



# EQUITY BUILDING INSPECTION

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## RESIDENTIAL BUILDING INSPECTION

26 Oceanaire Dr  
Rancho Palos Verdes, CA 90275

Mary Stewart Hatch

11/14/2024



Inspector

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Client: Mary Stewart Hatch

## How to read this report

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

**Minor Concern:** Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

**Moderate Concern:** Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

**Major Concern:** Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the inspectors professional judgement and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

We have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. You will also find a copy at the end of this inspection report. The following report is an overview of the conditions observed.

**Limitations:** In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and and opportunity for inspection, reportable conditions may be discovered. Inspection of the

inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Photographs: Several photos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

This report should be read in its entirety. Not all information is in the Summary section.

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# SUMMARY

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## SUMMARY

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

THE CONDITIONS OUTLINED IN THIS REPORT SHOULD BE EVALUATED BY A QUALIFIED TRADESPERSON PRIOR TO THE END OF THE CONTINGENCY PERIOD! This is important in order to give the tradesperson the opportunity to not only provide you with an estimate for repair or replacement, but also allows him an opportunity to further inspect the item in question. In doing so, they may find the scope of the repair or replacement to be greater than originally thought. This allows you to make a more informed purchase decision.

Please read the entire report. The COMPLETE REPORT consists of: Action Items, Full Report and Inspection Agreement.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

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- ⊖ 3.6.1 Exterior - Windows: Window(s) - Glazing / putty maintenance- QC
  - ⊖ 4.1.1 Grounds - Grading: Improper Grading
  - ⊖ 4.3.1 Grounds - Fence - Gates: Fence - In Need of Repairs
  - ⊖ 4.6.1 Grounds - Deck: Deck supports in dirt
  - ⊖ 4.8.1 Grounds - Stairs - Guardrails - Handrails: Handrails - Missing More Than 3 Steps
  - ⊖ 4.8.2 Grounds - Stairs - Guardrails - Handrails: Stairs - non conforming
  - ⚠ 4.12.1 Grounds - Retaining walls: Retaining wall - not proper
  - ⚠ 5.1.1 Electrical - Basic Information: Fuses
  - ⊖ 5.3.1 Electrical - Service Panel(s) / Wiring: Labels Missing
  - ⊖ 5.7.1 Electrical - Receptacles: Receptacles - 3 Prong Ungrounded 2 Wire
  - ⊖ 5.8.1 Electrical - Lighting: Light Fixture - Missing
  - ⚠ 5.12.1 Electrical - GFCI & AFCI: GFCI Protection Not Installed
  - ⚠ 5.12.2 Electrical - GFCI & AFCI: Not All Counter GFCI
  - ⊖ 6.4.1 Plumbing - Drain, Waste, & Vent Systems: Drain Stop Defective

- ⊖ 6.5.1 Plumbing - Faucets: Faucet damaged
- 🔧 6.11.1 Plumbing - Gas Supply: No earthquake shutoff
- ⚠️ 7.9.1 Heating guest house - Ducts and Registers: Duct - Asbestos Like Material Damaged
- ⊖ 8.5.1 Heating Main House - Gas Line: No Drip Leg
- ⚠️ 11.4.1 Garage - Garage Door Opener and Safety: No Photo Cells
- ⊖ 11.8.1 Garage - Fire Separation: Voids
- ⊖ 12.2.1 Built-In Appliances - Range Hood: Corrugated
- ⊖ 12.6.1 Built-In Appliances - Range/Oven Combination: Anti-Tip Bracket - Not Installed
- ⊖ 13.3.1 Interior - Doors / Windows - Doors: Difficult to Open,Close
- 🔧 13.3.2 Interior - Doors / Windows - Doors: Door Doesn't Latch
- ⚠️ 13.4.1 Interior - Doors / Windows - Windows: No Safety Glass
- ⚠️ 13.4.2 Interior - Doors / Windows - Windows: Unable to Open
- ⚠️ 13.4.3 Interior - Doors / Windows - Windows: Too close to floor
- ⚠️ 13.4.4 Interior - Doors / Windows - Windows: Unable to Close
- ⚠️ 13.8.1 Interior - Doors / Windows - Steps, Stairways & Railings: Handrails - Missing
- ⊖ 15.3.1 Roofing - Built-up Roofing: Bare Gravel Areas
- ⊖ 15.8.1 Roofing - Gutters: Missing in Areas
- ⊖ 15.9.1 Roofing - Chimneys & Other Roof Penetrations: No rain cap/spark arrestor
- 🔧 16.5.1 Foundation & Structure - Floor Structure: Dry Stains / Can't Determine
- ⊖ 17.2.1 Fireplace & Chimney - Masonry Wood Burning Fireplace: Damper Difficult to Operate or Stuck
- ⚠️ 17.2.2 Fireplace & Chimney - Masonry Wood Burning Fireplace: Firebox - Insufficient Clearance From Combustibles
- ⊖ 17.2.3 Fireplace & Chimney - Masonry Wood Burning Fireplace: Efflorescence
- ⊖ 18.1.1 Swimming Pools and Spas - General: Recommend further inspection
- ⚠️ 18.3.1 Swimming Pools and Spas - Safety Devices:: Does not comply with new safety requirements
- ⚠️ 18.3.2 Swimming Pools and Spas - Safety Devices:: Perimeter gates do not comply with barrier requirement.

# 1: INSPECTION DETAILS

## Information

### General: Overview

A building inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the ASHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### Repair Estimates

If your inspector provides repair estimates understand that these are just that....ESTIMATES! These estimates can vary greatly depending on a number of factors. These estimates are provided as a courtesy only and should not be the sole source of estimating total repair or replacements needed.

### For Agents

Viewing the summary may be a more efficient use of your time! You can click the summary button under my name for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from. Scroll up to the top of the report to choose the options shown in the picture below.



### General: Clients Name

Mary Stewart Hatch

### General: Type of Inspection

Pre-Listing

### General: Type of Building

Single Family Residence

### General: What really matters in a Home or Building Inspection

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into these areas:

Major defects. An example of this would be a structural failure or things that lead to major defects, such as a small roof-flashing leak, for example.

