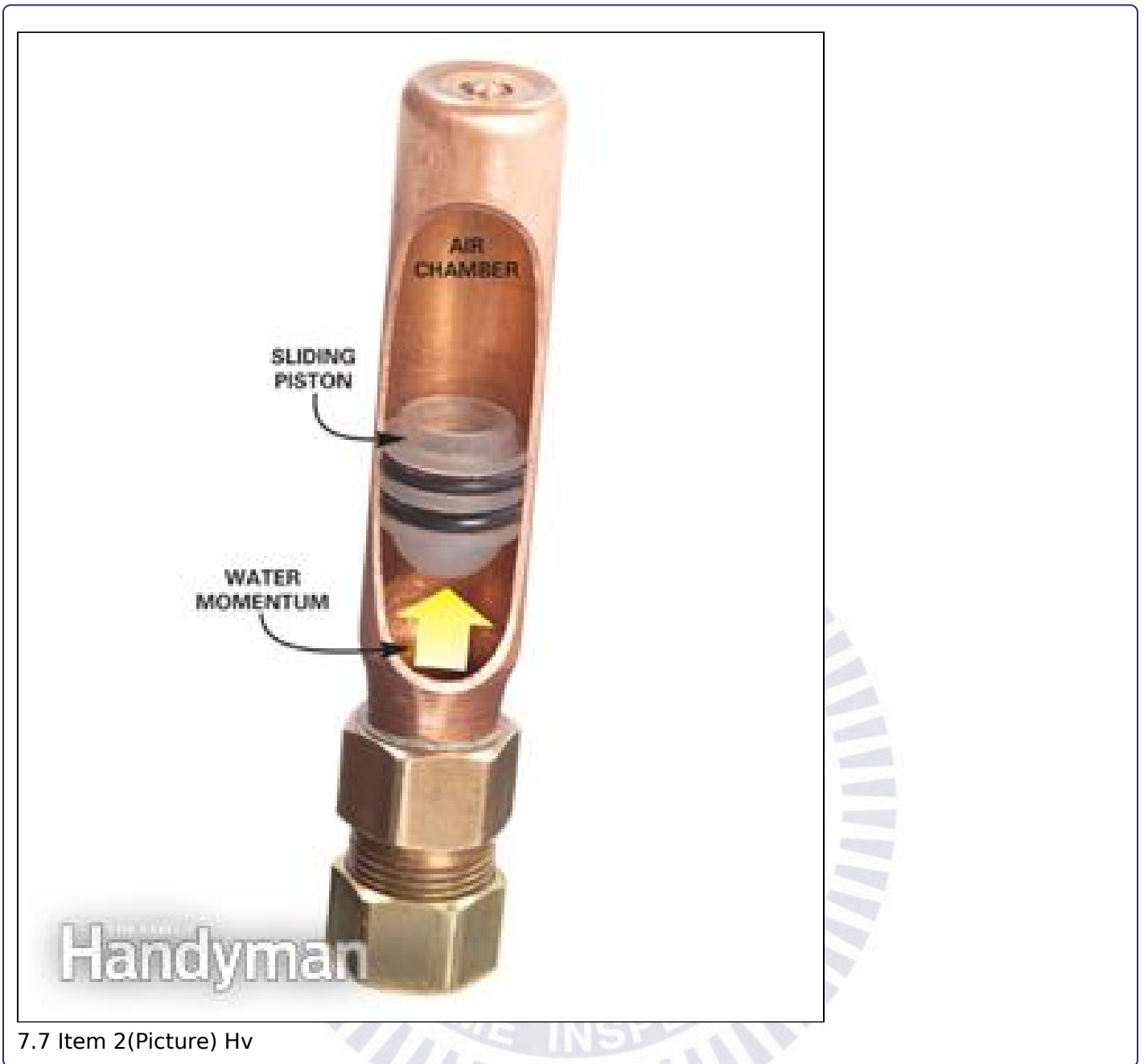


7.7 (1) Suggest upgrading with 'hammer valve' plumbing supply systems if a water sensor/efficient/ smart washing machine is to be installed at this area.



7.7 Item 1(Picture) HV





7.7 Item 2(Picture) Hv



7.7 Item 3(Picture)

**7.7** (2) Corrosion noted at the washing machine drain, no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.



7.7 Item 4(Picture)

**7.8** (1) Improper aluminum/vinyl flex vent installed to the exterior of the dwelling, this is a potential

fire/safety hazard. Suggest remove the existing material and installation of a rigid metal vent pipe/duct and vent cap to the exterior as required.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

**7.8** (2) The dryer vent is pulled apart/leaking within the crawl space, this is a potential fire safety hazard. Suggest repairs as needed and vent to the exterior of dwelling with approved rigid materials and removal of all lint from the crawl area.



7.8 Item 3(Picture)





## 8. Patio/Porch

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

**Location:**

1st level  
Front door

**Cover:**

Partially covered  
Wood

**Deck/Slab:**

Tile

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Doorbell/Chime:**

None

		IN	NI	NP	RR
8.0	Cover				•
8.1	Deck/Slab	•			
8.2	Steps/Stairs/Railings	•			
8.3	Electrical				•
8.4	Windows	•			
8.5	Doors				•
8.6	Screens				•
		IN	NI	NP	RR

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

**Comments:**

**8.0** Wood deterioration noted at various areas, see the termite report and/or review with a licensed contractor for any repair/replacement costs as needed.

**8.3** Various exterior light fixtures were inoperable, possible bulbs out. Suggest repair/replace as needed.

**8.5 (1)** The doors are weathered and deteriorated, suggest maintenance and repairs as needed.



8.5 Item 1(Picture)

**8.5** (2) Suggest review with a licensed contractor for costs to install a door threshold and weather seals as needed.



8.5 Item 2(Picture)

**8.6** Deteriorated window screen(s) noted, suggest repair or replace as needed.

## 9. Patio/Porch #2

### Styles & Materials

**Location:**

1st level  
Right side

**Deck/Slab:**

Wood  
Pavers

**Doors:**

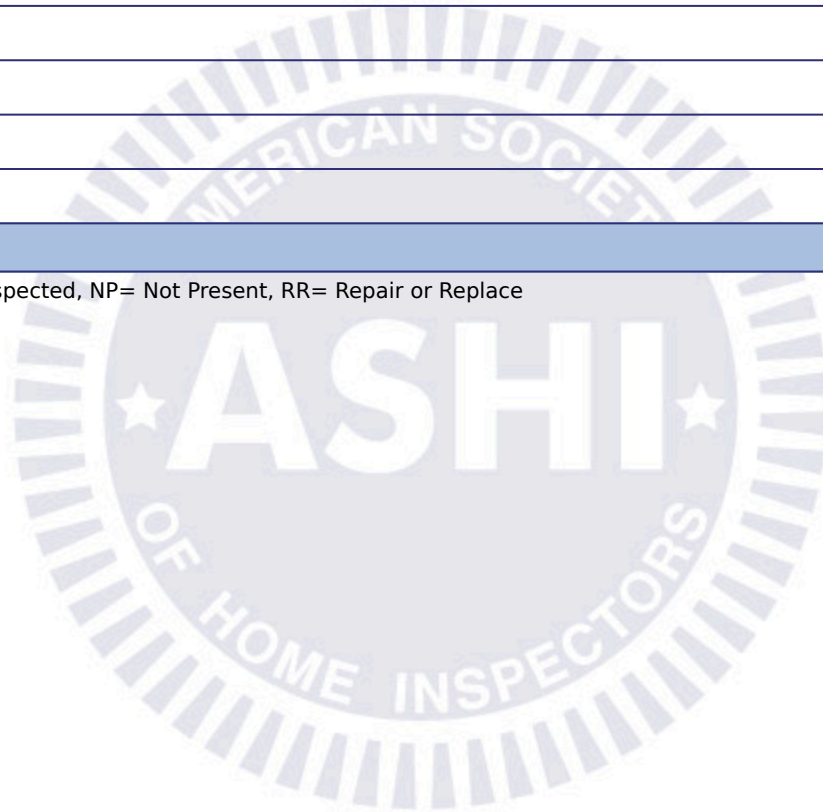
Wood  
Single pane  
Tempered glass

**Window Types:**

Aluminum  
Single pane

		IN	NI	NP	RR
9.0	Deck/Slab				•
9.1	Steps/Stairs/Railings	•			
9.2	Electrical	•			
9.3	Windows	•			
9.4	Doors				•
9.5	Screens				•
		IN	NI	NP	RR

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



**Comments:**

**9.0** A potential trip/safety hazard was noted due an inadequate sized deck/landing prior to the step(s) ( this is common for the age of the home/dwelling ). Generally a 36" landing is required at any exterior door prior to any step(s). Suggest review by a licensed contractor for any repair/replacement costs as needed.



9.0 Item 1(Picture)

**9.4** The door is weathered and deteriorated, suggest maintenance and repairs as needed.

**9.5** Deteriorated window screen(s) noted, suggest repair or replace as needed.

# 10. Patio/Porch #3

## Styles & Materials

**Location:**

1st level  
Rear

**Deck/Slab:**

Concrete  
Stone  
Pavers

**Doors:**

Aluminum  
Single pane  
Tempered glass

**Window Types:**

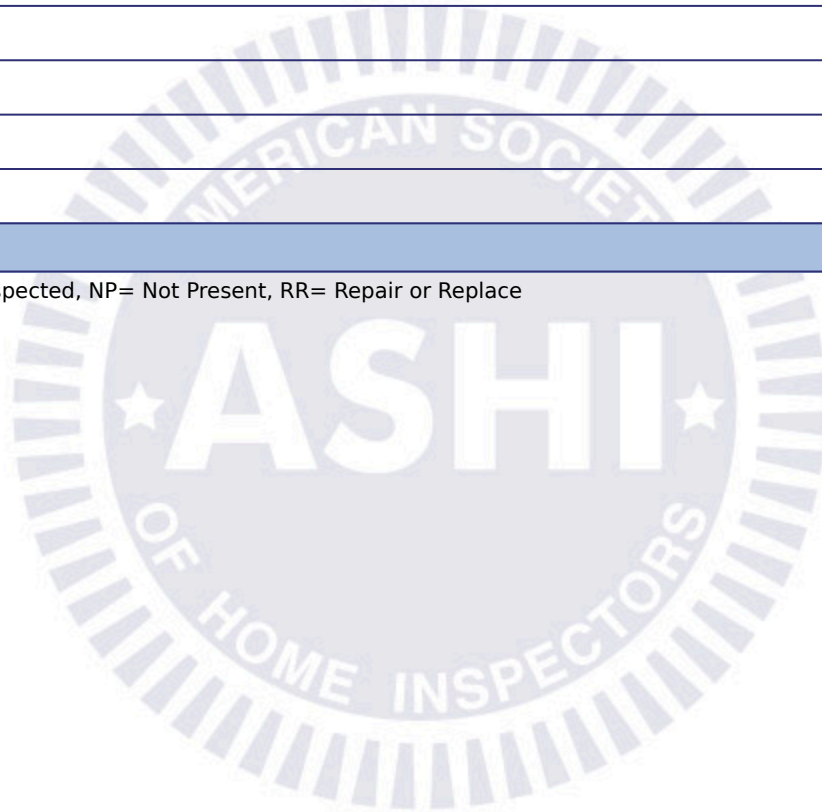
Vinyl  
Dual pane

**Hose bib:**

Yes

		IN	NI	NP	RR
10.0	Deck/Slab	•			
10.1	Steps/Stairs/Railings	•			
10.2	Electrical				•
10.3	Windows	•			
10.4	Doors				•
10.5	Screens				•
		IN	NI	NP	RR

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



**Comments:**

**10.2** No light fixture installed at the door area, this is a possible safety hazard. Suggest review with a licensed electrician for costs to install a light fixture as required for safety.



10.2 Item 1(Picture)

**10.4** Evidence of previous and ongoing water intrusion noted at the door(s) to the interior. Deteriorated and stained flooring/baseboards noted. Suggest review with a licensed contractor for any repair/replacement costs as needed to prevent further and future water intrusion at this area.

**10.5** The door screen(s) are deteriorated, suggest repair/replace as needed.

# 11. Patio/Porch #4

## Styles & Materials

**Location:**

1st level  
Left side

**Deck/Slab:**

Concrete

**Doors:**

Aluminum  
Single pane  
Tempered glass

		IN	NI	NP	RR
11.0	Deck/Slab				•
11.1	Steps/Stairs/Railings	•			
11.2	Electrical	•			
11.3	Doors	•			
11.4	Screens				•
		IN	NI	NP	RR

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

### Comments:

**11.0** A potential trip/safety hazard was noted due an inadequate sized deck/landing prior to the step(s) ( this is common for the age of the home/dwelling ). Generally a 36' landing is required at any exterior door prior to any step(s). Suggest review by a licensed contractor for any repair/replacement costs as needed.



11.0 Item 1(Picture)



**11.4** The door screen(s) are deteriorated, suggest repair/replace as needed.



# 12. 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:**

Attached

**Garage Door & Type:**

One, automatic  
Sectional roll-up

**Garage Door Material:**

Aluminum  
Insulated

**Auto-opener Manufacturer:**

CHAMBERLAIN

**Optical sensors:**

Yes

**Safety reverse operating:**

No, see comments

**GFCI Outlets:**

No, common for age

**Low flow sink fixture(s):**

No, see comments

		IN	NI	NP	RR
12.0	Slab				•
12.1	Garage Door (s)	•			
12.2	Garage Door Hardware	•			
12.3	Door Opener				•
12.4	Windows	•			
12.5	Garage Walls & Ceilings (including Firewall & Ceiling Separation)	•			
12.6	Electrical				•
12.7	Sink(s)				•
12.8	Traps/Drains & Supply				•
12.9	Comments				•
		IN	NI	NP	RR

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

## Comments:

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

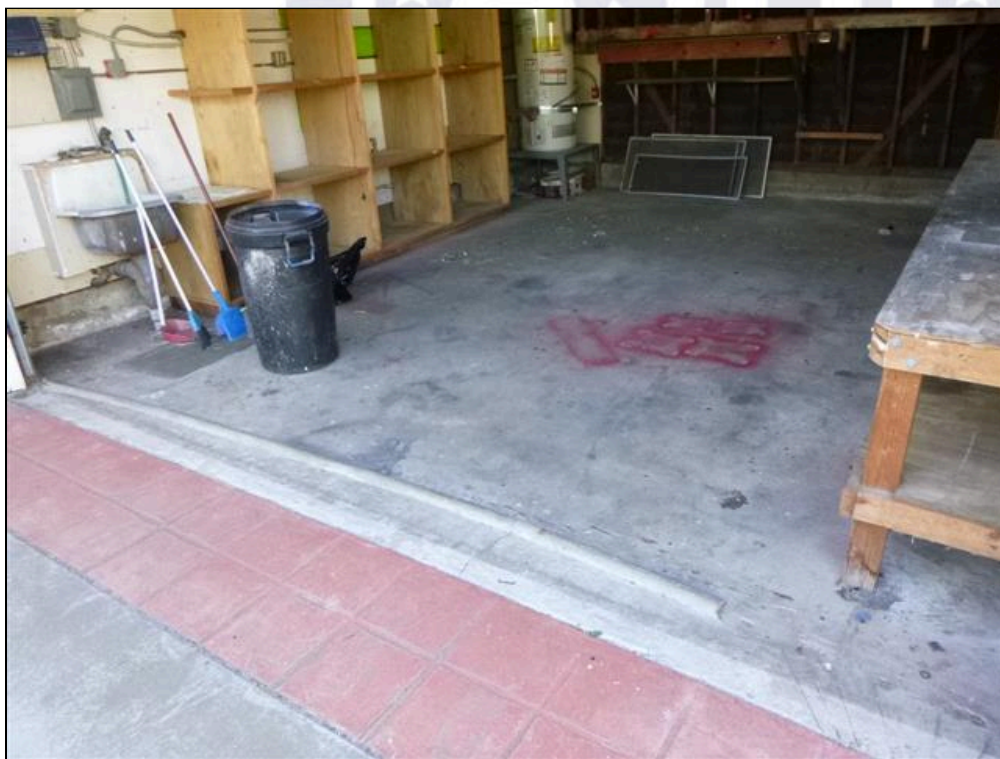
**12.0 (2)** White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spawling, 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/ drainage and sewer drainage systems, including rain gutters, to reduce and prevent further and future water

buildup at the exterior of the dwellings foundations.



12.0 Item 1(Picture)

**12.0 (3)** Evidence of previous water intrusion into the garage was noted. See the driveway comment and suggest review with a licensed contractor for repair costs as needed.



12.0 Item 2(Picture)

**12.3** (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.

**12.3** (2) The garage door opener(s) pull chain/rubber is excessively loose and periodically catches on the railing mount(s). Suggest review with a licensed contractor for costs to correctly tighten/tension the system as required and confirm correct operation as needed.



12.3 Item 1(Picture)

**12.3** (3) Suggest obtaining the garage door opener keypad door code from the seller and confirm correct operation as needed.



12.3 Item 2(Picture)

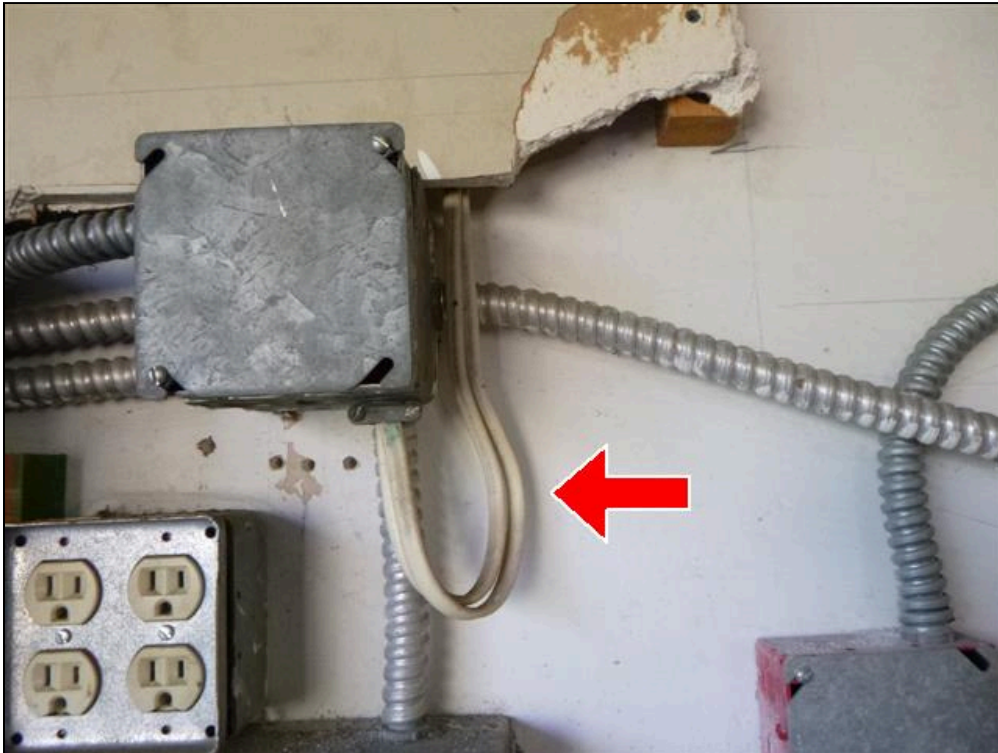
**12.6** (1) Various outlet cover(s) are missing, suggest installation for safety.