Things that may hinder your ability to finance, legally occupy, or insure the home; and safety hazards, such as an exposed, live buss bar at the electrical panel or expose, accessible live wires.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective.

Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

**General: In Attendance**

Listing Agent, Client

**General: Weather**

Clear

**General: Occupancy**

Furnished

**General: Things To Know**

**Scope:** The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and or vegetation.

**Note:** California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Note:** Read the [Standards of Practice](#) set forth by the American Society of Home Inspectors for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

**LIFE EXPECTANCIES**

The following link will give you a chart of the life expectancies of most home products and materials. Click [HERE](#)

**Notice to Third Parties:** This report is the exclusive property of Equity Building Inspection and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report.

**Note:** For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

**General: Pre 1970**

Due to the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building, such as this one, will require upgrading and repair now and then and in the future, as all buildings do.

**General: Added or Remodled**

Sections of this building may have been remodeled or added on to. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained. This information can also be so obtained through the cities building department.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

**General: Lead / Asbestos Info**

**Note:** Structures built prior to 1978s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, 'Environmental Hazards: Guide for Homeowners and Buyers' available from your real estate professional.



**Disclaimers: Items or Components not inspected**

## Water Filtration

The listed items were excluded from this report and are out of the scope of a standard home inspection. If concerned, we recommend having a separate inspection by a trades-person who is an expert in this particular system.

**Limitations**

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## General

**OCCUPIED/FURNISHED DISCLAIMER**

If during the inspection, the building was furnished, staged, occupied, or had the current occupants belongings present. This limited the inspectors visibility and access to areas of the building , therefore not all receptacles, windows, wall surfaces, floor surfaces, countertop areas, etc. were tested or inspected.

## 2: UTILITY SHUTOFF LOCATIONS

### Information

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#### Gas - Main Shut Off Valve: Location

Front

I recommend that everyone living in the home familiarizes themselves with the location of the gas meter and the disconnect used to shut off the gas to the whole house.



#### Electrical - Main Disconnect: Location

Rear of building

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



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### Water - Main Shut Off Valve: Location

Front side

I recommend that everyone living in the home familiarizes themselves with the location of the main water supply.



## 3: EXTERIOR

### Information

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#### General: Exterior Notes

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Keep in mind that if this is a condo or townhome, we may make a specific comment concerning a deck or balcony but this would not include an entire exterior inspection as these areas would be covered under the Homeowners Association.

#### General: Ok, Items to note

The exterior components were found to be in fair to good condition based on their age with exceptions noted here or in other sections of this report.

#### General: Construction Material

Wood Frame

#### Stucco: Stucco ok

The stucco siding was found to be in acceptable condition with possible exceptions noted here in the report.

#### Wood Siding: Wood siding ok

The wood siding was found to be in overall good condition based on its age. With exceptions noted herein the report.

#### Trim and Flashing: Trim ok

The numerous building trim components, including eaves, fascia, door and window trim, were found to be in acceptable condition with exceptions found here in this report.

#### Doors: Ok both doors and windows

Both the exterior doors and windows were found to be in serviceable condition except where noted and other parts of this report.

#### Windows: Caulk all windows

We recommend periodic inspection of all exterior window frames. We recommend ensuring there is proper caulking around all of the window frames to prevent water intrusion.

### Observations

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#### 3.6.1 Windows

#### **WINDOW(S) - GLAZING / PUTTY MAINTENANCE- QC**

LIVING ROOM WINDOW OF GUEST HOUSE

Sealant around widows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



Recommendation



## 4: GROUNDS

### Information

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#### **Grading: Grading Outline**

**Grading / Lot Drainage: Grading / Drainage Overview** The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Grading / Lot Drainage: Grading Limitations** The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

#### **Grading: Grading OK**

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure with exceptions noted herein.

#### **Grading: Subsurface Drainage**

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. We recommend inquiries of the seller regarding past performance of these drains.

#### **Driveway - Patio, Walkways: Driveway - OK**

The driveway was in good condition based on its age. Small cracks are normal.

#### **Driveway - Patio, Walkways: Walkways - OK**

The walkways were found to be in good condition based on their age unless noted in other parts of this report. Minor cracking is normal.

#### **Driveway - Patio, Walkways: Grounds / Drive / Walkways General Information**

**Driveway and Walkway Condition: Driveway/Walkway Information** The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

#### **Fence - Gates: Fences Gates ok**

The fences and or gates were found to be in serviceable condition when inspected.

#### **Stairs - Guardrails - Handrails: Stairs ok**

The exterior stairs, and related components, were inspected and found to be in serviceable condition.

#### **Irrigation: Irrigation System Not Tested**

The irrigation, if installed, is not within the scope of this general building inspection.

## Limitations

### Surface Drains

#### **NOT FULLY VISIBLE**

NOTE: Subsurface drains by their nature are not fully visible. Testing of these drains is impracticable and beyond the scope of this inspection.

## Observations

### 4.1.1 Grading

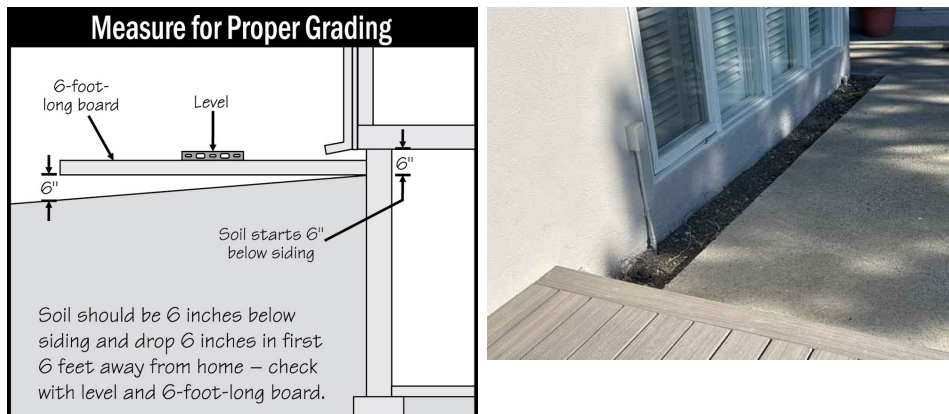
#### **IMPROPER GRADING**

 Recommendation

Areas of the grading are not properly sloped away from the home. In order to promote good drainage of rainwater away from the foundation, I recommend having the grading improved by a qualified landscaping contractor prior to closing.

#### Recommendation

Contact a qualified landscaping contractor



This image shows proper grading and how to measure it.

### 4.3.1 Fence - Gates

#### **FENCE - IN NEED OF REPAIRS**

 Recommendation

Areas of the fence are in need of repair. I recommend having this evaluated and repaired/replaced as necessary by a qualified fence contractor prior to closing.

#### Recommendation

Contact a qualified fencing contractor



### 4.6.1 Deck

#### **DECK SUPPORTS IN DIRT**

NUMEROUS LOCATIONS

 Recommendation



One or more sections of the decking support numbers are in direct contact with the earth. We recommend repair to prevent deterioration and termite damage.

Recommendation

Contact a qualified professional.



4.8.1 Stairs - Guardrails - Handrails

**HANDRAILS - MISSING MORE THAN 3 STEPS**

RIGHT SIDE FRONT

There were no handrails, where required. We recommend repair to prevent a fall injury.

Recommendation

Contact a qualified general contractor.



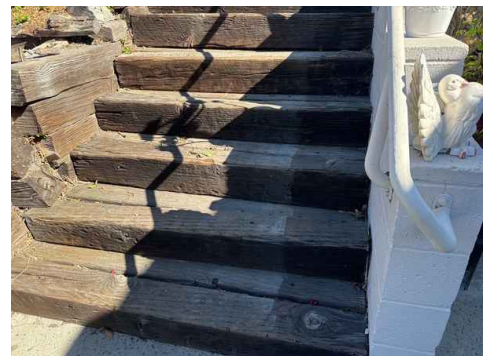
4.8.2 Stairs - Guardrails - Handrails

**STAIRS - NON CONFORMING**

Stairs/steps are uneven in height and/or do not meet current building safety standards for rise and run. This is a possible safety concern. Recommend review by a qualified professional for repair or replacement as necessary.

Recommendation

Contact a qualified professional.



4.12.1 Retaining walls

**RETAINING WALL - NOT PROPER**

The retaining wall(s) is not constructed in accordance with standard trade practices and is failing. We suggest a qualified technician should evaluate this condition and make repairs or modifications as necessary.

Recommendation

Contact a qualified professional.





## 5: ELECTRICAL

### Information

#### Basic Information: Electrical Notes

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

#### Basic Information: Electrical Service Conductors:

Underground service, Copper, 120/240 volt service

#### Basic Information: Service Panel Ampacity:

200 amps

Appears adequate for this building.

#### Basic Information: Service Disconnect Type:

Breaker

#### Basic Information: Service Disconnect Location:

At Service Panel

#### Basic Information: Service Grounding Electrode:

Both Driven Rod and Water Pipe

#### Basic Information: Ground Fault Circuit Interruptor (GFCI) Protection:

Partial

#### Basic Information: Arc Fault Circuit Interruptor (AFCI) Protection:

NO

#### Basic Information: Ok, items to note

The electrical system was on serviceable condition with the exceptions of items noted here or in other sections of the report.

#### Service Panel(s) / Wiring: Picture of Service Panel



## Service Panel(s) / Wiring: Panel(s) ok

The main electrical panel, any installed sub panels, and their associated components, or found to be in serviceable condition with exceptions noted within.

**Sub Panel: Sub Panel Location**  
Guest house

**Branch Wiring : Branch Wiring**  
Copper

**Grounding: Grounding OK**

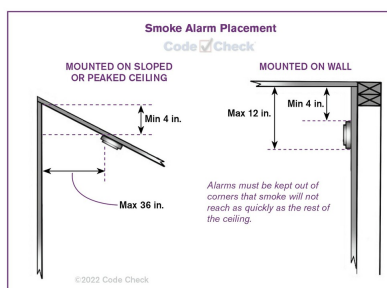
The grounding element was found to have been installed properly.



## Receptacles: Exterior Light Fixtures Disclaimer

*Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.*

## Smoke & Carbon Monoxide Alarms: CA Health and Safety Code 13113.7



**California Health and Safety Code 13113.7 and 17926 and 310.9.1.4 of the California Building Code.**

### Smoke and Carbon Monoxide Detectors:

Proper placement requires one smoke detector for each floor of dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Enclosed stairwells that provide service to multiple dwellings are required to have a smoke detector. These smoke detectors must be the type that have the 10 year battery life, have a hush feature and a place to write the installation date. Exception being if the existing units are hard wired.

### Carbon Monoxide Detectors:

Proper placement requires one carbon monoxide detector in all hallways adjacent to sleeping quarters in dwellings that have gas burning appliances and on every level of the building.

## Smoke & Carbon Monoxide Alarms: Units not tested

The actual testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. We report on the proper location of the individual units only. We recommend testing your units every six months. Also, if your detectors are more than 3 years, we recommend replacement.

## Smoke & Carbon Monoxide Alarms: Both Smoke and Carbon Detectors Installed

There are carbon monoxide and smoke detectors installed in their approved locations unless otherwise noted herein

### Smoke & Carbon Monoxide Alarms: Not tested

We do not actually test the smoke or carbon monoxide detectors. Testing of These devices during a home inspection will not provide definitive proof that these detectors will respond as needed in the event of a fire or a carbon monoxide leak. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

### GFCI & AFCI: What are GFCI Outlets

A ground fault circuit interrupter (GFCI) can help prevent electrocution, electric shocks and burns. If a person's body starts to receive a shock, the GFCI senses this and instantly cuts off the power, stopping the flow of electricity, before he/she can get injured.

Since water is an electric conductor, GFCIs are important in areas where water and electricity can accidentally come into contact, such as bathrooms, kitchens, and laundry rooms, and even outdoors or in the garage where electric power tools might be used.