12.6 Item 1(Picture)

**12.6 (2)** A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

**12.6 (3)** Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



12.6 Item 2(Picture)

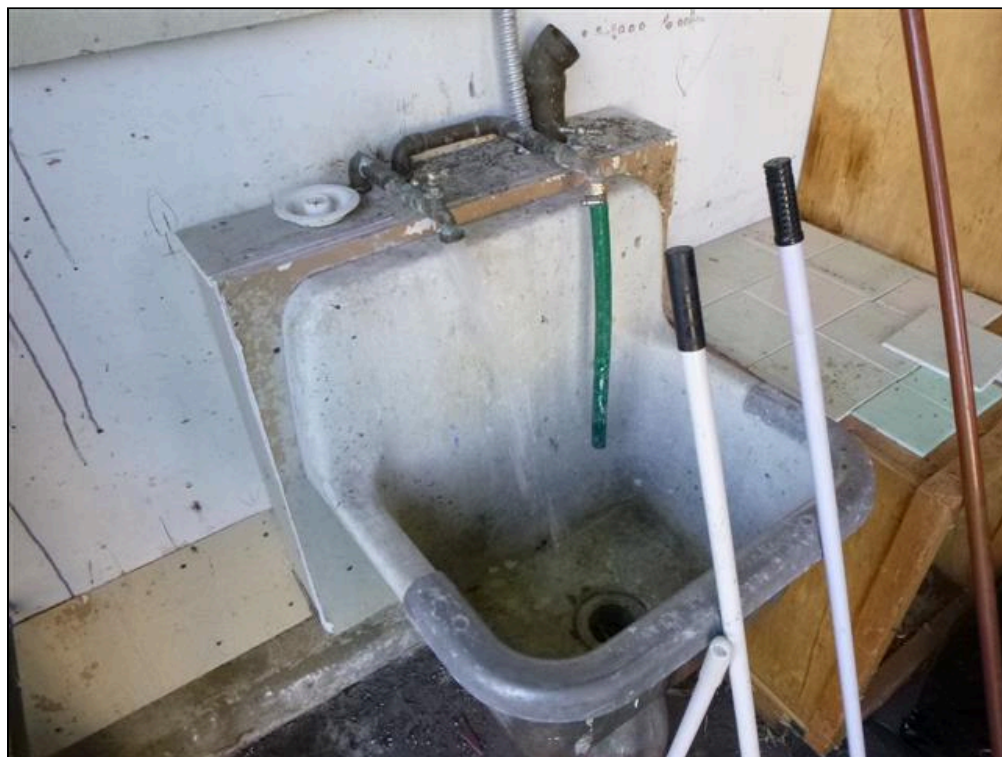
**12.6** (4) Open junction boxes/conduit was noted, this is a potential safety hazard. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician for repair/ replacement costs as needed.



12.6 Item 3(Picture)



**12.7** The existing sink faucet(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing faucets with low flow faucets (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.



12.7 Item 1(Picture)





**12.8** The sink drainage vent does not transfer through the roof as required, but terminates inside the garage area. Suggest review by a licensed plumber for costs to complete the installation as required for safety.



12.8 Item 1(Picture)



**12.9** Excessive pest droppings noted within the garage area. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



12.9 Item 1(Picture)



# 13. 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:**

1st level  
Attic

**Heat Type:**

Forced Air

**Energy Source:**

Natural gas

**Heat System Brand:**

GOODMAN

**Ductwork ( where visible ):**

Insulated  
Where visible

**Filter Type:**

Disposable

**Filter Size:**

20x30x1

**A/C Equipment Type:**

None

**Thermostat location & Type:**

1st level  
Hallway  
Digital  
Programable

		IN	NI	NP	RR
13.0	Heating Equipment				•
13.1	Venting		•		
13.2	Thermostat				•
13.3	Ducting		•		
		IN	NI	NP	RR

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

Comments:

13.0 (1) 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.



13.0 Item 1(Picture)



13.0 Item 2(Picture)

13.0 (2) Suggest replacing/cleaning the filter(s) as needed.



13.0 Item 3(Picture)

13.2 Unable to test/operate the thermostat at the time of the inspection, see the heating comments.



13.2 Item 1(Picture)

# 14. 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 RHHW, see comments	<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
14.0	Service Entrance Conductors				•
14.1	Service, Grounding Equipment, Main/Sub Panels				•
14.2	Branch Circuits, Overcurrent Devices				•
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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

**Comments:**

**14.0** The electrical service wiring mount is broken and detached from the roof, this is a potential safety hazard. Suggest review with a licensed electrician and/or the local utility company for repair/ replacement costs as required for safety.



14.0 Item 1(Picture)



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



14.1 Item 1(Picture)



14.1 Item 2(Picture)



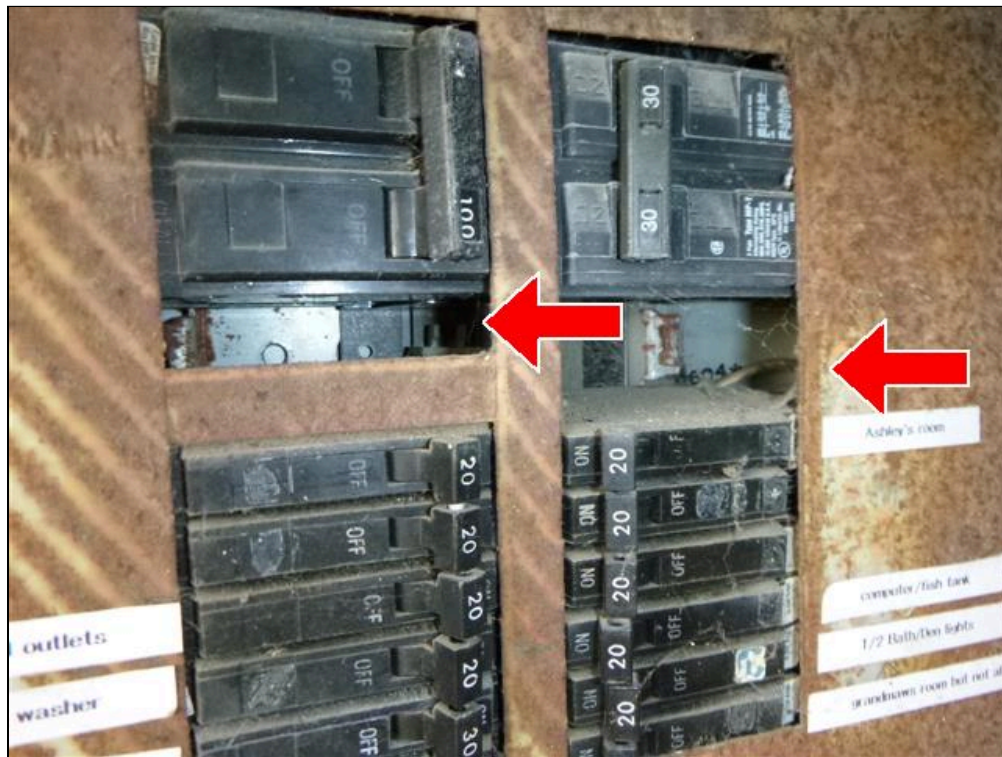
**14.1** (2) Inadequate clearance to the front of the garage sub panel. A minimum of 36 inches of clear working space is required at the front side of the electrical panel. Suggest review with a licensed electrical contractor for repair/relocation costs as required.



14.1 Item 3(Picture)



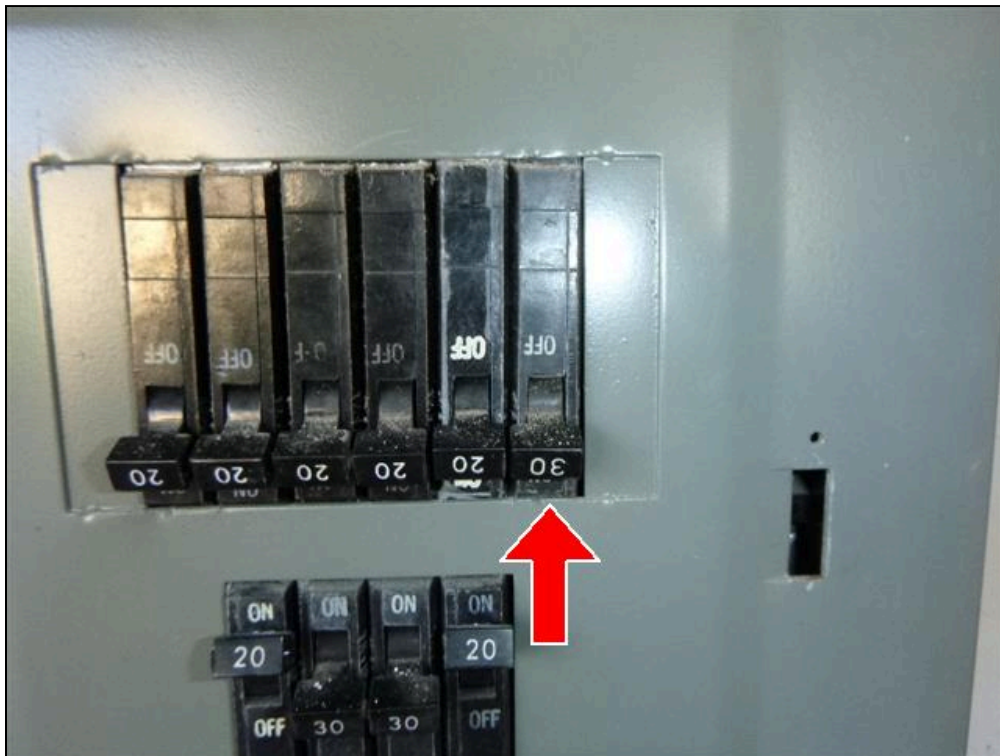
**14.1** (3) Potential safety hazard due open areas of the electrical panel cover plate. Suggest installing future plugs in the cover plate where the blanks have been removed as required for safety.



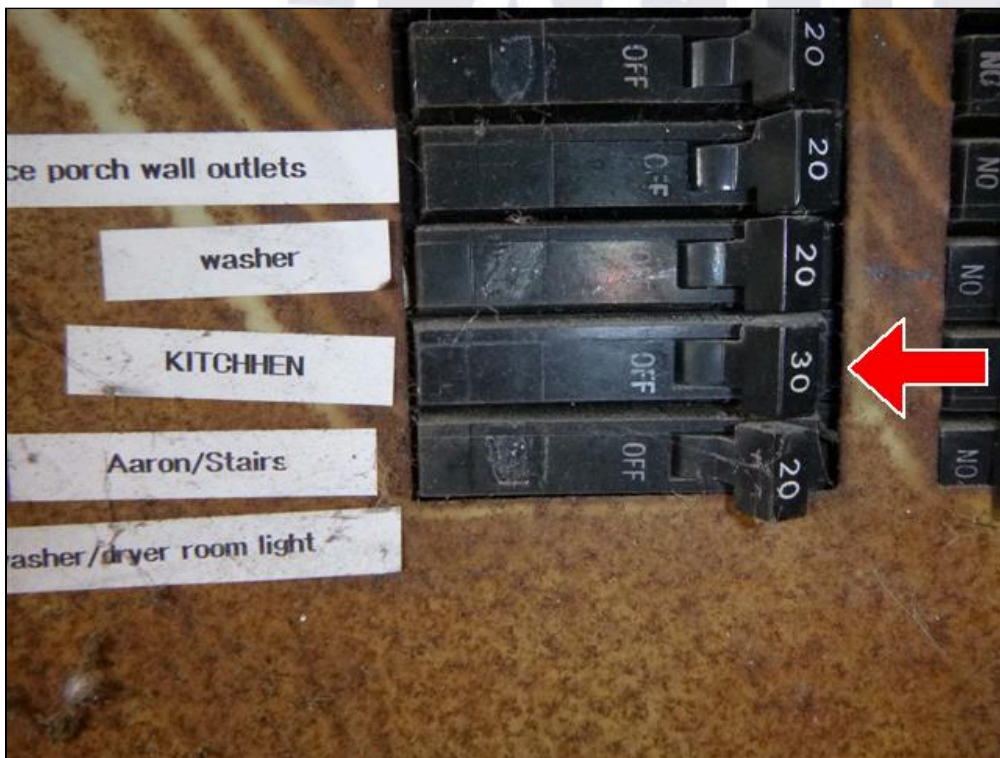
14.1 Item 4(Picture)



**14.2** (1) Single 30 amp breakers are currently being used for a 110 volt circuits at the main and sub panels. This is a potential fire safety hazard. Suggest review with a licensed electrician for repair/ replacement costs as needed for safety.



14.2 Item 1(Picture)



14.2 Item 2(Picture)

**14.2** (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.

**14.2** (3) The low amperage branch circuit conductor is a mixture of copper and RHHW. RHHW wiring was an early 1900's wire installation, commonly installed with fabric insulation over the wire and a mixture of copper/nickel for the wire conductor ( this age/style wiring is a potential fire/safety hazard ). Suggest review with a licensed electrician for repair/removal/replacement costs as needed for safety and as an upgrade.



# 15. 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:**

Right side of dwelling

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

Copper

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

Copper , both M & L type where visible

**Water pressure - PSI:**

70

**Water Pressure Regulator**

**Installed:**

No

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

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

**Comments:**

**15.0** (1) Exposed and un-insulated surface mounted plumbing noted at the right side exterior of the dwelling. Suggest review with a licensed plumber for repair/replacement costs as needed.



15.0 Item 1(Picture)

**15.0** (2) See crawl comments and repair as needed.

**15.0** (3) 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.

**15.0** (4) 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)

# 16. 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
- Copper

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

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

## Comments:

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

**16.0 (2)** Slow/blocked drains noted at various areas throughout the dwelling. Suggest review by licensed plumber for repair/replacement costs and confirm correct operation as needed.

**16.0 (3)** 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.

**16.0 (4)** 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.

# 17. 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:**

Garage

**Water Heater Power Source:**

Tank ( Gas )

**Water Heater Capacity:**

50 Gallon

**Manufacturer:**

GENERAL ELECTRIC

**Manufactured Date:**

A-2004

**Cold water shut off:**

Yes

**Gas Shut off:**

Yes

**TP Valve & discharge installed:**

Yes

No Discharge drain

See comments

**Seismic Strapping:**

Yes

Two straps

Incorrectly strapped

Inadequately strapped

See comments

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

No, see comments

		IN	NI	NP	RR
17.0	Water Heater				•
17.1	Venting	•			
		IN	NI	NP	RR

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



**Comments:**

**17.0** (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 ).



17.0 Item 1(Picture)



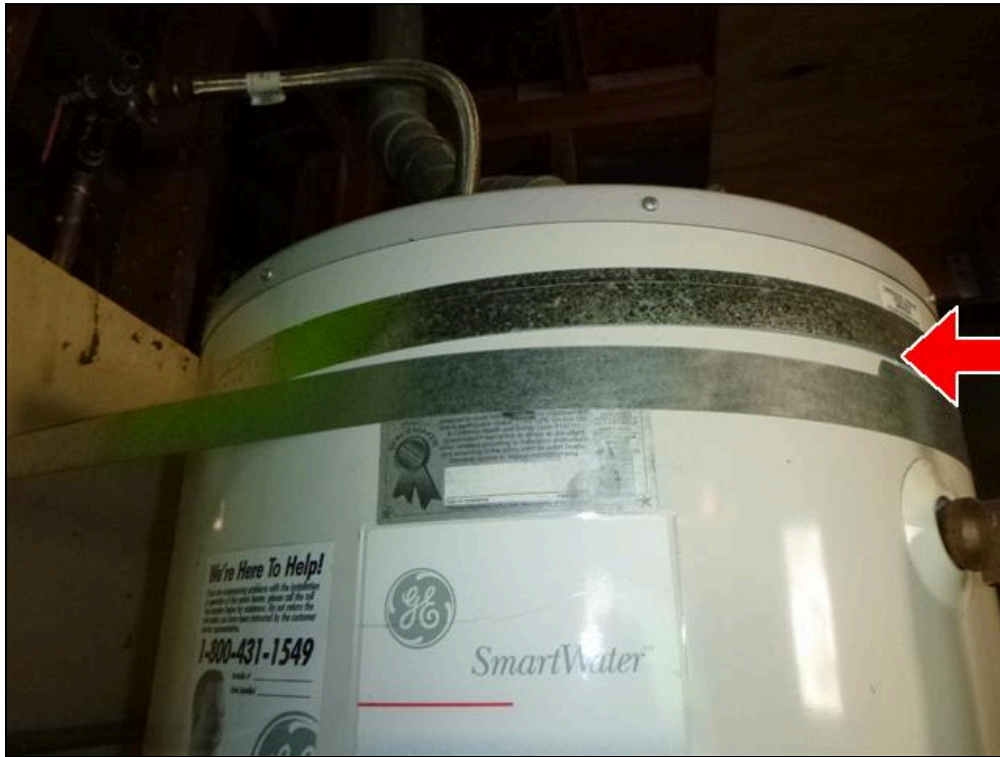
**17.0 (2)** Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.

**17.0 (3)** No discharge pipe connected to the TP&R valve, this is a potential safety hazard. Suggest review by a licensed plumber for costs to install the TP discharge drain down to within 4-6 inches of the exterior grade/deck as required for safety.



17.0 Item 2(Picture)

**17.0** (4) The earthquake strapping has been installed incorrectly, the upper strap is required to be 1/3 down from the top of the tank. Suggest review with a licensed plumber and repair as required for safety.



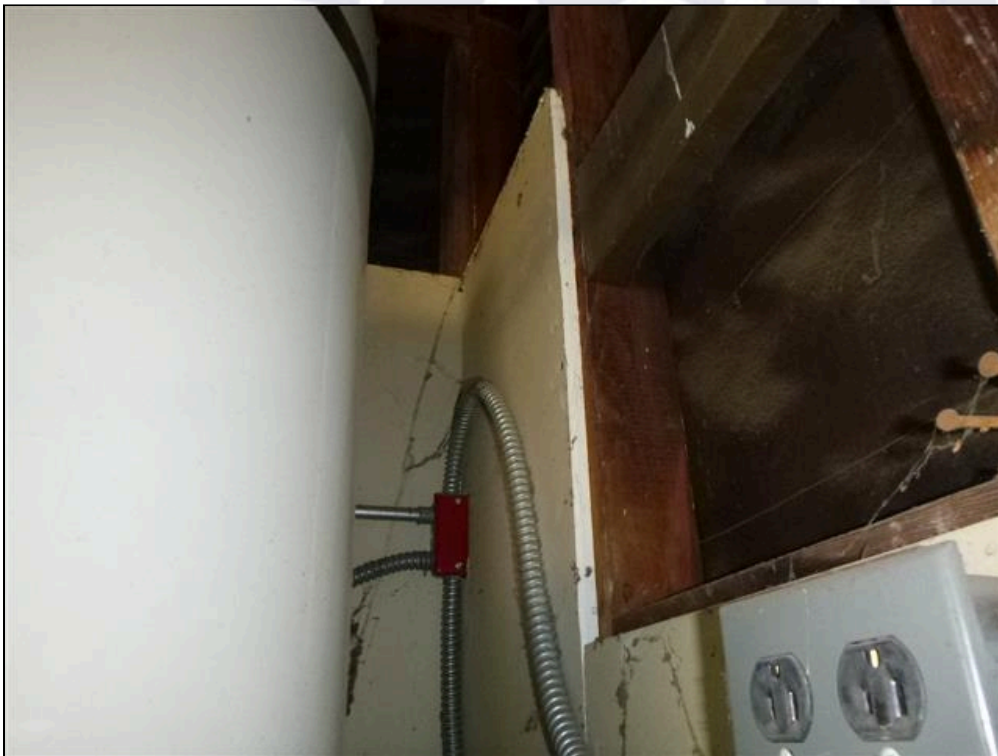
17.0 Item 3(Picture)



**17.0** (5) The water heating strapping is missing the rear bracing at the time of the inspection, suggest review by licensed plumber for installation costs as required.



17.0 Item 4(Picture)



17.0 Item 5(Picture)

# 18. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

## Styles & Materials

**Floor Covering(s):**

Tile

**Window Types:**

Vinyl  
Dual pane

**Countertop/Backsplash:**

Tile  
Stone

**Sink(s):**

Stainless Steel

**Dishwasher Brand:**

Unit Not installed at the time of the inspection

**Disposal Brand:**

WASTE KING

**Range/Stove:**

GAS  
GENERAL ELECTRIC

**Exhaust/Range hood:**

See comments

**Microwave:**

NONE

**Low flow sink fixture(s):**

Yes, 2.2 GPM Maximum

		IN	NI	NP	RR
18.0	Floors	•			
18.1	Walls	•			
18.2	Ceiling	•			
18.3	Windows	•			
18.4	Screens	•			
18.5	Cabinets				•
18.6	Counter Tops				•
18.7	Electrical				•
18.8	Sinks	•			
18.9	Faucets				•
18.10	Traps/Drains & Supply				•
18.11	Dishwasher				•
18.12	Food Waste Disposal	•			
18.13	Ranges/Ovens/Cooktops				•
18.14	Range Hood (s)				•
		IN	NI	NP	RR

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

## Comments:

**18.5** (1) The cabinet below the sink is wet, deteriorated and mold/mildew was noted. Suggest review

by a licensed contractor and plumber for repair/replacement costs as needed.