## Observations

### 5.1.1 Basic Information



#### FUSES

#### POOL EQUIPMENT

One or more areas of the electrical system or incorporating obsolete fuses. The system is no longer considered safe. We recommend further inspection and potential upgraded by electrical contractor.

#### Recommendation

Contact a qualified professional.



### 5.3.1 Service Panel(s) / Wiring



#### LABELS MISSING

Panel legend(s) was/were missing, incomplete, illegible or confusing. This is a hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

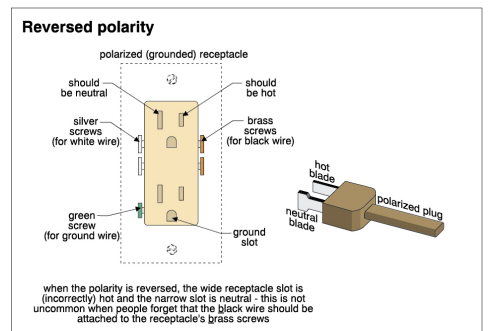
#### Recommendation

Contact a qualified electrical contractor.

### 5.7.1 Receptacles

#### RECEPTACLES - 3 PRONG UNGROUND 2 WIRE

#### NUMEROUS LOCATIONS



3-slot receptacles (outlets) were installed in one or more areas without a ground wire hookup. These do not have an equipment ground. These outlets should either be upgrade to grounded receptacles, which typically requires installing new wiring from the main panel. The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Appliances that require a ground should not be used with ungrounded receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

Recommendation

Contact a qualified electrical contractor.

### 5.8.1 Lighting

#### **LIGHT FIXTURE - MISSING**

DINING ROOM

The light fixture(s) was missing. I recommend having a light fixture or a cover plate installed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



### 5.12.1 GFCI & AFCI

#### **GFCI PROTECTION NOT INSTALLED**

GARAGE, LAUNDRY, BATHROOMS

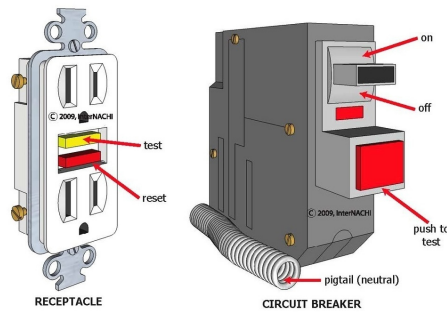
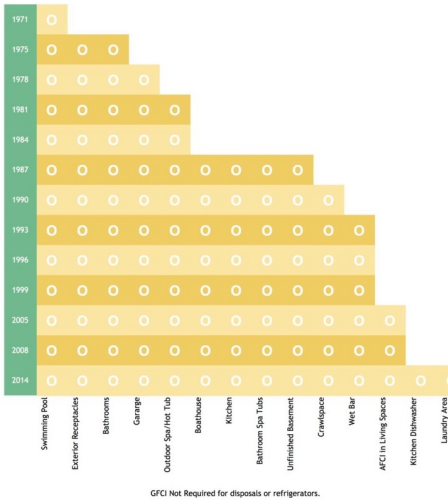
The receptacle(s) was not GFCI protected at the following areas. Although, these receptacles may not have been required at the original time of construction, we highly recommend they be installed in order to protect against electrical shock. Note: Anytime you upgrade or remodel an area, that area shall conform to the current building standard.

Recommendation

Contact a qualified electrical contractor.



Ground Fault Circuit Interrupters



5.12.2 GFCI & AFCI

**NOT ALL COUNTER GFCI**



GFCI protection was not found at all counter top receptacles even though this may not have been mandatory at the time of construction. We recommend upgrading in compliance with current standards.

Recommendation

Contact a qualified professional.



## 6: PLUMBING

### Information

---

#### Basic Information: Plumbing Notes

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. The actual shut off valves are not operated during our visual inspection. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, operating any shutoff valves, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

#### Basic Information: Main Water

##### Line

Copper

#### Basic Information: Supply Water Line

Copper

The type of supply piping is listed above. This is only a small visible section of the supply plumbing. Other plumbing materials may be present but were not detected at the time of the inspection. There are many variables as to the exact lifespan of various supply plumbing materials.

#### Basic Information: Water Service      Basic Information: Drain Line

##### Drain Type

Public

##### Materials

ABS, Cast Iron

#### Basic Information: Ok, With Exceptions

The plumbing system was found to be in serviceable condition with the possible exceptions noted herein.

#### Service / Water Pressure: Pressure Regulator Present

No

#### Service / Water Pressure: Water Pressure

60-70 PSI

#### Water Supply: Water Supply Serviceable

The water supply plumbing was inspected and found to be in working order with exceptions noted within this report.

#### Drain, Waste, & Vent Systems: Plumbing Drainage System

The buildings plumbing drains, and their related equipment, were found to be in working order with possible exception noted herein.

#### Toilet: Low Flow Toilets Installed

Yes

#### Gas Supply: Overall Gas line condition

The visible gas line were found in good condition bases on the age of the building.

### Limitations

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Service / Water Pressure

## NOT TESTED

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Bathtub

## JETTED TUB NOT OPERATED

We could not inspect the jetted bathtub due to the fact that there is no, or defective, drain stop.

## Observations

6.4.1 Drain, Waste, & Vent Systems



Recommendation

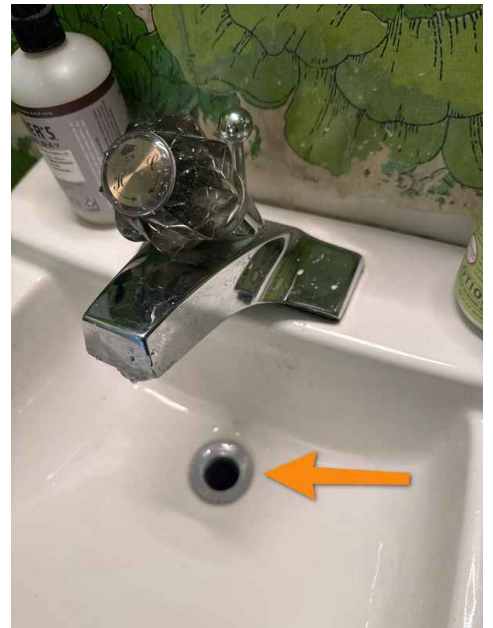
### DRAIN STOP DEFECTIVE

GARAGE BATHROOM

The drain stop is either defective for missing. We recommend further inspection and repair or replacement. Clcik [HERE](#) for information on how to easily repair your drain stop.