18.5 Item 1(Picture)



**18.5** (2) Various cabinet doors are damaged, missing or loose on the hinges. Suggest repair/replace as needed.

**18.6** Suggest grouting/caulking at the countertop to backsplash and around the sink to prevent water leakage.

**18.7** (1) Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.

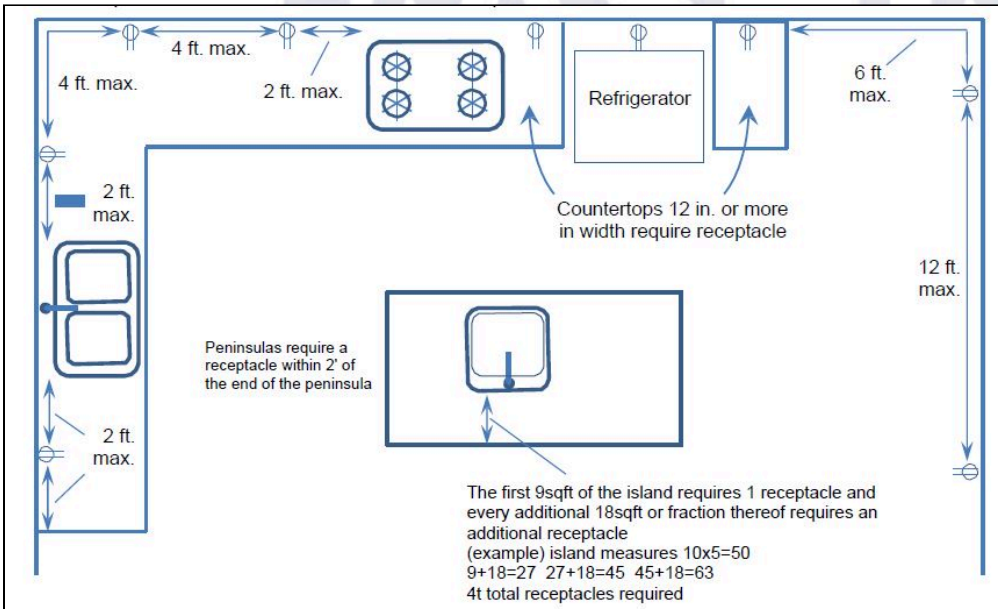


18.7 Item 1(Picture)



18.7 Item 2(Picture)

**18.7 (2)** Inadequate/incorrectly installed countertop/appliance outlets/circuits were noted, suggest review with a licensed electrician for installation costs as needed/required.



18.7 Item 3(Picture) Kitchen outlets





18.7 Item 4(Picture)



18.7 Item 5(Picture)

**18.7** (3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



18.7 Item 6(Picture)



**18.9** Unable to test the faucet as the water was either off or inoperable at this area. Suggest review with a licensed plumber for any repair/replacement costs as needed.



18.9 Item 1(Picture)



**18.10** Unable to test the plumbing fixtures or drains as the water was off to this area at the time of the inspection. Suggest review with a licensed plumber for any repair/replacement costs as needed.

**18.11** No dishwasher was installed at the time of the inspection. Suggest review with the seller and/or a licensed contractor for installation costs as needed.



18.11 Item 1(Picture)

**18.13** The anti-tip bracket is not currently installed correctly. An anti-tip bracket is usually installed on the floor and against the wall (towards the back of the stove) for one of the rear legs to slide into. Its purpose is to prevent the stove from tipping when a heavy load is placed on the door ( possible child ) or slide-out racks upsetting the center of gravity. Suggest review with a licensed contractor for costs to relocate/install the bracket correctly for safety as required since 1991.



18.13 Item 1(Picture)

**18.14** The range/hood vent is inoperable at the time of the inspection, suggest review with a licensed contractor and repair/replace as required for safety.



18.14 Item 1(Picture)



# 19. Hallway Bathroom

The home inspector shall observe: Walls, ceiling, and floors; 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, all plumbing fixtures, including their faucets, except where the flow end of the faucet is connected to an appliance; The operation of ground fault circuit interrupters; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, 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:**

1st level  
Right side  
Center

**Floor Covering(s):**

Tile

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Tub & Surround:**

Tile

**Shower & Surround:**

Tile  
Shower curtains

**Countertop:**

Cultured marble

**GFCI Protection:**

No, see comments

**Heating source:**

Fau register

**Low flow toilet:**

Yes  
1.6 GPF

**Low flow sink fixture(s):**

Yes, 2.2 GPM Maximum

**Low flow shower fixture(s):**

Yes, 2.5 GPM Maximum

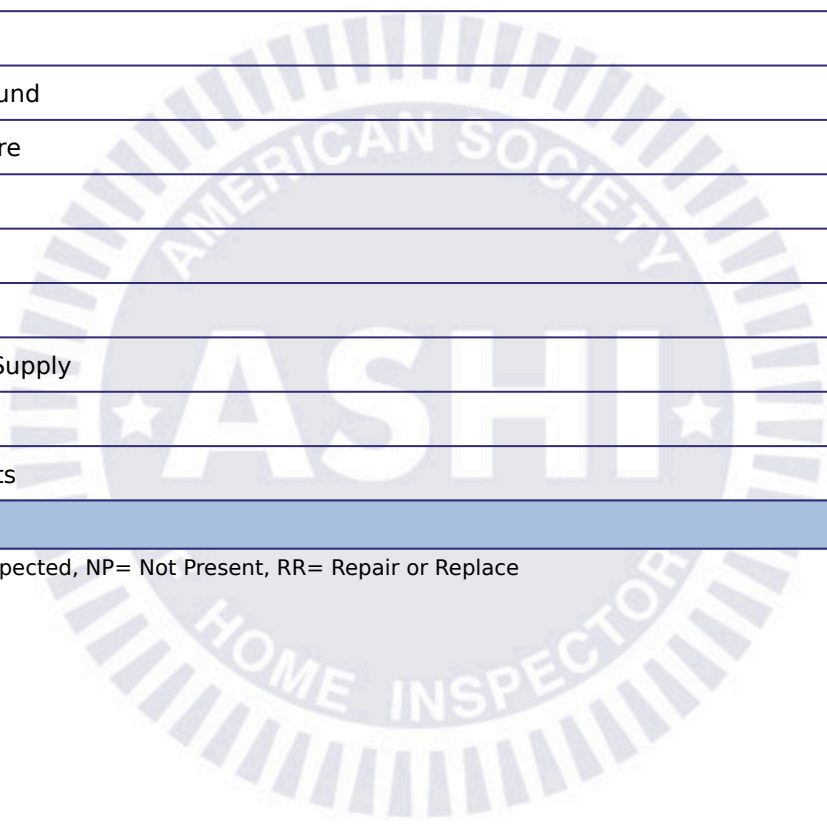
**Low flow tub faucet(s):**

No, see comments



		IN	NI	NP	RR
19.0	Floors	•			
19.1	Walls	•			
19.2	Ceilings				•
19.3	Doors				•
19.4	Windows	•			
19.5	Screens				•
19.6	Electrical				•
19.7	Exhaust Fan			•	
19.8	Heating		•		
19.9	Tub & Surround				•
19.10	Tub Faucet				•
19.11	Shower & Surround	•			
19.12	Shower Enclosure	•			
19.13	Shower Faucet	•			
19.14	Sink(s)	•			
19.15	Sink Faucet(s)	•			
19.16	Traps/Drains & Supply				•
19.17	Toilets(s)				•
19.18	Counter/Cabinets				•
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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





**Comments:**

**19.2** Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.



19.2 Item 1(Picture)



**19.3** Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**19.5** Deteriorated window screen(s) noted, suggest repair or replace as needed.

**19.6** No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



19.6 Item 1(Picture)

**19.7** No exhaust fan is currently installed at this bathroom ( this is common for the age of the dwelling and not required when built ). Suggest installation of an exhaust fan with a motion/humidity sensor system and vent to the exterior of the dwelling as an upgrade.

**19.9** Minor deterioration and rust noted at the tub and surround, no visible evidence of leakage noted at the time of the inspection. Suggest repair/replace as needed.



19.9 Item 1(Picture)

**19.10** The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance. Most retrofit companies/cities do not enforce the low flow tub faucet requirements due to it can take an excessive amount of time to fill the tub ( you will use the same amount of water irrelevant of how long it takes to fill the tub ).



19.10 Item 1(Picture)

**19.16** (1) Corrosion noted at the sink angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



19.16 Item 1(Picture)



**19.16** (2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

**19.17** The existing toilet is not an ultra low-flow flush toilet ( 1.28 GPF ). Suggest review with the seller/city and/or a licensed plumber for any costs to install an ultra low-flow toilet ( 1.28 GPF ) for water conservation and/or as per any city requirements.

**19.18** The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



19.18 Item 1(Picture)

## 20. Hallway Bathroom #2

The home inspector shall observe: Walls, ceiling, and floors; 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, all plumbing fixtures, including their faucets, except where the flow end of the faucet is connected to an appliance; The operation of ground fault circuit interrupters; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, 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:**

2nd level  
Right side  
Center

**Floor Covering(s):**

Tile

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Tub & Surround:**

Tile

**Shower & Surround:**

Tile  
Shower curtains

**Countertop:**

Tile

**GFCI Protection:**

No, see comments

**Heating source:**

None

**Low flow toilet:**

No

**Low flow sink fixture(s):**

Yes, 2.2 GPM

**Low flow shower fixture(s):**

Yes, 2.5 GPM

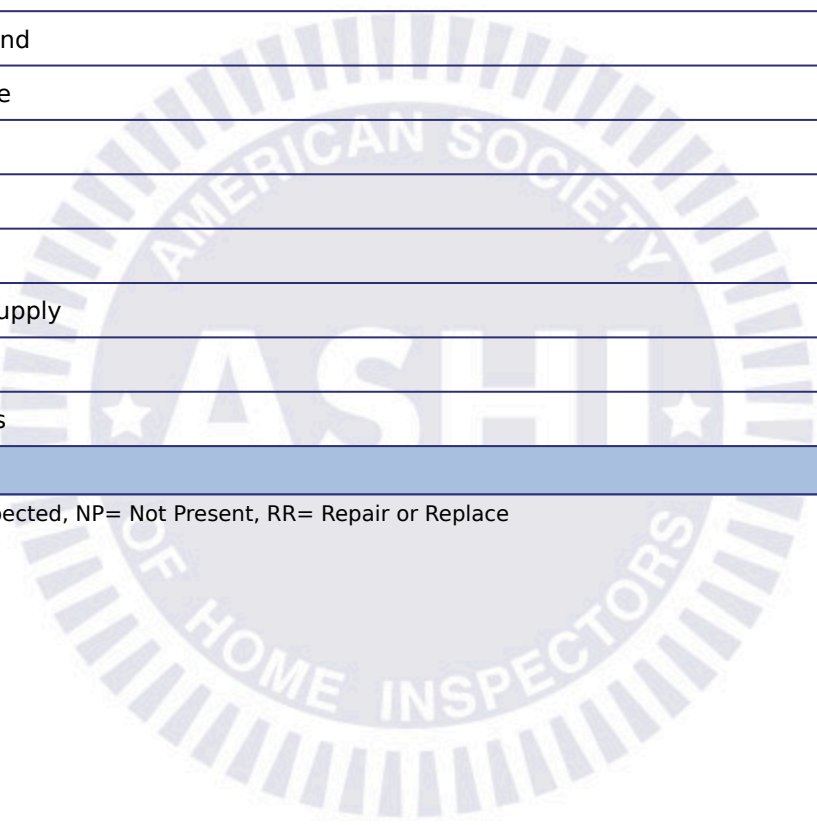
**Low flow tub faucet(s):**

No, see comments



		IN	NI	NP	RR
20.0	Floors				•
20.1	Walls	•			
20.2	Ceilings				•
20.3	Doors				•
20.4	Windows	•			
20.5	Screens				•
20.6	Electrical				•
20.7	Exhaust Fan			•	
20.8	Tub & Surround	•			
20.9	Tub Faucet				•
20.10	Shower & Surround				•
20.11	Shower Enclosure	•			
20.12	Shower Faucet	•			
20.13	Sink(s)	•			
20.14	Sink Faucet(s)	•			
20.15	Traps/Drains & Supply				•
20.16	Toilets(s)				•
20.17	Counter/Cabinets				•
		IN	NI	NP	RR

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





**Comments:**

**20.0** (1) Floor slope and uneven flooring noted.

**20.0** (2) The tile floor grout is deteriorated/missing at various areas, suggest review with a licensed contractor for repair/installation costs as needed.

**20.1** Settling cracks and patching noted.

**20.2** Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.

**20.3** Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**20.5** The window screen(s) were missing, suggest replacing as needed.

**20.6** No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.

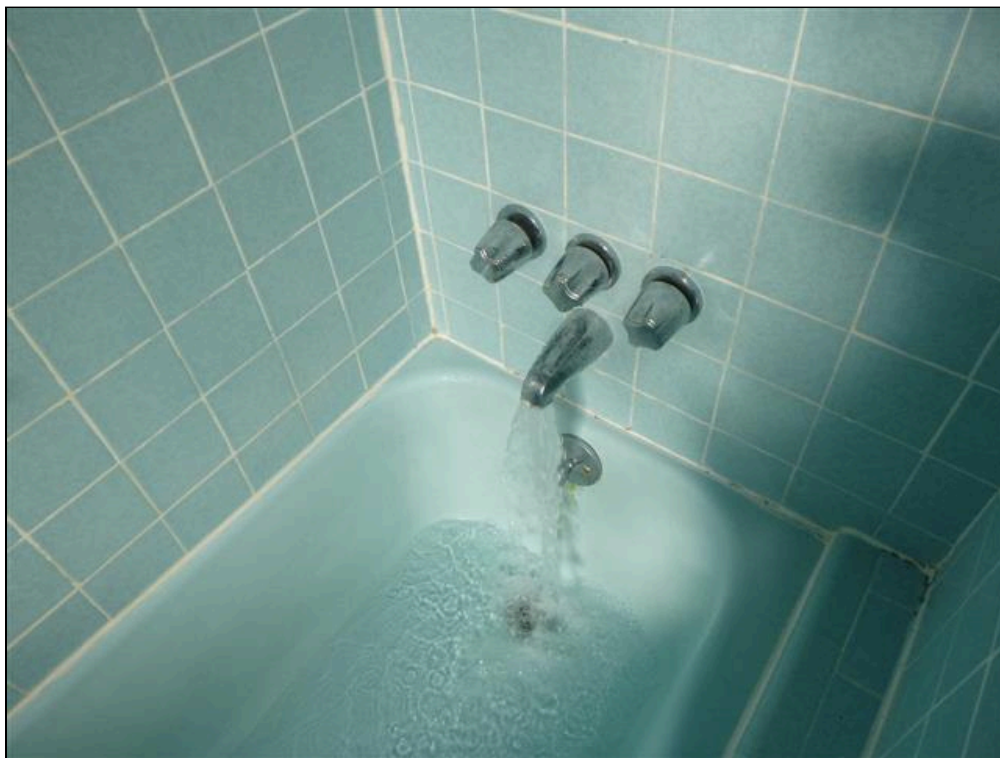


20.6 Item 1(Picture)

**20.7** No exhaust fan is currently installed at this bathroom ( this is common for the age of the dwelling and not required when built ). Suggest installation of an exhaust fan with a motion/humidity sensor system and vent to the exterior of the dwelling as an upgrade.

**20.9** The existing tub faucet is not a low-flow system as required. Suggest review with a licensed

plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance. Most retrofit companies/cities do not enforce the low flow tub faucet requirements due to it can take an excessive amount of time to fill the tub ( you will use the same amount of water irrelevant of how long it takes to fill the tub ).



20.9 Item 1(Picture)

**20.10** Hairline cracks noted at the tile areas, suggest repair/replace as needed.



20.10 Item 1(Picture)

**20.15** (1) Corrosion/stains noted at the sink drain and angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



20.15 Item 1(Picture)

**20.15** (2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

**20.16** (1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

**20.16** (2) The existing toilet is not an ultra low-flow flush toilet ( 1.28 GPF ). Suggest review with the seller/city and/or a licensed plumber for any costs to install an ultra low-flow toilet ( 1.28 GPF ) for water conservation and/or as per any city requirements.

**20.17** The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



20.17 Item 1(Picture)

## 21. Powder Bathroom

The home inspector shall observe: Walls, ceiling, and floors; 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, all plumbing fixtures, including their faucets, except where the flow end of the faucet is connected to an appliance; The operation of ground fault circuit interrupters; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, 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:**

1st level  
Center  
Rear

**Floor Covering(s):**

Tile

**Doors:**

Wood

**Countertop:**

Stone

**GFCI Protection:**

Yes

**Heating source:**

None

**Low flow toilet:**

Yes  
1.6 GPF

**Low flow sink fixture(s):**

Yes, 2.2 GPM

		IN	NI	NP	RR
21.0	Floors	•			
21.1	Walls	•			
21.2	Ceiling	•			
21.3	Doors	•			
21.4	Electrical	•			
21.5	Sink(s)	•			
21.6	Sink Faucet(s)	•			
21.7	Traps/Drains & Supply				•
21.8	Toilets(s)				•
21.9	Counter/Cabinets				•
		IN	NI	NP	RR

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

**Comments:**

**21.0** Floor slope and uneven flooring noted.

**21.7** The sink drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

**21.8** The existing toilet is not an ultra low-flow flush toilet ( 1.28 GPF ). Suggest review with the seller/ city and/or a licensed plumber for any costs to install an ultra low-flow toilet ( 1.28 GPF ) for water conservation and/or as per any city requirements.

**21.9** The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/ replace as needed.



## 22. Entry

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving furniture and 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 located inside the house, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, the operation of ground fault circuit interrupters and Smoke & Carbon monoxide alarms and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, 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, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

### Styles & Materials

**Floor Covering(s):**

Tile  
Wood

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Closet/Cabinetry:**

Wood  
By-fold doors

		IN	NI	NP	RR
22.0	Floors				•
22.1	Walls	•			
22.2	Ceilings	•			
22.3	Doors				•
22.4	Windows	•			
22.5	Screens	•			
22.6	Electrical	•			
22.7	Closets/Cabinets	•			
		IN	NI	NP	RR

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

**Comments:**

**22.0** Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

**22.3 (1)** Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**22.3 (2)** Excessive gaps and light noted at the door(s) to the exterior when in the closed position. Suggest review with a licensed contractor for repair/replacement costs as needed to prevent future water, draft and insect/rodent intrusion at this area.



22.3 Item 1(Picture)



# 23. Living Room

## Styles & Materials

**Floor Covering(s):**

Wood

**Doors:**

Wood  
Single pane  
UTD Tempered glass

**Window Types:**

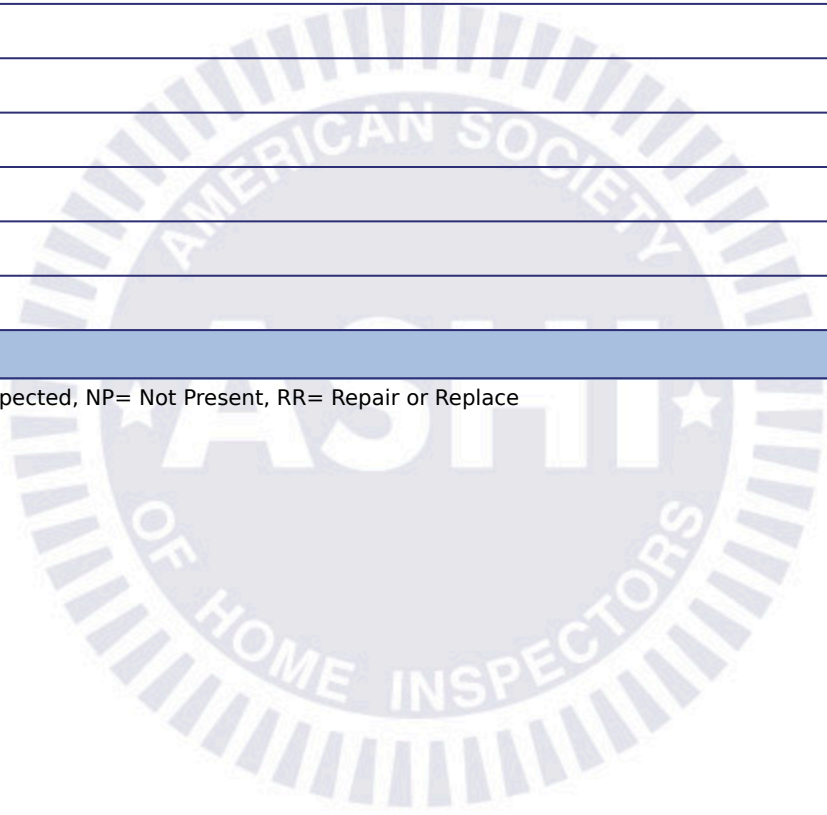
Aluminum  
Single pane

**Ceiling fan:**

One  
With remote

		IN	NI	NP	RR
23.0	Floors				•
23.1	Walls				•
23.2	Ceilings				•
23.3	Doors				•
23.4	Windows				•
23.5	Screens				•
23.6	Electrical				•
23.7	Comments	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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



**Comments:**

**23.0** (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

**23.0** (2) Patched areas of the floor were noted at the original floor heater location. Suggest repair/replace as needed.