Recommendation

Contact a qualified handyman.



6.5.1 Faucets



Recommendation

### FAUCET DAMAGED

GUESTHOUSE BATHROOM

The faucet was damaged and in need of repair.

Recommendation

Contact a qualified plumbing contractor.



6.11.1 Gas Supply

### NO EARTHQUAKE SHUTOFF



Maintenance Item

There was no earthquake gas shutoff valve. Some jurisdictions require this safety device.

Recommendation

Contact a qualified professional.



## 7: HEATING GUEST HOUSE

### Information

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#### General Information: Your Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It is important to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

#### General Information: Heating Notes

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

#### General Information: AFUE Rating

AFUE ( Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

#### Forced Air Furnace rear unit: Furnace/Heater

*The heating system for the home was visually inspected and tested including the following:*

*o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*

*o Opening readily accessible panels to visually inspect the system.*

*o Inspecting the venting system, flues and chimneys, where present.*

*o Temperatures were taken at the registers to ensure that the ducts were providing sufficient airflow.*

*This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

*Any defects are noted below.*



**Forced Air Furnace rear unit:  
Equipment Photo**



**Forced Air Furnace rear unit:  
Heater Age(s)**  
Unknown

**Forced Air Furnace rear unit:  
Thermostat Location**  
Hallway

**Forced Air Furnace rear unit:  
Energy Source**  
Natural Gas

**Forced Air Furnace rear unit: Operating Properly**

The heating system(s) were tested and operated properly with possible exceptions noted below. We recommend periodic maintenance by a qualified technician.

**Observations**

7.9.1 Ducts and Registers

**DUCT - ASBESTOS LIKE MATERIAL  
DAMAGED**

NUMEROUS LOCATIONS

An asbestos like material was observed on numerous areas of the HVAC ductwork. Portions of the material are frayed and damaged. I recommend having the material tested by a qualified professional and addressing as necessary.

Recommendation

Contact a qualified professional.



## 8: HEATING MAIN HOUSE

### Information

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#### General Information: Your Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It is important to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

#### General Information: Heating Notes

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

#### General Information: Heating

##### Type

Gas Fired Forced Air

#### General Information: Brand

Trane

#### General Information: AFUE Rating

AFUE ( Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

#### Forced Air Furnace: Furnace/Heater

*The heating system for the home was visually inspected and tested including the following:*

*o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*

*o Opening readily accessible panels to visually inspect the system.*

*o Inspecting the venting system, flues and chimneys, where present.*

*o Temperatures were taken at the registers to ensure that the ducts were providing sufficient airflow.*

*This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

*Any defects are noted below.*

**Forced Air Furnace: Equipment Photo****Forced Air Furnace: Heater Age(s)**  
Unknown**Forced Air Furnace: Energy Source**

Natural Gas

**Observations**

## 8.5.1 Gas Line

**NO DRIP LEG**

The fuel piping does not include a drip leg extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a drip leg should be added to the gas piping just ahead of the connector.



Recommendation



## 9: WATER HEATER REAR UNIT

### Information

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#### Water Heater: Water Heater Notes

*The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.*

*Any defects are noted below.*

*Here is a nice maintenance guide from Lowe's to help.*

#### Water Heater: Energy Source / Type

Tank, Gas

#### Water Heater: Capacity

40 Gallon

#### Water Heater: Water Heater

Age(s)

2021

#### Water Heater: Location

Closet

#### Water Heater: Ok

The water heater(s) was installed properly and operated as designed with exceptions noted below.

#### Water Heater: Earthquake straps Water Heater: Equipment Photo

Yes



#### Water heater gas/TPR: TPR Valve

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

# 10: WATER HEATER 2

## Information

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### **Water heater gas/TPR: TPR Valve**

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

# 11: GARAGE

## Information

### General: Occupant Door

Solid with self closing device

### General: Vehicle Door

Sectional, Roll-up

### General: Method of Operation

Automatic Garage Door Opener

### General: All OK

The finished surfaces, garage door opener if installed, hardware, windows, and doors were found to be generally in good condition at the time of our inspection with possible exceptions noted herein.

### General: General Photos



### Occupant Doors: Entry Door ok

The house entry door appears to be a proper fire rated door and closes by itself.

### Floor: Material

Concrete

## Observations

### 11.4.1 Garage Door Opener and Safety



#### NO PHOTO CELLS

The automatic garage door opener(s) did not have the photo cell safety features. In order to increase the safety of the garage, I recommend consulting with a garage door contractor regarding having the sensors added, or upgrading to an opener that has the feature installed as per current building standards..

Recommendation

Contact a qualified garage door contractor.

### 11.8.1 Fire Separation

#### VOIDS



There were one or more voids in the garage firewall. We recommend repair by a qualified technician.

Recommendation

Contact a qualified professional.



# 12: BUILT-IN APPLIANCES

## Information

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### General: All ok

All of the built-in appliances were operated using normal controls and found to be in good condition with exceptions noted herein.

### Range Hood: Range Hood

*The range hood was visually inspected and the exhaust fan and light were tested. Any defects are noted below.*

### Range Hood: Venting Method

Vented to Exterior

### Dishwasher: Dishwasher

*When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.*

### Range/Oven Combination: Range/Oven Combination

*The range/oven was visually inspected and each burner/element was checked to ensure they were heating. Any defects are noted below.*

### Range/Oven Combination:

#### Range/Oven Energy Source

Gas

### Wine Refrigerator : Wine Refrigerator

*The miniature refrigerator was checked to ensure that it was cooling properly and that it was in good physical condition.*

## Observations

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### 12.2.1 Range Hood

#### **CORRUGATED**

The corrugated aluminum 'flex duct' visible at the fan, is not permitted for kitchen exhaust fans as it can be a fire hazard. Replacement of this duct with an approved material is recommended. The left picture shows an example of the correct method to be used.

Recommendation

Contact a qualified professional.





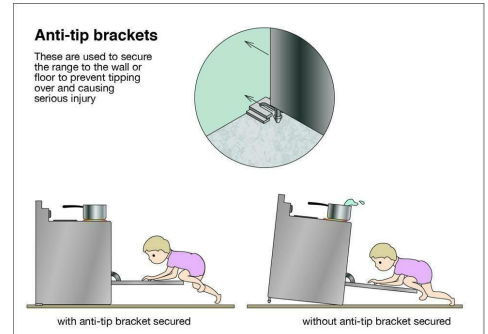
## 12.6.1 Range/Oven Combination

**ANTI-TIP BRACKET - NOT INSTALLED** Recommendation

The range does not have an anti-tip bracket installed. This is a bracket that is sometimes included with the range and is a safety device that can keep the range from tipping over. I recommend having an anti-tip bracket installed by a qualified contractor.

Recommendation

Contact a handyman or DIY project



This image shows how an anti-tip bracket can prevent injury.

# 13: INTERIOR - DOORS / WINDOWS

## Information

### General: Interiors overall

Our review of the interior includes inspection of walls, ceiling, floors, doors, windows, steps, stairways, balconies and railing. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

### General: Overall Ok

The interior walls, floors, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear with exceptions noted herein this report.

### General: Obvious addition or modification.

There are one or more areas that have been work done which may not be permitted. We recommend further review of any and all permits and plans.

### Surfaces Overall: Normal Wear and Tear

The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear. Exceptions are noted in other areas of the report.

### Doors: Doors and windows ok

Both the interior doors and windows were inspected and found to be in serviceable condition except for items noted elsewhere in this report.

## Observations

### 13.3.1 Doors

#### DIFFICULT TO OPEN,CLOSE

SLIDERS, CLOSET DOORS

One or more of the interior door(s) did not operate smoothly or hard to operate. We recommend repair.

Recommendation

Contact a qualified door repair/installation contractor.



Recommendation



### 13.3.2 Doors

#### DOOR DOESN'T LATCH

GUEST HOUSE

The interior door(s) did not latch when closed. I recommend having the doors evaluated and repaired/replaced as necessary by a licensed contractor.

Recommendation

Contact a qualified handyman.



Maintenance Item

## 13.4.1 Windows

**NO SAFETY GLASS**
 Safety Hazard

## GUEST AND MAIN HOUSE

One or more of the windows are not safety glass as required by present standards. These could be hazardous if broken. Safety glass is more impact resistant and less likely to cause an injury. Although safety glass may not have been required at the time of the original construction, we recommend upgrading to present standards.

## Recommendation

Contact a qualified well service contractor.



## 13.4.2 Windows

**UNABLE TO OPEN**
 Safety Hazard

## BATHROOM

I was not able to open the window(s). I recommend having the windows evaluated and repaired/replaced as necessary by a licensed window contractor.

## Recommendation

Contact a qualified window repair/installation contractor.



## 13.4.3 Windows

**TOO CLOSE TO FLOOR**

## NUMEROUS LOCATIONS

One or more of the windows are installed close to the floor which may present a safety hazard for children falling out of the window. We recommend installing a safety rail to prevent falling.

## Recommendation

Contact a qualified professional.



## 13.4.4 Windows

**UNABLE TO CLOSE**

## FRONT LIVING ROOM WINDOW OF GUEST HOUSE

One or more windows would not fully close, therefore would not lock. I recommend having this evaluated and repaired/replaced as necessary by a licensed window contractor prior to closing.

## Recommendation

Contact a qualified window repair/installation contractor.



## 13.8.1 Steps, Stairways &amp; Railings

**HANDRAILS - MISSING**

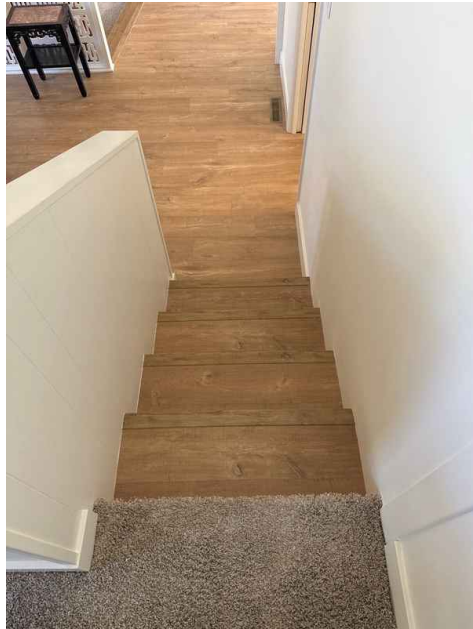
## POOL, INTERIOR



The steps are in need of proper handrails in order to increase safety. If a set of steps have 4 or more risers, it's recommended to have a handrail present in order to increase the safety of the steps. I recommend having handrails installed by a licensed contractor.

## Recommendation

Contact a qualified professional.





# 14: LAUNDRY ROOM

## Information

---

### General: Unit installed

None

### General: All ok

Both the washer and dryers visible hookups were found to be in acceptable condition where visible. We recommend cleaning the dryer vent on a regular basis to prevent buildup. The operation of these units is outside the scope of this type of inspection.



### General: Dryer Power Source

110 Volt, Gas

### Dryer Vent: Dryer Vent Information

#### Dryer Vents

- o Duct length - The maximum developed length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree (0.8 rad) bend, and 5 feet for each 90-degree (1.6 rad) bend. The maximum length of the exhaust duct does not include the transition duct.
- o Termination Point Clearances - Dryer vent termination point should be a minimum of **3 feet from any other opening**; window, door, other vents, etc. Dryer vents termination point should be at least **6 feet from the A/C condensing unit**. Dryer vents should not terminate within **3 feet from the gas regulator**, since they could blow lint or moisture on the vent, which could then freeze. The dryer vent termination should be at least **12 inches from the ground**.
- o No screws should be used as they can catch lint.
- o Dryer ducts are required to be metal with a smooth interior. So no flexible materials (foil or semi-rigid aluminum).
- o PVC can not be used. The static will cause lint to cling to it.