23.0 Item 1(Picture)

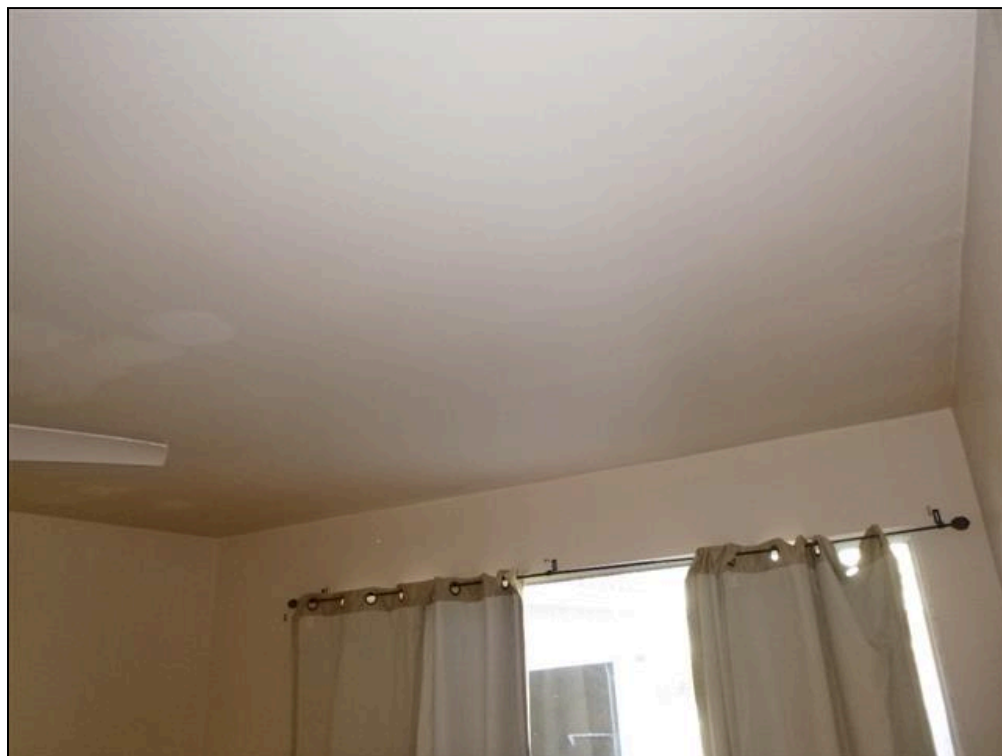
**23.1** Patched areas of the walls were noted, suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



23.1 Item 1(Picture)



**23.2** Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



23.2 Item 1(Picture)



**23.3** (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**23.3** (2) The inspector was unable to verify/determine if tempered/safety glass is installed at the window/door glass at this area ( no labelling/etching is visible ). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade for safety.



23.3 Item 1(Picture)

**23.4** (1) The lock latch(s) are missing/damaged at the window(s), suggest replacing as needed for security.

**23.4** (2) The window(s) will not close and latch correctly, suggest repair as needed.

**23.5** Deteriorated window screen(s) noted, suggest repair or replace as needed.

**23.6** The outlet at the front wall is loose at the wall mount, suggest review with a licensed electrician for repair/replacement costs as needed.



23.6 Item 1(Picture)

23.7 The ceiling fan system was operational at the time of the inspection.



23.7 Item 1(Picture)



23.7 Item 2(Picture)

# 24. Dining Room

## Styles & Materials

**Floor Covering(s):**

Wood

**Doors:**

Wood

		IN	NI	NP	RR
24.0	Floors				•
24.1	Walls	•			
24.2	Ceilings				•
24.3	Doors				•
24.4	Electrical				•
		IN	NI	NP	RR

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

### Comments:

**24.0** Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

**24.2** (1) Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/ replacement costs as needed.



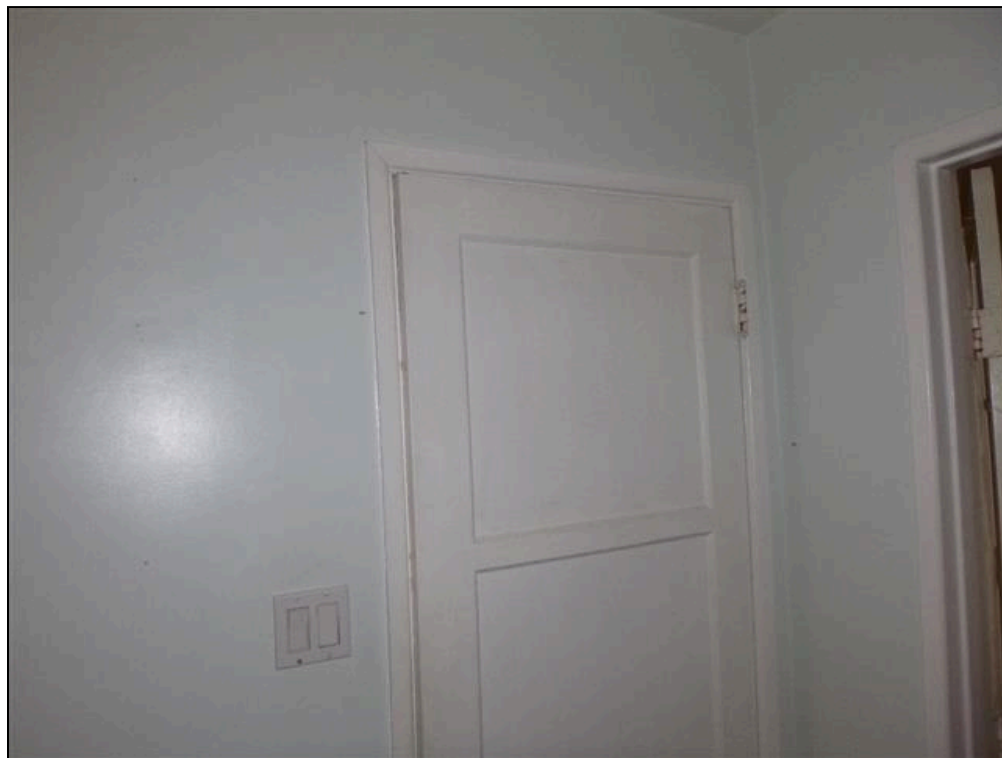
24.2 Item 1(Picture)



24.2 (2) Settling cracks and patching noted, suggest repair as needed.

24.3 (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

24.3 (2) The door sticks/impacts on the jamb when operating, suggest repair as needed.



24.3 Item 1(Picture)



**24.4 (1)** A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

**24.4 (2)** Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



24.4 Item 1(Picture)

# 25. Family Room

## Styles & Materials

**Location:**

1st level  
Left side  
Rear

**Floor Covering(s):**

Engineered flooring

**Doors:**

Wood  
Aluminum  
Single pane  
Tempered glass

**Window Types:**

Vinyl  
Dual pane

**Closet/Cabinetry:**

Wood

**Fireplace:**

Masonry

**Fireplace doors & screens:**

Removable screen system

**Fireplace damper fixed in open position:**

No, see comments

**Fireplace Gas valve:**

Yes, within 4 feet

		IN	NI	NP	RR
25.0	Floors				•
25.1	Walls				•
25.2	Ceilings				•
25.3	Doors				•
25.4	Windows	•			
25.5	Screens				•
25.6	Electrical	•			
25.7	Fireplace				•
25.8	Closets/Cabinets	•			
		IN	NI	NP	RR

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

**Comments:**

**25.0 (1)** Floor slope and uneven flooring noted throughout this area. Suggest review with a licensed contractor for repair/re-leveling costs as needed.

**25.0 (2)** Worn and minor deterioration noted at various areas of the flooring, suggest maintenance and repairs as needed.

**25.1** Patched areas of the walls were noted, suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

**25.2 (1)** Settling cracks and patching noted, suggest repair as needed.



25.2 Item 1(Picture)

**25.2** (2) Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

**25.3** (1) The fixed section of the rear sliding door is not currently installed level with the frame and excessive gaps were noted. Suggest review with a licensed contractor for any repair/replacement costs as needed to prevent future water, draft and insect intrusion at this area.



25.3 Item 1(Picture)

**25.3** (2) Evidence of previous and possible on-going water intrusion was noted at the door(s) to the exterior. Suggest review with a licensed contractor for repair/replacement costs as needed.



25.3 Item 2(Picture)



**25.5** The door screen(s) are deteriorated, suggest repair/replace as needed.

**25.7 (1)** The fireplace damper was operational at the time of the inspection. Suggest securing the damper to a fixed open position due to the gas installation per current requirements.



25.7 Item 1(Picture)



25.7 Item 2(Picture)

**25.7** (2) Minor creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.



25.7 Item 3(Picture)



# 26. Hallway

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving furniture and 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, smoke detectors, heat detectors, carbon monoxide detectors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Low voltage systems; Security system devices, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

### Styles & Materials

**Location:**

1st level  
 Right side  
 Center  
 Off bedroom(s)

**Floor Covering(s):**

Wood

**Doors:**

Wood

**Closet/Cabinetry:**

Multiple closets/cabinets  
 Wood

**Smoke alarms:**

No, see comments

**Carbon Monoxide alarms:**

No, see comments

		IN	NI	NP	RR
26.0	Floors				•
26.1	Walls	•			
26.2	Ceilings	•			
26.3	Doors	•			
26.4	Electrical	•			
26.5	Closets/Cabinets	•			
26.6	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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

**Comments:**

**26.0** (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

**26.0** (2) Patched areas of the floor were noted at the original floor heater location. Suggest repair/replace as needed.



26.0 Item 1(Picture)

**26.2** An attic access hatch was noted at this area.

**26.4** A minimum number of light fixtures were installed at this area at the time of the inspection ( this is common for the original age of dwelling ). Suggest review with a licensed electrician for costs to install additional light fixtures if desired as an upgrade.

**26.6** (1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

**26.6** (2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

**26.6** (3) The expected life span of a smoke detector/alarm is generally 10 years and a carbon monoxide detector/alarm is around 6/10 years. As per the manufacturer, the smoke/carbon monoxide detectors/alarms should be tested every month and the batteries should be replaced every year in a smoke detector/alarm and every six months in a carbon monoxide detector/alarm. Please be aware that testing/replacing both of the smoke/carbon monoxide detectors/alarms regularly is strongly

recommended as the test button does not confirm that the device/sensor is working correctly, only the alarm.



# 27. Hallway

## Styles & Materials

**Location:**

1st level  
Center  
Rear  
Off bedroom(s)

**Floor Covering(s):**

Engineered flooring

**Doors:**

Wood

**Smoke alarms:**

No, see comments

**Carbon Monoxide alarms:**

No, see comments

		IN	NI	NP	RR
27.0	Floors	•			
27.1	Walls	•			
27.2	Ceilings	•			
27.3	Doors	•			
27.4	Electrical				•
27.5	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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

### Comments:

**27.4** No light fixture installed at this area ( common for the age of the dwelling ), this is a possible safety hazard. Suggest review with a licensed electrician for costs to install a light fixture at this area to enhance safety.

**27.5 (1)** No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

**27.5 (2)** There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

## 28. Stairs

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving furniture and 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, smoke detectors, heat detectors, carbon monoxide detectors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Low voltage systems; Security system devices, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

### Styles & Materials

**Location:**

From 1st to 2nd level

**Floor Covering(s):**

Carpet

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Smoke alarms:**

No, see comments

**Carbon Monoxide alarms:**

No, see comments

		IN	NI	NP	RR
28.0	Floors				•
28.1	Walls	•			
28.2	Ceilings	•			
28.3	Doors	•			
28.4	Windows	•			
28.5	Screens				•
28.6	Electrical				•
28.7	Stairs/Railings				•
28.8	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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

**Comments:**

**28.0** Squeaky/noisy floors were noted, suggest repair as needed.

**28.5** The window screen(s) were missing, suggest replacing as needed.

**28.6 (1)** A minimum number of light fixtures were installed at this area at the time of the inspection ( this is common for the original age of dwelling ). Suggest review with a licensed electrician for costs to install additional light fixtures if desired as an upgrade.

**28.6 (2)** The cover globe(s) are missing at light fixture(s) at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.

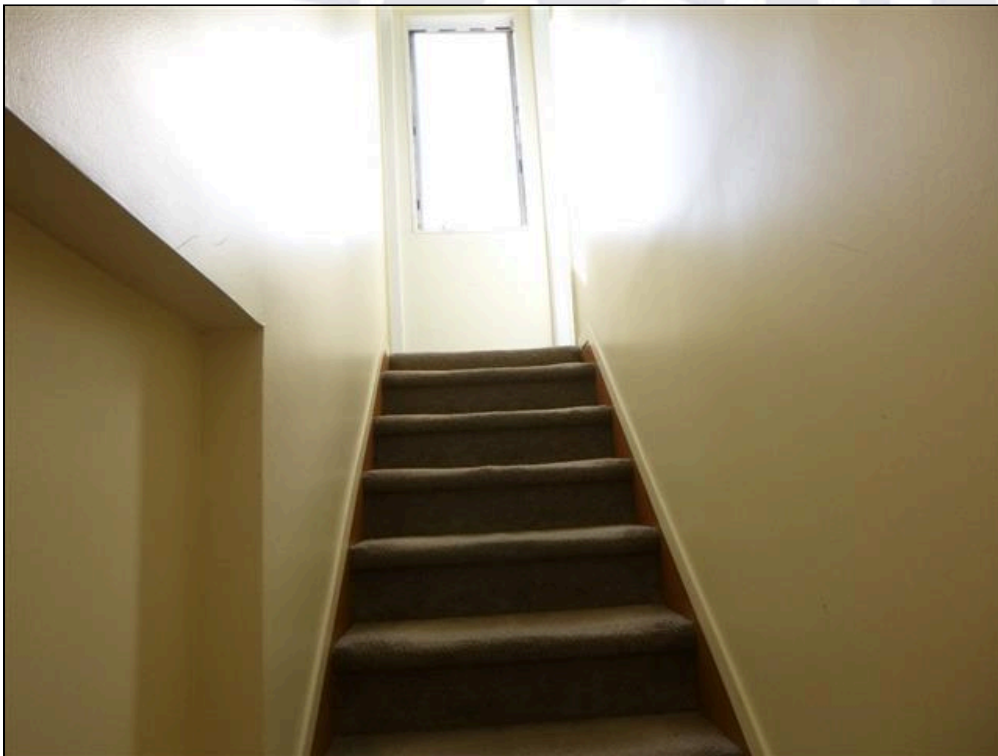


28.6 Item 1(Picture)

**28.7** (1) No graspable hand railing(s) installed at the stair area(s). Suggest review with a licensed contractor for costs to install graspable railing(s) to current standards as required for safety.



28.7 Item 1(Picture)



28.7 Item 2(Picture)

**28.7** (2) A potential trip hazard was noted due to the uneven rise height at various steps. Suggest review with a licensed contractor for any repair/replacement costs as needed.



28.7 Item 3(Picture)

**28.8** (1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

**28.8** (2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.



## 29. Bedroom #1

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving beds, furniture and 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, smoke detectors, heat detectors, carbon monoxide detectors, and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, 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, ; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Location:**

1st level  
Right side  
Front

**Floor Covering(s):**

Wood

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Closet/Cabinetry:**

Closet doors missing, see comments

**Smoke alarms:**

No, see comments

		IN	NI	NP	RR
29.0	Floors				•
29.1	Walls	•			
29.2	Ceilings				•
29.3	Doors	•			
29.4	Windows				•
29.5	Screens				•
29.6	Electrical	•			
29.7	Closet/Wardrobe(s)				•
29.8	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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

**Comments:**

**29.0** Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

**29.2** Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

**29.4** The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

**29.5** Deteriorated window screen(s) noted, suggest repair or replace as needed.

**29.6** A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

**29.7** The closet door(s) were missing/not installed at the time of the inspection, suggest replacing/installing as needed.



29.7 Item 1(Picture)

**29.8** No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

# 30. Bedroom #2

## Styles & Materials

**Location:**

1st level  
Right side  
Center

**Floor Covering(s):**

Wood

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Closet/Cabinetry:**

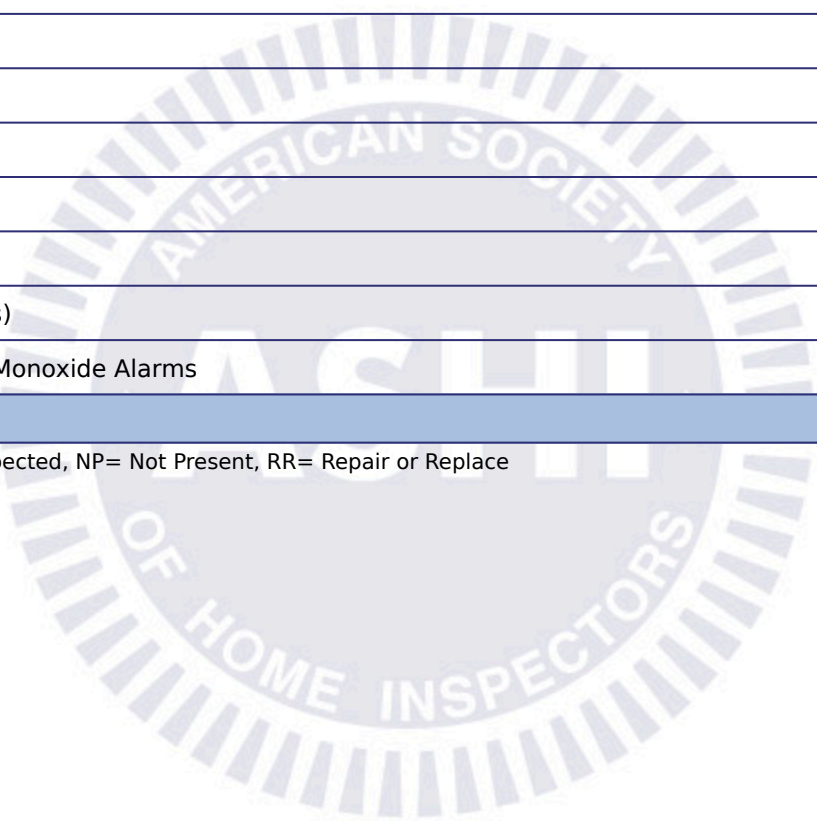
Multiple closets/cabinets  
Wood

**Smoke alarms:**

No, see comments

		IN	NI	NP	RR
30.0	Floors				•
30.1	Walls	•			
30.2	Ceilings	•			
30.3	Doors				•
30.4	Windows	•			
30.5	Screens				•
30.6	Electrical				•
30.7	Closet/Wardrobe(s)	•			
30.8	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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



**Comments:**

**30.0** (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

**30.0** (2) Worn, stained and deteriorated areas of the flooring were noted, suggest repair/refinish as needed.

**30.3** Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**30.5** Deteriorated window screen(s) noted, suggest repair or replace as needed.

**30.6** (1) Ungrounded three prong outlets noted at this area. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protect the outlet(s) on a GFCI circuit where recommended.