#### Dryer Transition Vents

- o Can not be longer than 8ft and a solid piece (no seams).

# 15: ROOFING

## Information

### General: Pictures of the Roof



### General: Roof Notes

NOTE: We are not licensed roofing contractors. Feel free to hire one prior to closing. A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

### General: Inspection Method

Climed onto surface

### General: Roofing Material

Built-up Gravel, Built Up  
Composition

### Flashings & Seals: Flashings ok

All visible accessible flashings were inspected and found to be in serviceable condition. These flashings may need maintenance from time to time.

### Gutters: Gutter Maintenance

We recommend maintaining the gutters on an annual basis by cleaning out any debris that may be impeding water flow.

### Chimneys & Other Roof Penetrations: Chimney ok

The chimney(s) appeared to be in good condition based on its age with exception that may be noted herein.

## Observations

### 15.3.1 Built-up Roofing

#### **BARE GRAVEL AREAS**

NUMEROUS LOCATIONS

There are exposed areas not covered by gravel. This will hasten the deterioration of the exposed membrane and reduce the service life of the roofing materials. We recommend that gravel be redistributed over the bare areas.



Recommendation

Contact a qualified professional.



15.8.1 Gutters

**MISSING IN AREAS**

 Recommendation

Gutters are missing in areas. In order to prevent rain water from getting near the foundation, I recommend having the home evaluated and gutters added by a licensed gutter contractor.

Recommendation

Contact a qualified gutter contractor

15.9.1 Chimneys & Other Roof Penetrations

**NO RAIN CAP/SPARK ARRESTOR**

 Recommendation

The rain cap and or spark arrestor was missing from the chimney. We recommend repair.



Recommendation

Contact a qualified professional.



# 16: FOUNDATION & STRUCTURE

## Information

### General: Foundation Cracking Guidelines

All foundations will have cracks. Some cracking is expected as the concrete dries and shrinks or minor settlement occurs. For the purpose of this report cracks will be classified as either Minor, Moderate, or Major. This classification is done solely based on the size of the crack and is not meant to represent an actual severity of the crack or potential ongoing risk. All foundation cracks should be evaluated by a professional and monitored for changing. Cracks may extend to hidden or invisible areas and change in size or worsen. Observing a crack over time is the only way to know if the issue is ongoing. Invasive evaluation is the only way to truly know the size of the entire crack. All cracks that can be filled to prevent water entry should be filled by a professional. All cracks that have chipping or have been filled with caulk or cement (unprofessionally) will be considered Moderate or Major and should be evaluated by a qualified professional.

Minor = ~1/8" or less

Moderate = ~1/8" - ~1/4"

Major = ~1/4" and larger

### General: Type of Support

Wood post on concrete piers

### Access: Location

Garage

### Access: How Viewed

Traversed

### Access: Crawlspace Views



### Foundation: Foundation/Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

### Foundation: Style

Crawlspace

### Foundation: Location of Crawl Space Entrance

NA

### Foundation: Material

Concrete

### Foundation: Crack - Minor

One or more minor cracks were found in the foundation. These didn't appear to be a structural concern, however, if you want to address these cracks, we recommend sealing them using numerous products which exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

**Seismic Re-Inforcement: Anchor**

**Bolts / Hold Downs**

Installed

**Seismic Re-Inforcement: Anchor Bolts Installed**

Anchor bolts, or hold downs, are in place and appear to be properly installed and in good condition based on the age of the building.

**Floor Structure: Joist/Support Material**

Wood Beams

**Floor Structure: Post Material**

Wood Post

**Floor Structure: Sub-floor**

Plank

**Floor Structure: Basement/Crawlspace Floor**

Concrete

**Ventilation/Insulation: Ventilation Type**

Vented

**Ventilation/Insulation: Insulated**

No

**Ventilation/Insulation: Ventilation OK**

The sub area ventilation was found to be installed properly and provides adequate ventilation to the area.

**Observations**

16.5.1 Floor Structure



**DRY STAINS / CAN'T DETERMINE**

One or more dark stains were found at the subfloor in the crawl space. The inspector was not able to determine if this is an active leak, or a prior leak. Client should consider their options such as having a qualified contractor evaluate these areas prior to closing.

Recommendation

Contact a qualified professional.

# 17: FIREPLACE & CHIMNEY

## Information

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### General: NOTE:

We recommend that all wood burning fireplaces have a Level II Chimney Inspection performed by a certified chimney sweep prior to closing. The inspection of a chimney during a whole home inspection can account for less than 20% of the system.

### General: Serviceable Condition

The fireplace, and it's related components, are in in serviceable condition, with exceptions noted herein, at the time of the inspection.

### General: Findings noted apply to all fireplaces in this building

The included comments on the fireplace, apply to all the fireplaces within this building.

### Masonry Wood Burning Fireplace:

#### Photo of Fireplace(s)



## Observations

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### 17.2.1 Masonry Wood Burning Fireplace

#### **DAMPER DIFFICULT TO OPERATE OR STUCK**

BOTH

The fireplace damper is difficult to operate, broken or is stuck. We recommend further inspection and repair. This is a safety item which should be addressed prior to operating the fireplace.



### 17.2.2 Masonry Wood Burning Fireplace

#### **FIREBOX - INSUFFICIENT CLEARANCE FROM COMBUSTIBLES**

MAIN HOUSE



The firebox does not have sufficient clearance from the combustibles around it. Any mantel, trim or any other combustible materials that projects less than 1 1/2 inch from the face of the fireplace should be a minimum of 6 inches away from the fireplace opening. If any mantel, trim or combustible material projects more than 1 1/2 inch from the face of the fireplace, it should be 12 inches away from the fireplace opening. In order to prevent this fire hazard, I recommend having the fireplace evaluated and the mantel addressed by a qualified fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.