30.6 Item 1(Picture)

**30.6** (2) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

**30.6** (3) Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



30.6 Item 2(Picture)

**30.8** No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

# 31. Bedroom #3

## Styles & Materials

**Location:**

1st level  
Right side  
Rear

**Floor Covering(s):**

Engineered flooring

**Doors:**

Wood

**Window Types:**

Aluminum  
Single pane

**Closet/Cabinetry:**

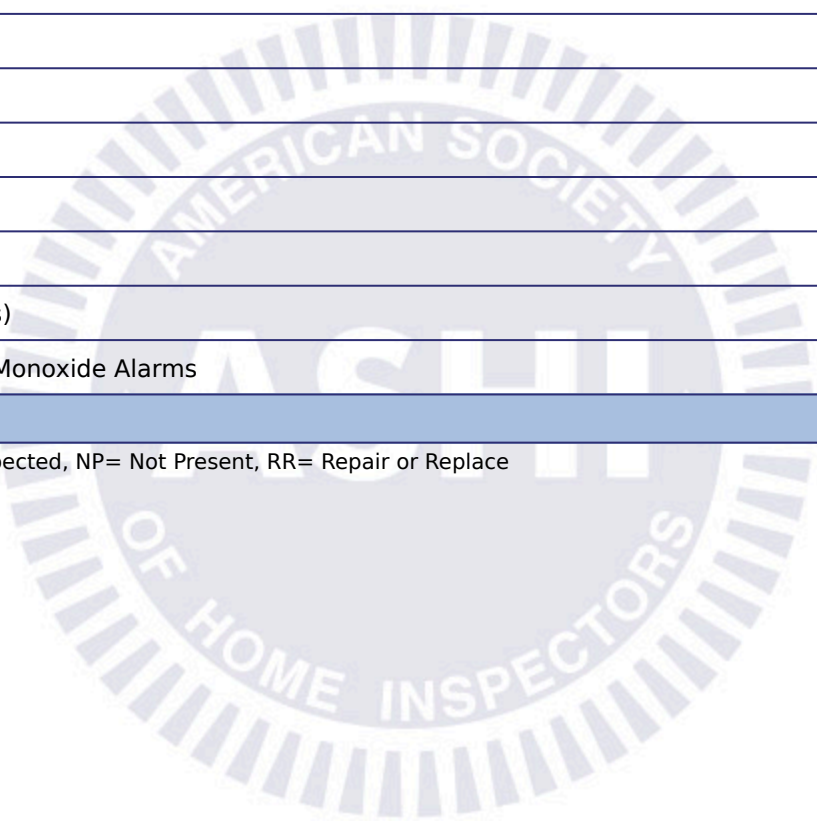
Closet doors missing, see comments

**Smoke alarms:**

No, see comments

		IN	NI	NP	RR
31.0	Floors	•			
31.1	Walls				•
31.2	Ceilings	•			
31.3	Doors				•
31.4	Windows				•
31.5	Screens	•			
31.6	Electrical	•			
31.7	Closet/Wardrobe(s)				•
31.8	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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



**Comments:**

**31.0** Floor slope and uneven flooring noted.

**31.1** Stained, patched and damaged areas of the walls were noted at the windows ( evidence of previous/on-going water intrusion was noted ). Suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



31.1 Item 1(Picture)



31.1 Item 2(Picture)

**31.3** (1) The door will not close and latch correctly, suggest repair as needed.



31.3 Item 1(Picture)



**31.3** (2) The door to the hallway is damaged/holes noted, suggest repair as needed.



31.3 Item 2(Picture)

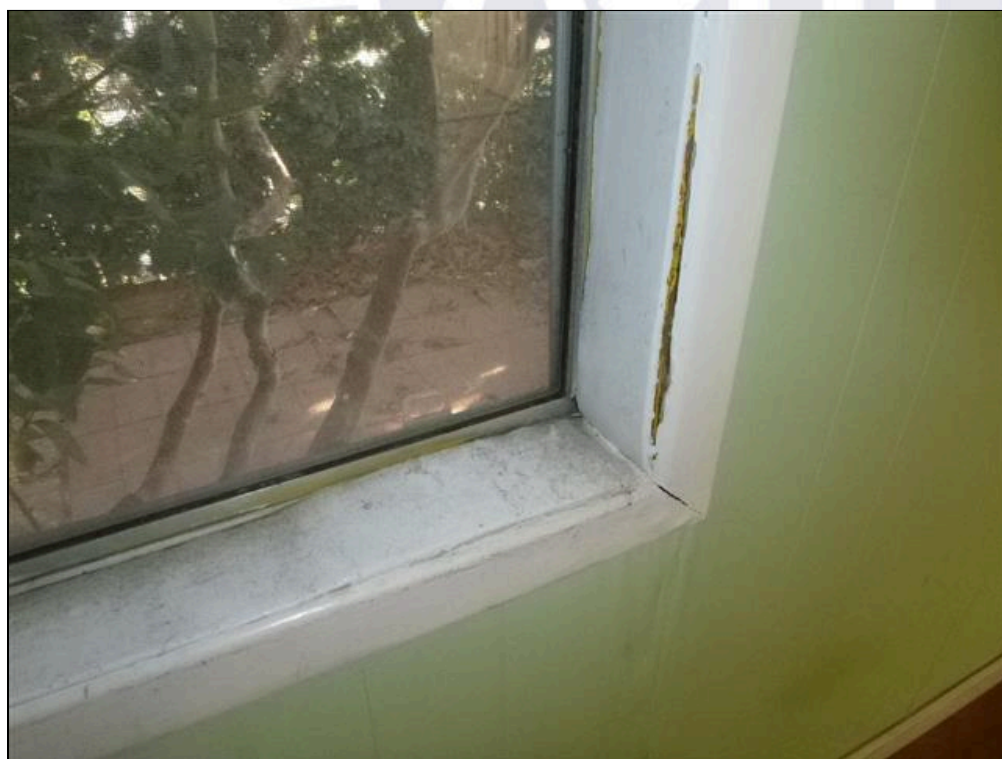


**31.4** (1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

**31.4** (2) Excessive deterioration, satins and evidence of previous/on-going leakage was noted at the windows. Suggest review with a licensed contractor for any repair/replacement costs as needed.



31.4 Item 1(Picture)



31.4 Item 2(Picture)

**31.6** A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

**31.7** The closet door(s) were missing/not installed at the time of the inspection, suggest replacing/installing as needed.



31.7 Item 1(Picture)

**31.8 (1)** No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

**31.8 (2)** Suggest installing a Carbon Monoxide alarm at this bedroom due to the location/proximity of a gas fueled appliance within the laundry area.

# 32. Primary Bedroom

## Styles & Materials

**Location:**

2nd level  
Right side  
Rear

**Floor Covering(s):**

Carpet

**Doors:**

Wood  
Aluminum  
Single pane  
Tempered glass

**Window Types:**

Aluminum  
Single pane

**Closet/Cabinetry:**

Wood  
Walk-in closet(s)

**Ceiling fan:**

One  
With remote

**Smoke alarms:**

No, see comments

		IN	NI	NP	RR
32.0	Floors				•
32.1	Walls	•			
32.2	Ceilings				•
32.3	Doors				•
32.4	Windows				•
32.5	Screens				•
32.6	Electrical				•
32.7	Closet/Wardrobe(s)	•			
32.8	Comments				•
32.9	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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

**Comments:**

**32.0** Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

**32.2** Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



32.2 Item 1(Picture)

**32.3** (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**32.3** (2) The sliding door lock handle is broken/damaged, suggest repair/replace as needed.



32.3 Item 1(Picture)



**32.4** The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

**32.5** The door screen(s) are deteriorated, suggest repair/replace as needed.

**32.6 (1)** Various outlet cover(s) are missing, suggest installation for safety.



32.6 Item 1(Picture)



**32.6** (2) The switched outlet(s) location is on the front wall(s).

**32.8** (1) The ceiling fan system was operational at the time of the inspection.



32.8 Item 1(Picture)



32.8 Item 2(Picture)

**32.8** (2) A potential safety/fall hazard was noted due to the sliding door exits/leads out to the sloped



roof area ( no railing is installed at the roof area ). Suggest review with a licensed contractor to seal/ screw the door closed to prevent access to the roof area as needed.



32.8 Item 3(Picture)



32.8 Item 4(Picture)

**32.9** No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.



# INVOICE

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

**Inspection Date:** 1/11/2025  
**Report ID:** 01112025ChestnutAve

<b>Customer Info:</b>	<b>Inspection Property:</b>
Yvonne Peltz	2104 Chestnut Ave Manhattan Beach CA 90266
<b>Customer's Real Estate Professional:</b> Marlene Ramirez	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
SFD Sq Ft 2,001 - 2,500	650.00	1	650.00
			<b>Tax \$0.00</b>
			<b>Total Price \$650.00</b>

**Payment Method:** Check#2891  
**Payment Status:** Paid  
**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

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



1.0 Item 1(Picture)

(2) Suggest cleaning the driveway drain and drain transition to street prior to the rainy season to prevent blockages which could result in water intrusion into the garage/dwelling.



1.0 Item 2(Picture)



1.0 Item 3(Picture)

**1.1 Walkways**

**Repair or Replace**

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



1.1 Item 1(Picture)



1.1 Item 2(Picture)

#### 1.4 Siding

##### **Repair or Replace**

(1) Deteriorated and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.

(2) Multiple trees and bushes are in contact with the siding. Suggest trimming them away from the siding to prevent any future damage.

(3) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.



1.4 Item 1(Picture)



1.4 Item 2(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.

**1.8 Electrical**  
**Repair or Replace**

(1) Various exterior outlet(s) are missing the weather cover(s). Suggest installation for safety and as required.



1.8 Item 1(Picture)

(2) The inspector was unable to test the GFCI outlet(s) at the front yard as there was no power to the outlet(s). Suggest review with a licensed electrician for repair/replacement cost and confirm correct operation as needed.



1.8 Item 2(Picture)

**1.9 Gutters/Downspouts**



**Repair or Replace**

- (1) 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) Suggest redirecting the downspouts out of the planters to reduce ponding during the rainy season.



1.9 Item 1(Picture)



1.9 Item 2(Picture)

**1.10 Retaining Walls**  
**Repair or Replace**

The rear retaining wall not visible/accessible at the time of the inspection. Suggest review with a licensed contractor on this item as needed.



1.10 Item 1(Picture)

### 1.11 Planters

#### Repair or Replace

No drains and/or drain holes noted/visible at the planter(s). Suggest installing drains/weep holes to prevent ponding and/or excessive moisture buildup at the foundation during the rainy season.



1.11 Item 1(Picture)

**1.13 Comments****Repair or Replace**

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

**2. Lot Grade/Drainage****2.0 Lot Grade/Drainage****Repair or Replace**

(1) 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/sump pump system to divert all the water away from the foundation.

(2) Suggest cleaning the driveway drain and drain transition to street prior to the rainy season to prevent blockages which could result in water intrusion into the garage/dwelling.

**3. Foundation****3.0 Foundations, Basement and Crawlspace****Repair or Replace**

(1) 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/sump pump system to divert all the water away from the foundation.

(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/ drainage and sewer 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) Undermining of the foundation was noted due to the new sewer drain installation. Suggest review by a licensed contractor for costs to re-install/compact the removed dirt from this area to prevent possible future movement of the foundation.



3.0 Item 2(Picture)

### 3.1 Floors (Structural)

#### Repair or Replace

Excessive stains and deterioration noted at various flooring and supports from 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)



3.1 Item 2(Picture)

#### **4. Crawl Space**

- 4.0 Crawl Space**
  - Repair or Replace**

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



4.0 Item 1(Picture)



4.0 Item 2(Picture)

### 4.3 Electrical

#### Repair or Replace

(1) Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician and repair as needed.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

(2) The electrical wiring in the crawl area has been inadequately secured. The romex/conduit is in contact with the ground at various areas, suggest review with a licensed electrician to repair/secure as needed for safety and as required.

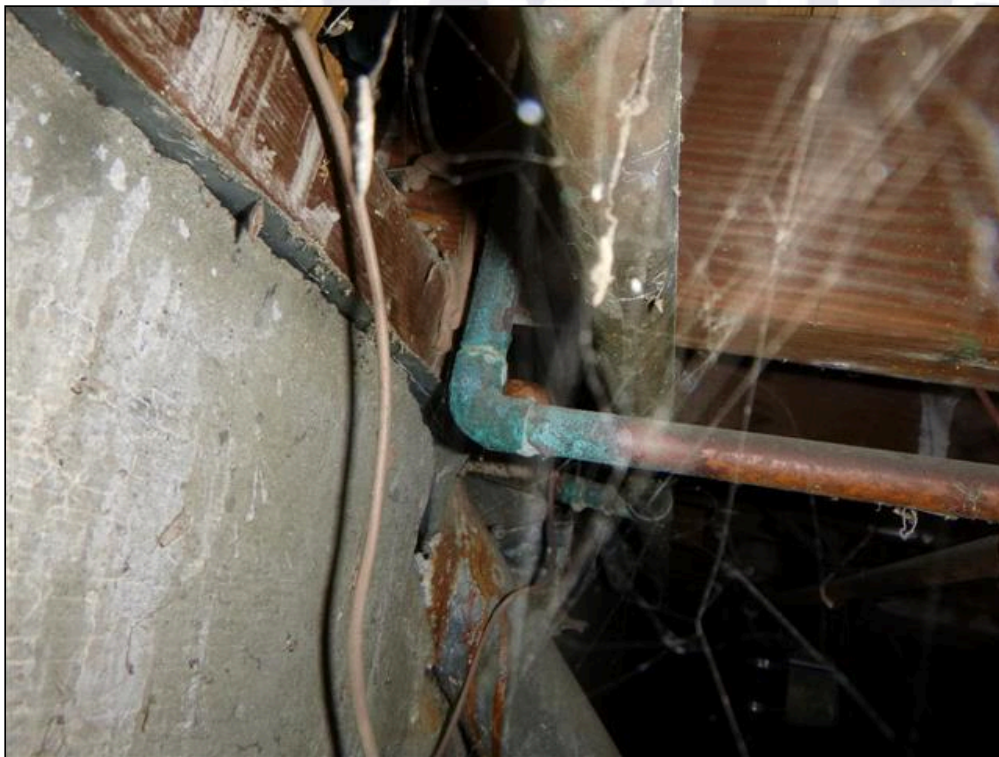


4.3 Item 3(Picture)

#### 4.4 Plumbing Supply & Drainage

##### Repair or Replace

(1) Corroded areas of the copper plumbing was noted throughout the crawl area, this can be a precursor to 'pin hole' leaks. Suggest review with a licensed plumber for any repair/replacement costs as needed.



4.4 Item 1(Picture)

(2) Rust and corrosion noted at various cast iron drain lines within the crawl space, common for the



age, no leaking visible at the time of the inspection. Suggest review by a licensed plumbing contractor for repair/replacement costs as needed.



4.4 Item 2(Picture)



4.4 Item 3(Picture)

#### 4.5 Comments

##### **Repair or Replace**

Excessive pest droppings and traps noted within the crawl area. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



4.5 Item 1(Picture)

## 5. Roofing

### 5.0 Roof

#### Repair or Replace

(1) Deteriorated, cracked, loose and missing sections of the roof tiles was noted. Suggest review by a licensed roofer for any repair/replacement costs as needed to prevent any future leakage during the rainy season.



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)

(2) Soft, uneven, wrinkling and worn areas of the sloped roof was noted. Suggest review with a licensed roofer for any repair/removal/replacement costs as needed.



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)

## 5.2 Skylights, Chimneys and Roof Penetrations

### Repair or Replace

Suggest review by a licensed roofer for costs to seal all the roof penetrations to prevent any on-going/future water intrusion/leakage.

## 6. Attic

### 6.0 Framing & Sheathing

#### Repair or Replace

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



6.0 Item 1(Picture)

(2) Wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/or a licensed contractor for repairs as needed.



6.0 Item 2(Picture)

### 6.3 Electrical

#### Repair or Replace

Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation

of the splice. Suggest review by a licensed electrician and repair as needed.



6.3 Item 1(Picture)

## 6.6 Comments

### Repair or Replace

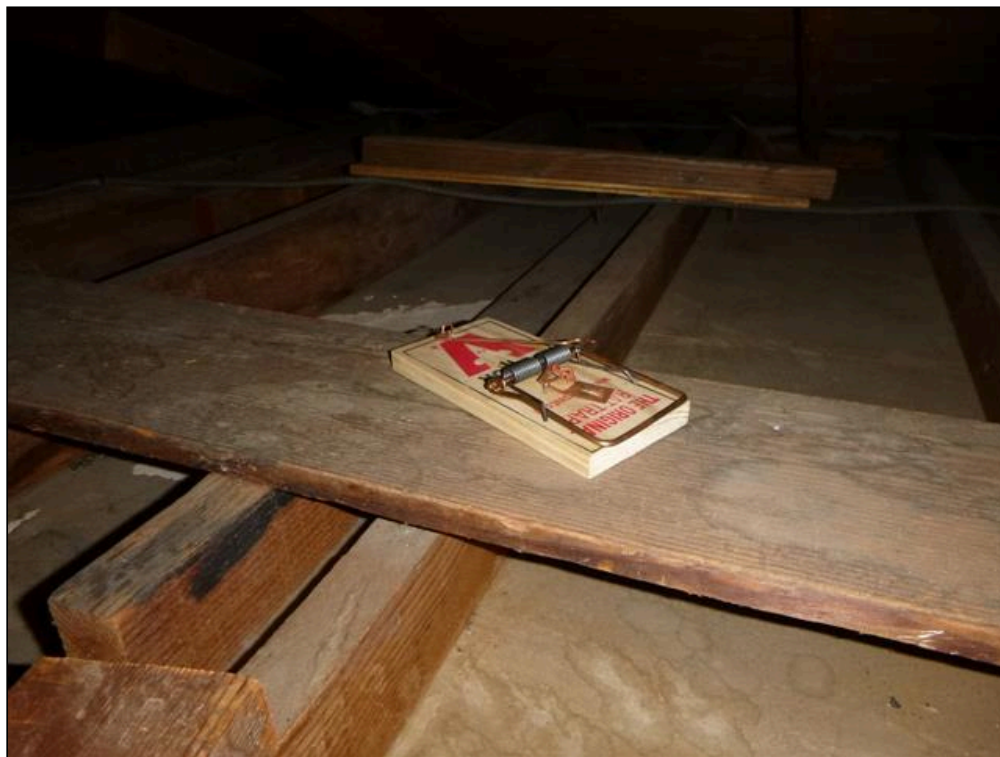
- (1) The attic access ladder is deteriorated/damaged, suggest replacing as needed.
- (2) No heater access platform is currently installed, suggest review with a licensed contractor for installation as required.



6.6 Item 1(Picture)



(3) Pest traps were noted within the attic. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings, re-screening of the vents and any removal/replacement of the attic insulation as needed.



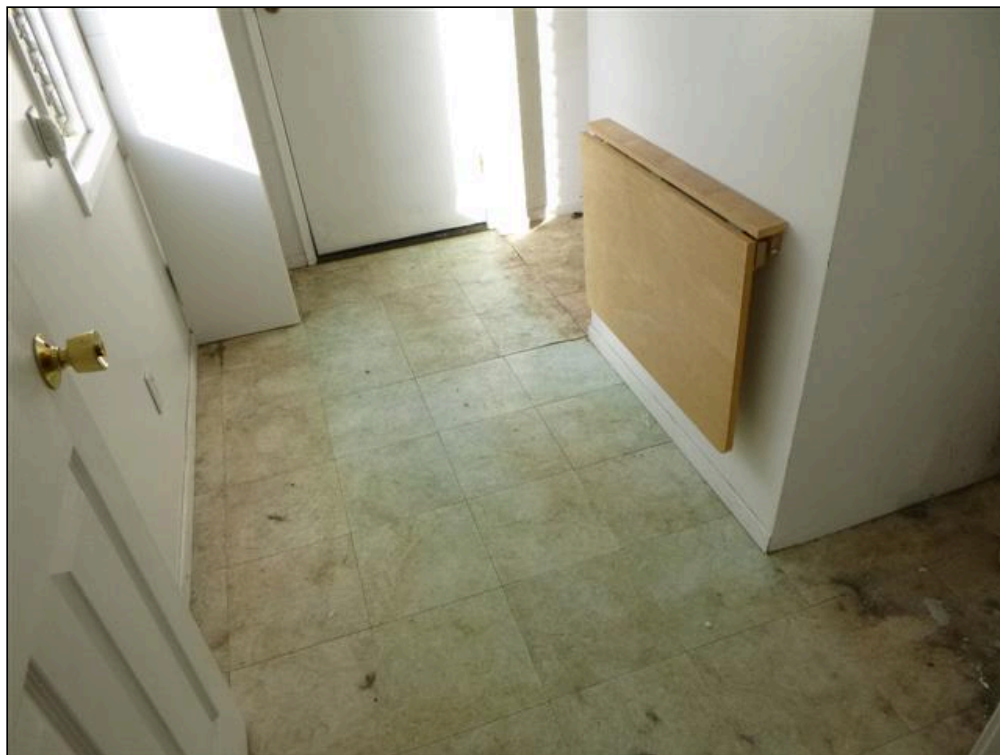
6.6 Item 2(Picture)

## 7. Laundry

### 7.0 Floors

#### Repair or Replace

Deteriorated and loose sections noted at the laundry floor, suggest repair/replace as needed.



7.0 Item 1(Picture)

### 7.3 Doors

#### **Repair or Replace**

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

### 7.5 Screens

#### **Repair or Replace**

The window screen(s) were missing, suggest replacing as needed.

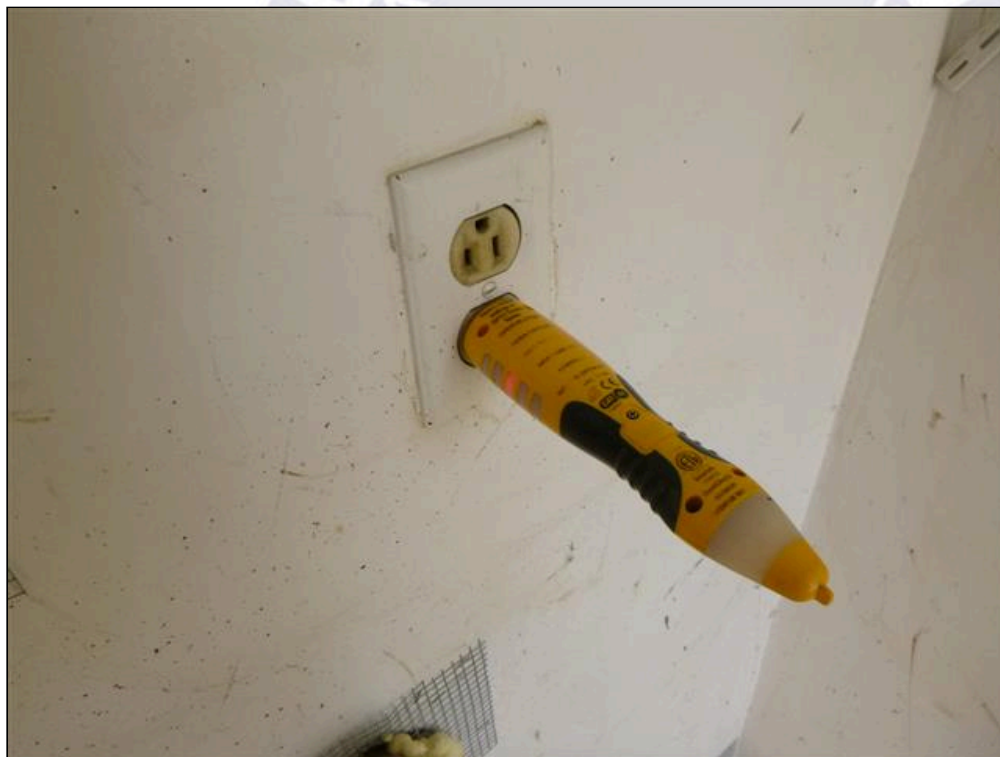
### 7.6 Electrical

#### **Repair or Replace**

Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

**7.7 Washer Hook-Up  
Repair or Replace**

(2) Corrosion noted at the washing machine drain, no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.



7.7 Item 4(Picture)

**7.8 Dryer Hook-Up**

**Repair or Replace**

(1) Improper aluminum/vinyl flex vent installed to the exterior of the dwelling, this is a potential fire/safety hazard. Suggest remove the existing material and installation of a rigid metal vent pipe/duct and vent cap to the exterior as required.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

(2) The dryer vent is pulled apart/leaking within the crawl space, this is a potential fire safety hazard. Suggest repairs as needed and vent to the exterior of dwelling with approved rigid materials and removal of all lint from the crawl area.



7.8 Item 3(Picture)

## 8. Patio/Porch

### 8.0 Cover

**Repair or Replace**

Wood deterioration noted at various areas, see the termite report and/or review with a licensed contractor for any repair/replacement costs as needed.

**8.3 Electrical****Repair or Replace**

Various exterior light fixtures were inoperable, possible bulbs out. Suggest repair/replace as needed.

**8.5 Doors****Repair or Replace**

(1) The doors are weathered and deteriorated, suggest maintenance and repairs as needed.



8.5 Item 1(Picture)

(2) Suggest review with a licensed contractor for costs to install a door threshold and weather seals as needed.



8.5 Item 2(Picture)

## 8.6 Screens

### Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

## 9. Patio/Porch #2

### 9.0 Deck/Slab

#### Repair or Replace

A potential trip/safety hazard was noted due an inadequate sized deck/landing prior to the step(s) ( this is common for the age of the home/dwelling ). Generally a 36' landing is required at any exterior door prior to any step(s). Suggest review by a licensed contractor for any repair/replacement costs as needed.



9.0 Item 1(Picture)

#### 9.4 Doors

##### **Repair or Replace**

The door is weathered and deteriorated, suggest maintenance and repairs as needed.

#### 9.5 Screens

##### **Repair or Replace**

Deteriorated window screen(s) noted, suggest repair or replace as needed.

### 10. Patio/Porch #3

#### 10.2 Electrical

##### **Repair or Replace**

No light fixture installed at the door area, this is a possible safety hazard. Suggest review with a licensed electrician for costs to install a light fixture as required for safety.





10.2 Item 1(Picture)

#### 10.4 Doors

##### **Repair or Replace**

Evidence of previous and ongoing water intrusion noted at the door(s) to the interior. Deteriorated and stained flooring/baseboards noted. Suggest review with a licensed contractor for any repair/replacement costs as needed to prevent further and future water intrusion at this area.

#### 10.5 Screens

##### **Repair or Replace**

The door screen(s) are deteriorated, suggest repair/replace as needed.

### **11. Patio/Porch #4**

#### 11.0 Deck/Slab

##### **Repair or Replace**

A potential trip/safety hazard was noted due an inadequate sized deck/landing prior to the step(s) ( this is common for the age of the home/dwelling ). Generally a 36" landing is required at any exterior door prior to any step(s). Suggest review by a licensed contractor for any repair/replacement costs as needed.



11.0 Item 1(Picture)

#### 11.4 Screens

##### **Repair or Replace**

The door screen(s) are deteriorated, suggest repair/replace as needed.

### 12. Garage

#### 12.0 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/ drainage and sewer drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



12.0 Item 1(Picture)

(3) Evidence of previous water intrusion into the garage was noted. See the driveway comment and suggest review with a licensed contractor for repair costs as needed.



12.0 Item 2(Picture)

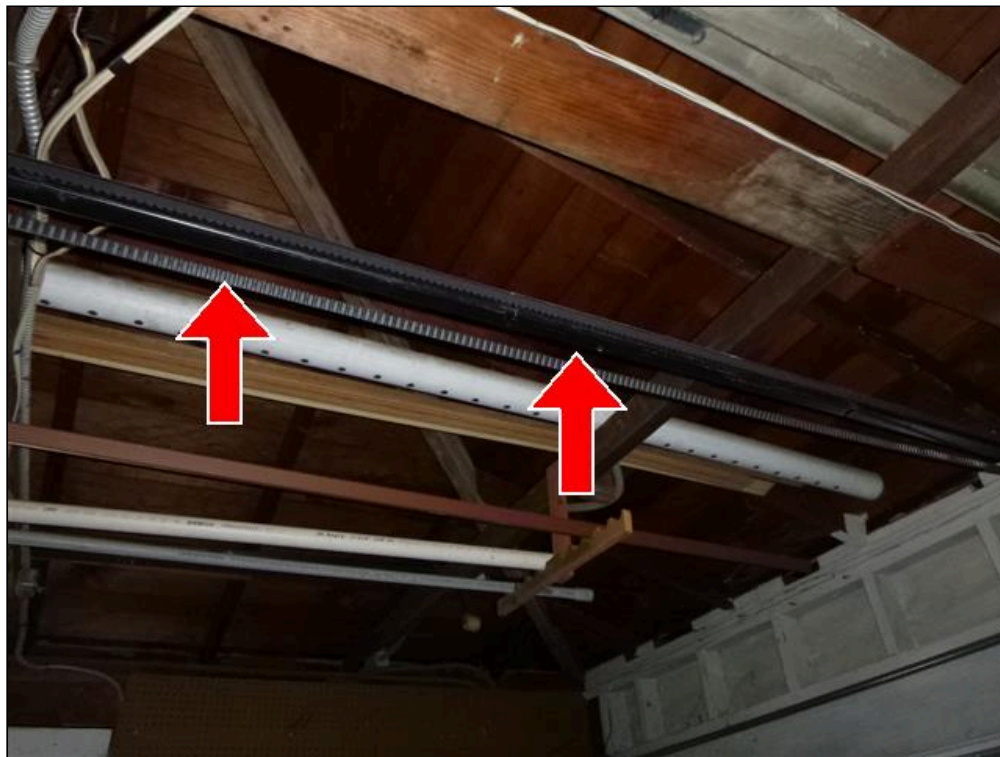
### 12.3 Door Opener

#### 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(s) pull chain/rubber is excessively loose and periodically catches on the railing mount(s). Suggest review with a licensed contractor for costs to correctly tighten/tension the system as required and confirm correct operation as needed.

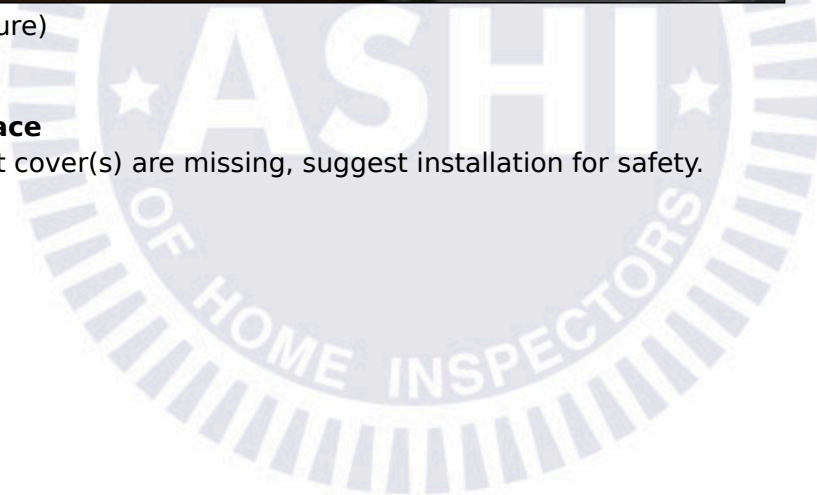


12.3 Item 1(Picture)

## 12.6 Electrical

### Repair or Replace

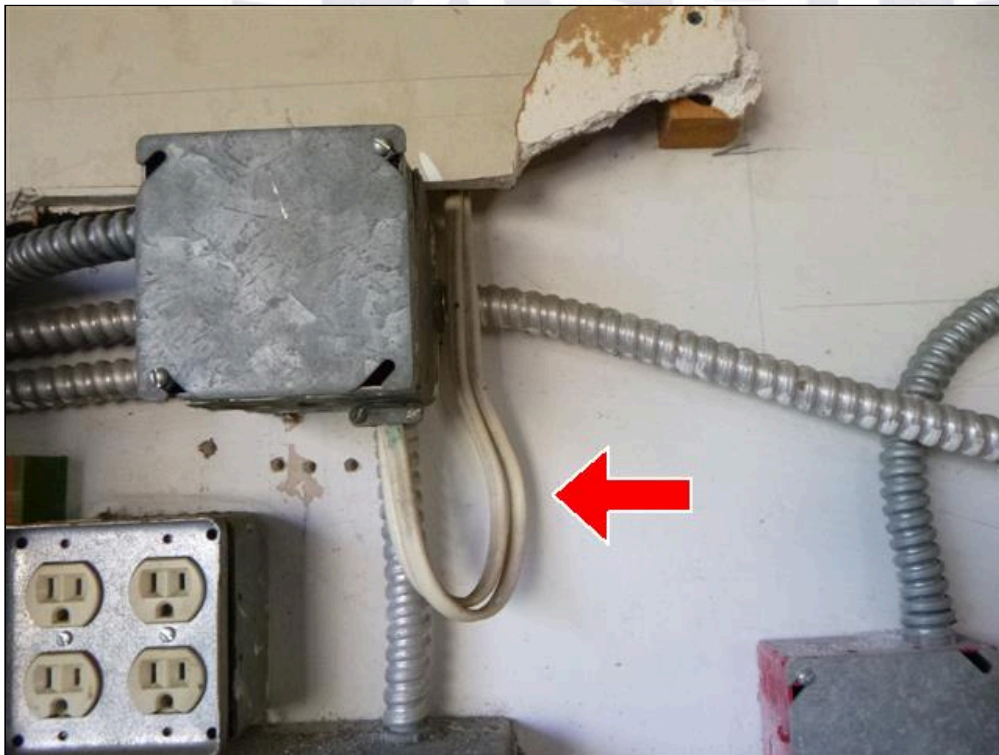
(1) Various outlet cover(s) are missing, suggest installation for safety.





12.6 Item 1(Picture)

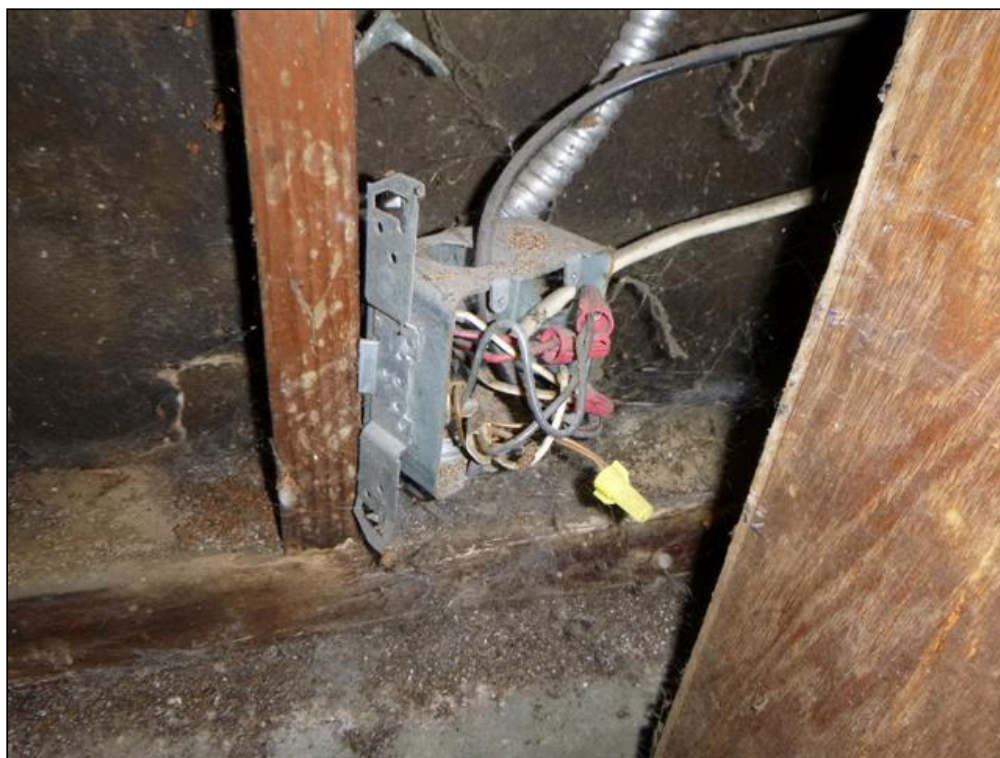
(3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



12.6 Item 2(Picture)

(4) Open junction boxes/conduit was noted, this is a potential safety hazard. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician for repair/replacement

costs as needed.

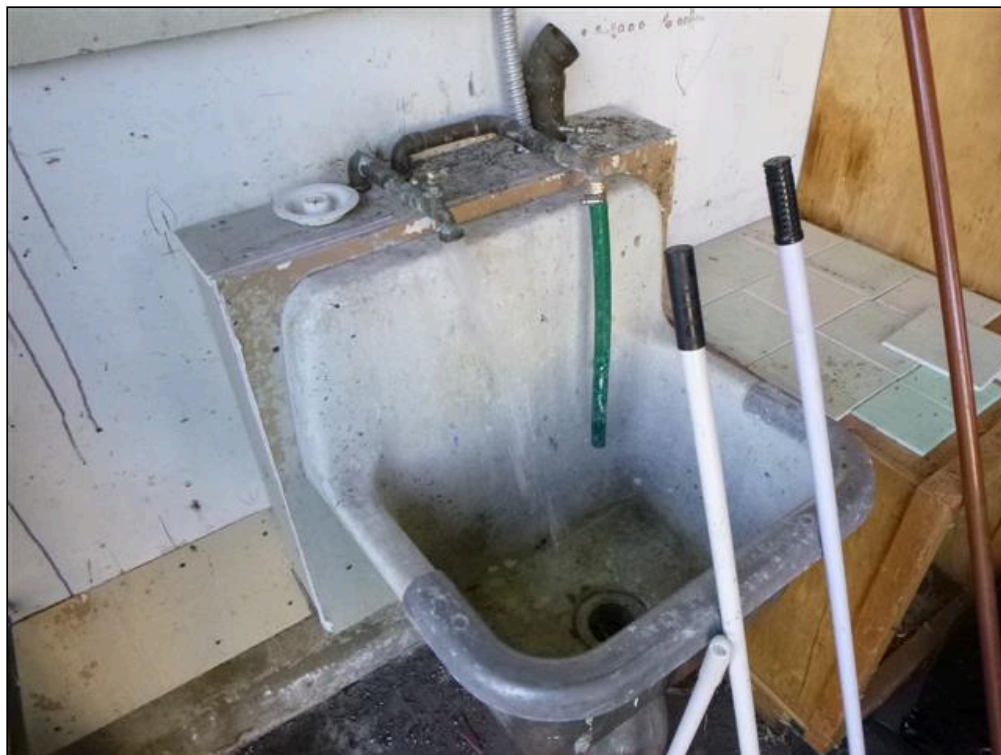


12.6 Item 3(Picture)

## 12.7 Sink(s)

### **Repair or Replace**

The existing sink faucet(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing faucets with low flow faucets (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.



12.7 Item 1(Picture)

**12.8 Traps/Drains & Supply****Repair or Replace**

The sink drainage vent does not transfer through the roof as required, but terminates inside the garage area. Suggest review by a licensed plumber for costs to complete the installation as required for safety.



12.8 Item 1(Picture)

**12.9 Comments**

**Repair or Replace**

Excessive pest droppings noted within the garage area. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



12.9 Item 1(Picture)

**13. Heating A/C System****13.0 Heating Equipment****Repair or Replace**

(1) 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.





13.0 Item 1(Picture)



13.0 Item 2(Picture)

(2) Suggest replacing/cleaning the filter(s) as needed.



13.0 Item 3(Picture)

**13.2 Thermostat**

**Repair or Replace**

Unable to test/operate the thermostat at the time of the inspection, see the heating comments.



13.2 Item 1(Picture)

## 14. Electrical System

### 14.0 Service Entrance Conductors

#### Repair or Replace

The electrical service wiring mount is broken and detached from the roof, this is a potential safety hazard. Suggest review with a licensed electrician and/or the local utility company for repair/replacement costs as required for safety.



14.0 Item 1(Picture)

### 14.1 Service, Grounding Equipment, Main/Sub Panels

#### Repair or Replace

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



14.1 Item 1(Picture)



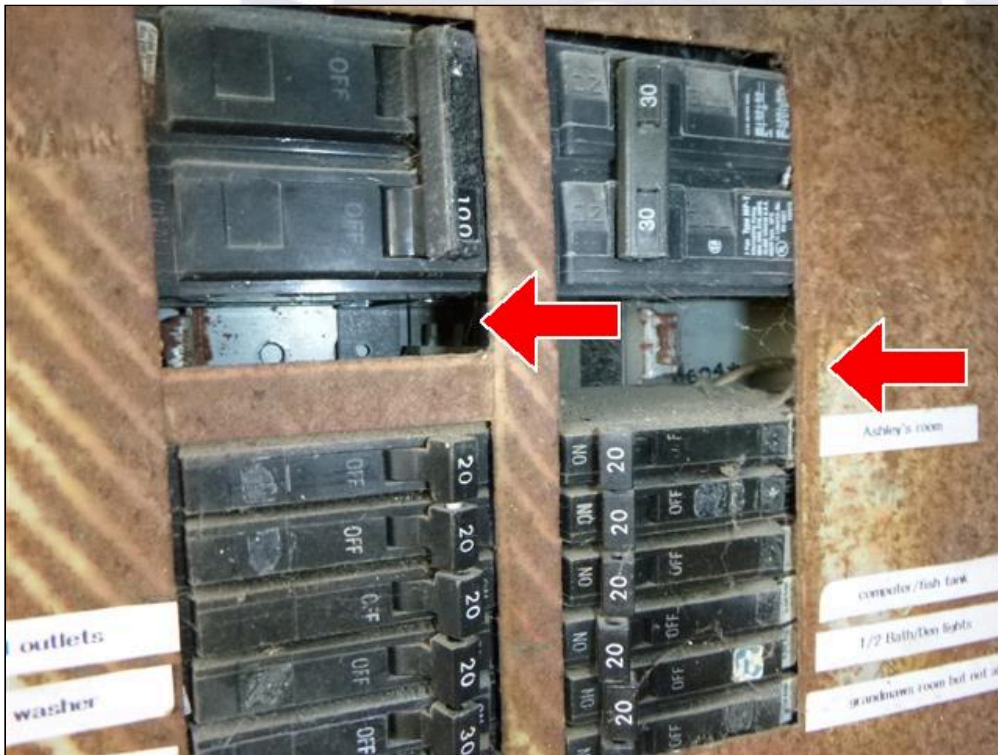
14.1 Item 2(Picture)

(2) Inadequate clearance to the front of the garage sub panel. A minimum of 36 inches of clear working space is required at the front side of the electrical panel. Suggest review with a licensed electrical contractor for repair/relocation costs as required.



14.1 Item 3(Picture)

(3) 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.



14.1 Item 4(Picture)

**14.2 Branch Circuits, Overcurrent Devices**

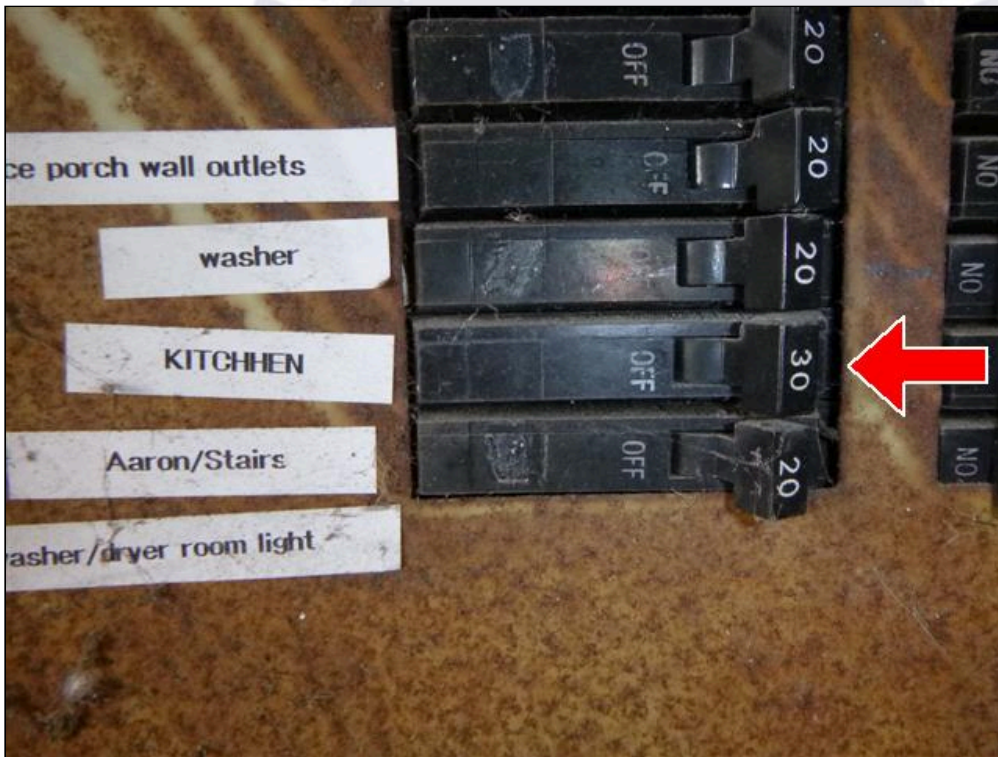
**Repair or Replace**

(1) Single 30 amp breakers are currently being used for a 110 volt circuits at the main and sub panels. This is a potential fire safety hazard. Suggest review with a licensed electrician for repair/replacement

costs as needed for safety.



14.2 Item 1(Picture)



14.2 Item 2(Picture)

(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.

(3) The low amperage branch circuit conductor is a mixture of copper and RHHW. RHHW wiring was an early 1900's wire installation, commonly installed with fabric insulation over the wire and a mixture of copper/nickel for the wire conductor ( this age/style wiring is a potential fire/safety hazard ). Suggest review with a licensed electrician for repair/removal/replacement costs as needed for safety

and as an upgrade.

## 15. Plumbing System

### 15.0 Plumbing Water Supply and Distribution System

#### Repair or Replace

(1) Exposed and un-insulated surface mounted plumbing noted at the right side exterior of the dwelling. Suggest review with a licensed plumber for repair/replacement costs as needed.



15.0 Item 1(Picture)

(2) See crawl comments and repair as needed.

(3) 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.

(4) 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)

## 16. Sewer/Waste System

### 16.0 Waste/Drains

#### Repair or Replace

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

(2) Slow/blocked drains noted at various areas throughout the dwelling. Suggest review by licensed plumber for repair/replacement costs and confirm correct operation as needed.

(3) 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.

(4) 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.

## 17. Water Heater

### 17.0 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 ).



17.0 Item 1(Picture)

(2) 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.

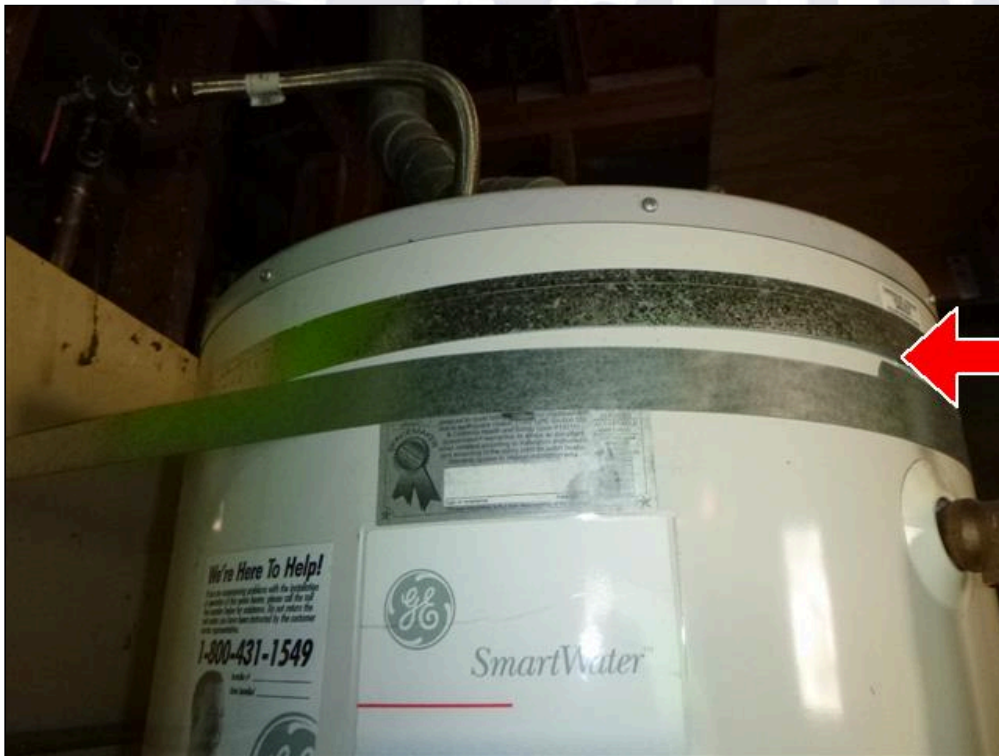
(3) No discharge pipe connected to the TP&R valve, this is a potential safety hazard. Suggest review by a licensed plumber for costs to install the TP discharge drain down to within 4-6 inches of the exterior grade/deck as required for safety.





17.0 Item 2(Picture)

(4) The earthquake strapping has been installed incorrectly, the upper strap is required to be 1/3 down from the top of the tank. Suggest review with a licensed plumber and repair as required for safety.

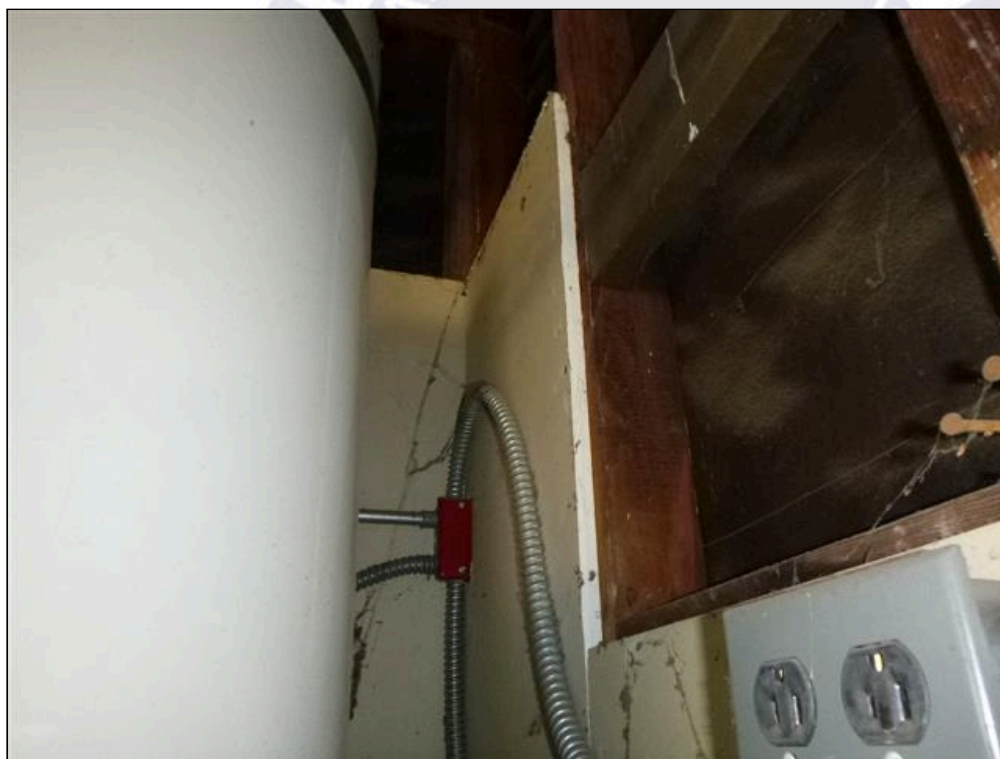


17.0 Item 3(Picture)

(5) The water heating strapping is missing the rear bracing at the time of the inspection, suggest review by licensed plumber for installation costs as required.



17.0 Item 4(Picture)



17.0 Item 5(Picture)

## 18. Kitchen

### 18.5 Cabinets

#### Repair or Replace

(1) The cabinet below the sink is wet, deteriorated and mold/mildew was noted. Suggest review by a licensed contractor and plumber for repair/replacement costs as needed.



18.5 Item 1(Picture)

(2) Various cabinet doors are damaged, missing or loose on the hinges. Suggest repair/replace as needed.

#### **18.6 Counter Tops**

##### **Repair or Replace**

Suggest grouting/caulking at the countertop to backsplash and around the sink to prevent water leakage.

#### **18.7 Electrical**

##### **Repair or Replace**

(1) Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.

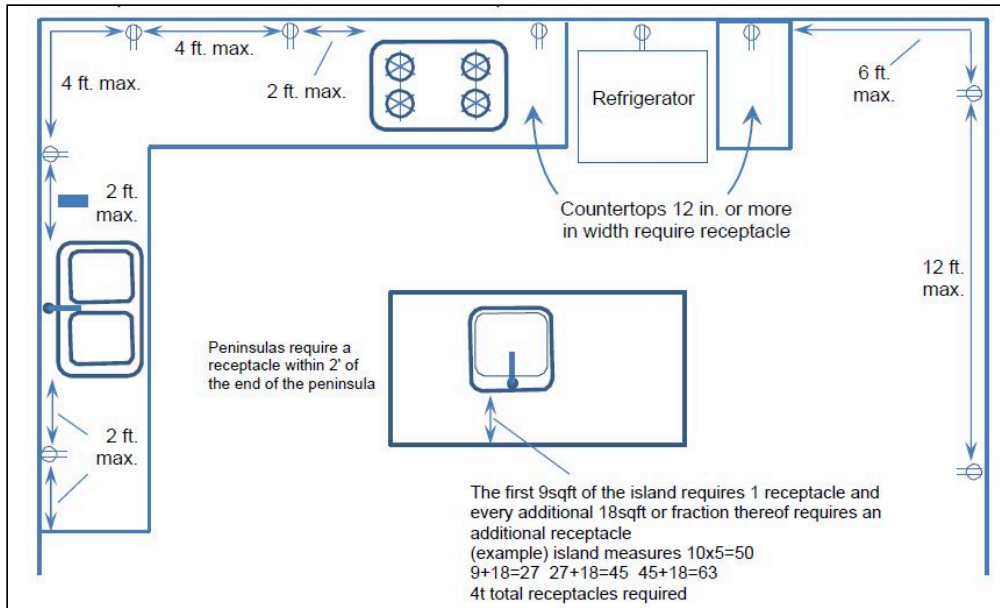


18.7 Item 1(Picture)



18.7 Item 2(Picture)

(2) Inadequate/incorrectly installed countertop/appliance outlets/circuits were noted, suggest review with a licensed electrician for installation costs as needed/required.



18.7 Item 3(Picture) Kitchen outlets



18.7 Item 4(Picture)



18.7 Item 5(Picture)

(3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



18.7 Item 6(Picture)

**18.9 Faucets**  
**Repair or Replace**

Unable to test the faucet as the water was either off or inoperable at this area. Suggest review with a licensed plumber for any repair/replacement costs as needed.



18.9 Item 1(Picture)

#### 18.10 Traps/Drains & Supply

##### **Repair or Replace**

Unable to test the plumbing fixtures or drains as the water was off to this area at the time of the inspection. Suggest review with a licensed plumber for any repair/replacement costs as needed.

#### 18.11 Dishwasher

##### **Repair or Replace**

No dishwasher was installed at the time of the inspection. Suggest review with the seller and/or a licensed contractor for installation costs as needed.



18.11 Item 1(Picture)

### 18.13 Ranges/Ovens/Cooktops

#### Repair or Replace

The anti-tip bracket is not currently installed correctly. An anti-tip bracket is usually installed on the floor and against the wall (towards the back of the stove) for one of the rear legs to slide into. Its purpose is to prevent the stove from tipping when a heavy load is placed on the door ( possible child ) or slide-out racks upsetting the center of gravity. Suggest review with a licensed contractor for costs to relocate/install the bracket correctly for safety as required since 1991.





18.13 Item 1(Picture)

**18.14 Range Hood (s)****Repair or Replace**

The range/hood vent is inoperable at the time of the inspection, suggest review with a licensed contractor and repair/replace as required for safety.



18.14 Item 1(Picture)

**19. Hallway Bathroom****19.2 Ceilings****Repair or Replace**

Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.



19.2 Item 1(Picture)

**19.3 Doors****Repair or Replace**

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**19.5 Screens****Repair or Replace**

Deteriorated window screen(s) noted, suggest repair or replace as needed.

**19.6 Electrical****Repair or Replace**

No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



19.6 Item 1(Picture)

**19.9 Tub & Surround****Repair or Replace**

Minor deterioration and rust noted at the tub and surround, no visible evidence of leakage noted at the time of the inspection. Suggest repair/replace as needed.



19.9 Item 1(Picture)

**19.10 Tub Faucet**

**Repair or Replace**

The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance. Most retrofit companies/cities do not enforce the low flow tub faucet requirements due to it can take an excessive amount of time to fill the tub ( you will use the same amount of water irrelevant of how long it takes to fill the tub ).



19.10 Item 1(Picture)

**19.16 Traps/Drains & Supply****Repair or Replace**

(1) Corrosion noted at the sink angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



19.16 Item 1(Picture)

(2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

#### 19.17 Toilets(s)

##### **Repair or Replace**

The existing toilet is not an ultra low-flow flush toilet ( 1.28 GPF ). Suggest review with the seller/city and/or a licensed plumber for any costs to install an ultra low-flow toilet ( 1.28 GPF ) for water conservation and/or as per any city requirements.

#### 19.18 Counter/Cabinets

##### **Repair or Replace**

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



19.18 Item 1(Picture)

## 20. Hallway Bathroom #2

### 20.0 Floors

#### Repair or Replace

(1) Floor slope and uneven flooring noted.

(2) The tile floor grout is deteriorated/missing at various areas, suggest review with a licensed contractor for repair/installation costs as needed.

### 20.2 Ceilings

#### Repair or Replace

Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.

### 20.3 Doors

#### Repair or Replace

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

### 20.5 Screens

#### Repair or Replace

The window screen(s) were missing, suggest replacing as needed.

### 20.6 Electrical

#### Repair or Replace

No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



20.6 Item 1(Picture)

## 20.9 Tub Faucet

### Repair or Replace

The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance. Most retrofit companies/cities do not enforce the low flow tub faucet requirements due to it can take an excessive amount of time to fill the tub ( you will use the same amount of water irrelevant of how long it takes to fill the tub ).



20.9 Item 1(Picture)

**20.10 Shower & Surround**

**Repair or Replace**

Hairline cracks noted at the tile areas, suggest repair/replace as needed.



20.10 Item 1(Picture)

**20.15 Traps/Drains & Supply**

**Repair or Replace**



(1) Corrosion/stains noted at the sink drain and angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



20.15 Item 1(Picture)

(2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

#### 20.16 Toilets(s)

##### Repair or Replace

(1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

(2) The existing toilet is not an ultra low-flow flush toilet ( 1.28 GPF ). Suggest review with the seller/ city and/or a licensed plumber for any costs to install an ultra low-flow toilet ( 1.28 GPF ) for water conservation and/or as per any city requirements.

#### 20.17 Counter/Cabinets

##### Repair or Replace

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



20.17 Item 1(Picture)

## 21. Powder Bathroom

### 21.7 Traps/Drains & Supply

#### Repair or Replace

The sink drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.

### 21.8 Toilets(s)

#### Repair or Replace

The existing toilet is not an ultra low-flow flush toilet ( 1.28 GPF ). Suggest review with the seller/city and/or a licensed plumber for any costs to install an ultra low-flow toilet ( 1.28 GPF ) for water conservation and/or as per any city requirements.

### 21.9 Counter/Cabinets

#### Repair or Replace

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.

## 22. Entry

### 22.0 Floors

#### Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

### 22.3 Doors

#### Repair or Replace

- (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.
- (2) Excessive gaps and light noted at the door(s) to the exterior when in the closed position. Suggest review with a licensed contractor for repair/replacement costs as needed to prevent future water,

draft and insect/rodent intrusion at this area.



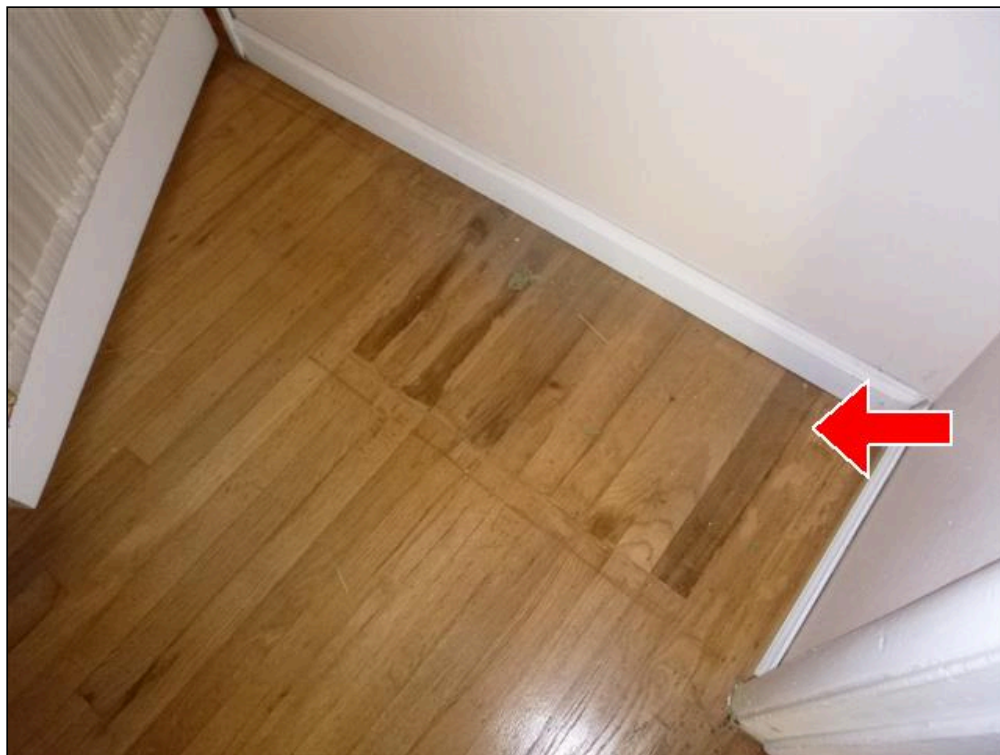
22.3 Item 1(Picture)

## 23. Living Room

### 23.0 Floors

#### Repair or Replace

- (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.
- (2) Patched areas of the floor were noted at the original floor heater location. Suggest repair/replace as needed.



23.0 Item 1(Picture)

**23.1 Walls**

**Repair or Replace**

Patched areas of the walls were noted, suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



23.1 Item 1(Picture)

**23.2 Ceilings**

**Repair or Replace**

Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



23.2 Item 1(Picture)

**23.3 Doors****Repair or Replace**

- (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.
- (2) The inspector was unable to verify/determine if tempered/safety glass is installed at the window/door glass at this area ( no labelling/etching is visible ). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade for safety.



23.3 Item 1(Picture)

#### 23.4 Windows

##### Repair or Replace

- (1) The lock latch(s) are missing/damaged at the window(s), suggest replacing as needed for security.
- (2) The window(s) will not close and latch correctly, suggest repair as needed.

#### 23.5 Screens

##### Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

#### 23.6 Electrical

##### Repair or Replace

The outlet at the front wall is loose at the wall mount, suggest review with a licensed electrician for repair/replacement costs as needed.



23.6 Item 1(Picture)

## 24. Dining Room

### 24.0 Floors

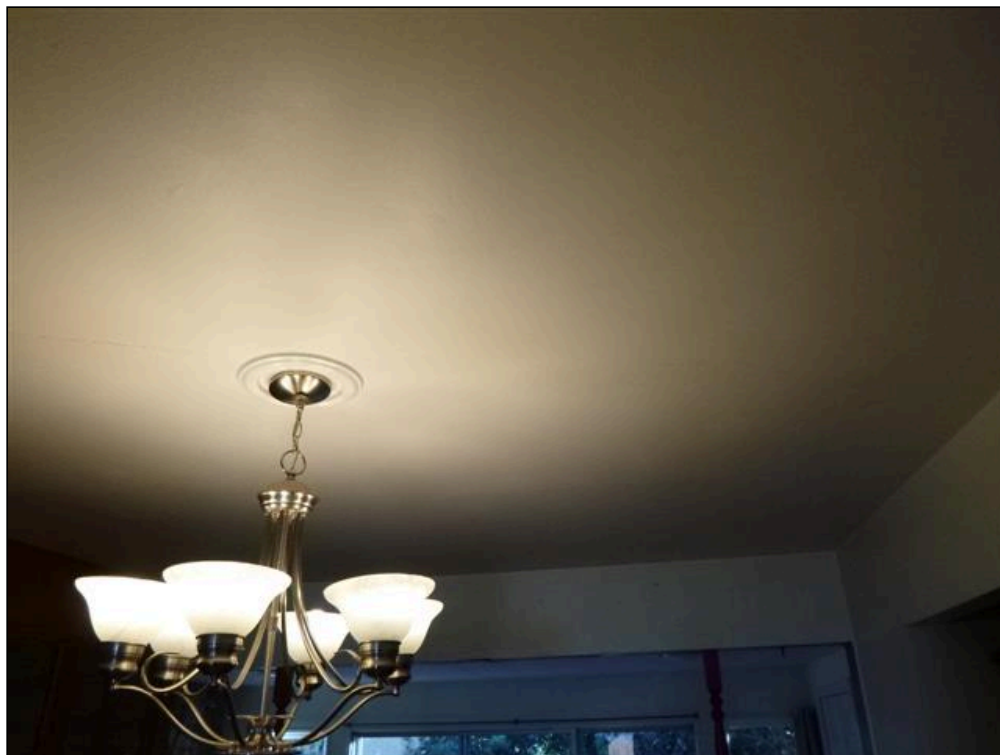
#### **Repair or Replace**

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

### 24.2 Ceilings

#### **Repair or Replace**

(1) Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



24.2 Item 1(Picture)

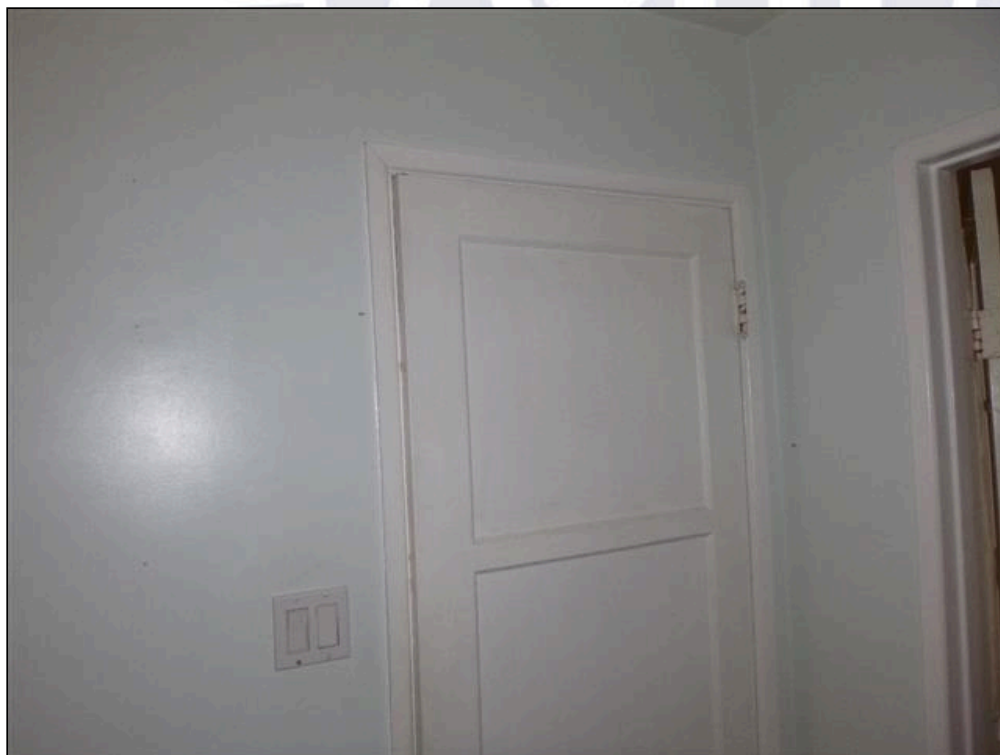
(2) Settling cracks and patching noted, suggest repair as needed.

**24.3 Doors**

**Repair or Replace**

(1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

(2) The door sticks/impacts on the jamb when operating, suggest repair as needed.



24.3 Item 1(Picture)



## 24.4 Electrical

### Repair or Replace

(2) Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



24.4 Item 1(Picture)

## 25. Family Room

### 25.0 Floors

#### Repair or Replace

(1) Floor slope and uneven flooring noted throughout this area. Suggest review with a licensed contractor for repair/re-leveling costs as needed.

(2) Worn and minor deterioration noted at various areas of the flooring, suggest maintenance and repairs as needed.

### 25.1 Walls

#### Repair or Replace

Patched areas of the walls were noted, suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

### 25.2 Ceilings

#### Repair or Replace

(1) Settling cracks and patching noted, suggest repair as needed.



25.2 Item 1(Picture)

(2) Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/ replacement costs as needed.

### 25.3 Doors

#### **Repair or Replace**

(1) The fixed section of the rear sliding door is not currently installed level with the frame and excessive gaps were noted. Suggest review with a licensed contractor for any repair/replacement costs as needed to prevent future water, draft and insect intrusion at this area.



25.3 Item 1(Picture)

(2) Evidence of previous and possible on-going water intrusion was noted at the door(s) to the exterior. Suggest review with a licensed contractor for repair/replacement costs as needed.



25.3 Item 2(Picture)

## 25.5 Screens

### Repair or Replace

The door screen(s) are deteriorated, suggest repair/replace as needed.

**25.7 Fireplace****Repair or Replace**

(1) The fireplace damper was operational at the time of the inspection. Suggest securing the damper to a fixed open position due to the gas installation per current requirements.



25.7 Item 1(Picture)



25.7 Item 2(Picture)

(2) Minor creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas

only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.



25.7 Item 3(Picture)

## 26. Hallway

### 26.0 Floors

#### Repair or Replace

- (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.
- (2) Patched areas of the floor were noted at the original floor heater location. Suggest repair/replace as needed.



26.0 Item 1(Picture)

## 26.6 Smoke & Carbon Monoxide Alarms

### Repair or Replace

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

## 27. Hallway

### 27.4 Electrical

#### Repair or Replace

No light fixture installed at this area ( common for the age of the dwelling ), this is a possible safety hazard. Suggest review with a licensed electrician for costs to install a light fixture at this area to enhance safety.

### 27.5 Smoke & Carbon Monoxide Alarms

#### Repair or Replace

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

## 28. Stairs

### 28.0 Floors

#### Repair or Replace

Squeaky/noisy floors were noted, suggest repair as needed.

**28.5 Screens****Repair or Replace**

The window screen(s) were missing, suggest replacing as needed.

**28.6 Electrical****Repair or Replace**

(2) The cover globe(s) are missing at light fixture(s) at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.



28.6 Item 1(Picture)

**28.7 Stairs/Railings****Repair or Replace**

(1) No graspable hand railing(s) installed at the stair area(s). Suggest review with a licensed contractor for costs to install graspable railing(s) to current standards as required for safety.



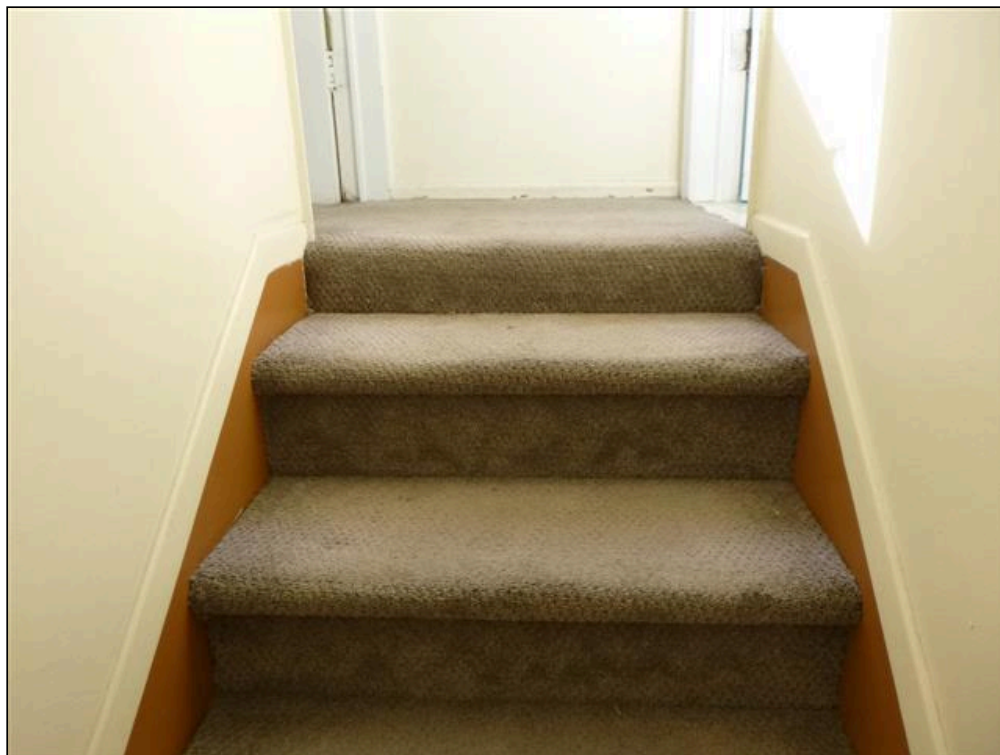
28.7 Item 1(Picture)



28.7 Item 2(Picture)

(2) A potential trip hazard was noted due to the uneven rise height at various steps. Suggest review with a licensed contractor for any repair/replacement costs as needed.





28.7 Item 3(Picture)

## 28.8 Smoke & Carbon Monoxide Alarms

### Repair or Replace

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area, on every level of the home, including any basement areas, and bedrooms where a gas appliance/heater is located/installed as required by the State of California.

## 29. Bedroom #1

### 29.0 Floors

#### Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

### 29.2 Ceilings

#### Repair or Replace

Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

### 29.4 Windows

#### Repair or Replace

The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

### 29.5 Screens

#### Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

### 29.7 Closet/Wardrobe(s)

**Repair or Replace**

The closet door(s) were missing/not installed at the time of the inspection, suggest replacing/installing as needed.



29.7 Item 1(Picture)

**29.8 Smoke & Carbon Monoxide Alarms****Repair or Replace**

No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

**30. Bedroom #2****30.0 Floors****Repair or Replace**

- (1) Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.
- (2) Worn, stained and deteriorated areas of the flooring were noted, suggest repair/refinish as needed.

**30.3 Doors****Repair or Replace**

Suggest installation of door stops to prevent damage to the walls and/or surrounding area.

**30.5 Screens****Repair or Replace**

Deteriorated window screen(s) noted, suggest repair or replace as needed.

**30.6 Electrical****Repair or Replace**

(3) Reversed polarity noted at various outlets. Reversed polarity, hot and ground reversed and other terms used for electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



30.6 Item 2(Picture)

### 30.8 Smoke & Carbon Monoxide Alarms

#### Repair or Replace

No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

## 31. Bedroom #3

### 31.1 Walls

#### Repair or Replace

Stained, patched and damaged areas of the walls were noted at the windows ( evidence of previous/ on-going water intrusion was noted ). Suggest review with the seller for the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



31.1 Item 1(Picture)

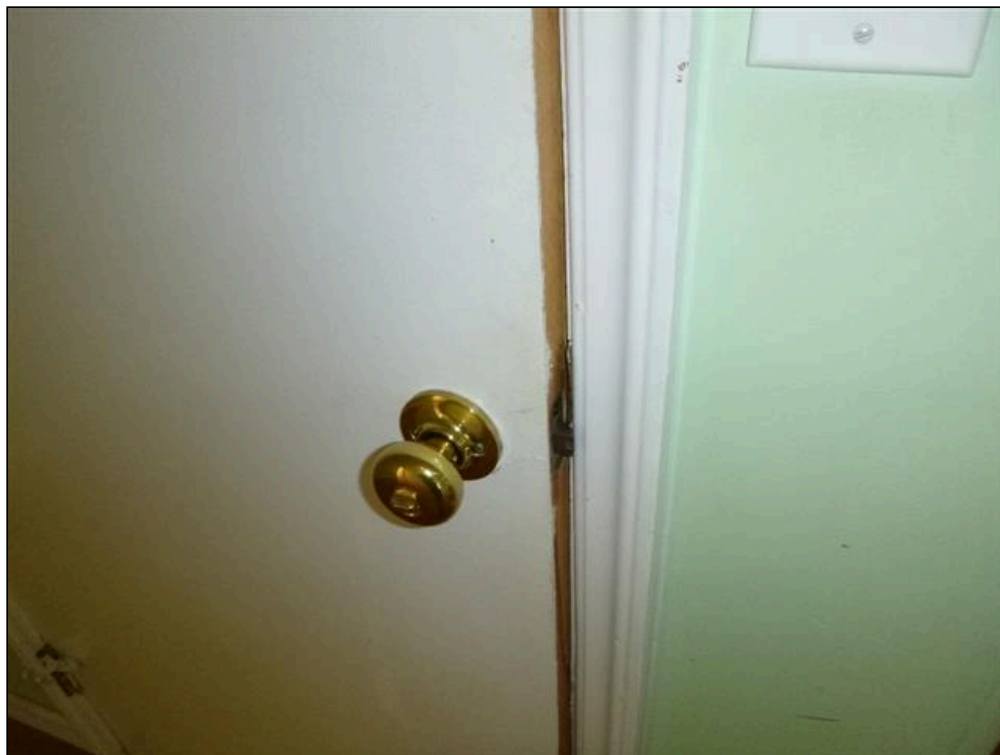


31.1 Item 2(Picture)

**31.3 Doors**

**Repair or Replace**

(1) The door will not close and latch correctly, suggest repair as needed.



31.3 Item 1(Picture)

(2) The door to the hallway is damaged/holes noted, suggest repair as needed.



31.3 Item 2(Picture)

### 31.4 Windows

#### Repair or Replace

(1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

(2) Excessive deterioration, satins and evidence of previous/on-going leakage was noted at the

windows. Suggest review with a licensed contractor for any repair/replacement costs as needed.



31.4 Item 1(Picture)



31.4 Item 2(Picture)

### 31.7 Closet/Wardrobe(s)

#### Repair or Replace

The closet door(s) were missing/not installed at the time of the inspection, suggest replacing/installing as needed.



31.7 Item 1(Picture)

### 31.8 Smoke & Carbon Monoxide Alarms

#### Repair or Replace

(1) No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

(2) Suggest installing a Carbon Monoxide alarm at this bedroom due to the location/proximity of a gas fueled appliance within the laundry area.

## 32. Primary Bedroom

### 32.0 Floors

#### Repair or Replace

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

### 32.2 Ceilings

#### Repair or Replace

Patched and uneven areas of the ceiling was noted, suggest review with the seller on the cause and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



32.2 Item 1(Picture)

**32.3 Doors**

**Repair or Replace**

- (1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.
- (2) The sliding door lock handle is broken/damaged, suggest repair/replace as needed.



32.3 Item 1(Picture)

**32.4 Windows**



**Repair or Replace**

The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

**32.5 Screens****Repair or Replace**

The door screen(s) are deteriorated, suggest repair/replace as needed.

**32.6 Electrical****Repair or Replace**

(1) Various outlet cover(s) are missing, suggest installation for safety.



32.6 Item 1(Picture)

**32.8 Comments****Repair or Replace**

(2) A potential safety/fall hazard was noted due to the sliding door exits/leads out to the sloped roof area ( no railing is installed at the roof area ). Suggest review with a licensed contractor to seal/screw the door closed to prevent access to the roof area as needed.



32.8 Item 3(Picture)



32.8 Item 4(Picture)

**32.9 Smoke & Carbon Monoxide Alarms**

**Repair or Replace**

No smoke alarm installed at this area, suggest installation to enhance safety and as required by the State of California.

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.

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