### 17.2.3 Masonry Wood Burning Fireplace

#### **EFFLORESCENCE**

The fireplace interior had efflorescence visible. Efflorescence visible as a white, powdery residue is a sign that tiles are becoming more porous and absorbent. These characteristics are part of the natural aging process and can accelerate deterioration, especially in areas in which the temperature drops below freezing during the winter. Tiles appeared to be adequately protecting the home structure at the time of the inspection.



Recommendation



# 18: SWIMMING POOLS AND SPAS

## Information

### General: Type of Pool/Spa:

Inground Pool

### General: Pool/Spa View



### General: Pool operated

The pool and or Spa operated properly with exceptions noted herein

### General: Overall Condition - Major Repairs Needed

There are a number of moderate to major issues with the pool and or spa system. These conditions will be outlined in the body of the report. We highly recommend having the pool and or spa further inspected and repaired prior to usage. One or more of these noted conditions may be a safety concern.

## Limitations

Pool Electrical:

### UNABLE TO LOCATE POOL LIGHT SWITCH

We could not find the switch for the pool/spa light. We recommend inquiries of the seller for more information.

## Observations

18.1.1 General

### RECOMMEND FURTHER INSPECTION



Based on the findings he ran, we recommend further inspection by a qualified pool contractor for further information on repair costs. (Possible pool leaking) Recommend pool leak testing.

Recommendation

Contact a qualified professional.

## 18.3.1 Safety Devices:

**DOES NOT COMPLY WITH NEW SAFETY REQUIREMENTS**

The pool does not comply with the new safety requirements for all pools and spas. We recommend contacting a pool contractor for further information and installation of the proper safety devices.

## Recommendation

Contact a qualified swimming pool contractor

## 18.3.2 Safety Devices:

**PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.**

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area. We recommend consulting with a pool contractor for further information on these and other requirements dictated by current building standards.

## Recommendation

Contact a qualified professional.

# 19: CONCLUSION

## Information

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### General: Pre Closing Checklist

#### PRE-CLOSING WALK-THROUGH RECOMMENDATIONS

The following are recommendations for the pre-closing walk-through of your new house (if applicable).

The home inspection report states the condition of the home at the time of inspection. It does not state future events and the home is in the possession of the seller many times for 60 days or more after the inspection is complete. The inspection report does not predict or state the remaining life expectancy of any component of the home. It does state (when data plates are available) the date of manufacture for your water heater, heating and cooling air handler (in door unit) and condenser (outdoor unit). These major components are mechanical in nature and can fail without warning. Re-evaluating them at the closing walk through is a good idea.

Document your findings for future reference and address any new concerns with the seller prior to closing.

Check the heating and cooling system. By means of the thermostat, operate the heating and shut the system down, wait approximately 20 minutes and operate the cooling system. Operate all appliances.

Run the water at all fixtures including the hot water, check below sinks for new leaks and flush all toilets.

Operate all exterior doors, windows and locks. Ensure all exterior doors lock and consider installing new exterior door locks.

Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

Inspect areas that may have been blocked by furniture and personal property at the time inspection including electrical outlets. An outlet tester can be purchased for around \$15.00.

Operate any gas fireplaces by both remote and manually. Request operator's manuals for all appliances including the water heater, HVAC systems and gas fire places. In the event the seller does not have them; most can be found online by using the manufactures name and type of appliance.

Ask the seller questions about anything that was not covered during the home inspection.

Enjoy your new home!

### General: Refer to Summary

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Summary Section of the report. Please be sure to refer to this document for further useful information.



**General: Home Reference Links**

The links listed below are provided to help you better understand the systems of your building.

[ROOFING](#)

[ELECTRICAL](#)

[EXTERIOR](#)

[STRUCTURE](#)

[HEATING](#)

[AIR CONDITIONING](#)

[INSULATION](#)

[PLUMBING](#)

[INTERIORS](#)

[APPLIANCES](#)

[SYSTEM LIFE CYCLES](#)

[SUPPLEMENTARY INFORMATION](#)

[HOME SETUP AND MAINTENANCE](#)

[MORE ABOUT THE HOME INSPECTION PROCESS](#)

**General: Thank You!**

We appreciate your business!

## 20: VENDORS

### Information

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#### Recommended Vendors: General Handyman/Contractor

D-Lux Home Services – Dean Lux  
310-890-8162  
deanlux4@gmail.com

Gerritse Construction – Corey Gerritse  
909-529-1056  
gerritseconstruction.com

#### Recommended Vendors: Plumber      Recommended Vendors: Video Sewer Line Inspections

Al Garcia Plumbing  
310-533-9325

West Coast Sewer Inspection –  
Bronzon Pichlik  
310-876-4653

#### Recommended Vendors: Roofing Contractor / Repairs Replacement

America's Best Roofing Ron Karu  
O – (310) 792-1261 C – (310) 405-5445  
Ronk.abrc@gmail.com www.americasbestroofco.com

#### Recommended Vendors: Structural, soils or geotechnical engineer

L.A. Private Eyes Engineering  
866-436-3647

Alpha Structural, Inc  
(323) 258-5482  
www.alphastructural.com

Cal-Quake Engineering  
John Taferner 800-351-2969

#### Recommended Vendors: Foundation Inspection and Repair      Recommended Vendors: Mold Remediation

Alpha Structural Inc.  
323-258-5482

Advanced Environmental  
310-378-6347  
www.moldwhatnow.com  
Ray Castro

#### Recommended Vendors: Asbestos & Lead

JLM Environmental  
310-978-8281

#### Recommended Vendors: Pool Services

Discount Pool & Spa Supply  
Mike Bullock  
310-3530-3393

#### Recommended Vendors: Radiant Heat (ceiling electric)

Tugman Radiant Heat, Southbay,  
John, @ 661-373-8633

**Recommended Vendors: Termite  
Inspection and Repair**

All Cities Termite  
Corey Gerritse  
(714) 895-1113

**Recommended Vendors: Chimney  
Inspection**

Oliver Twist Chimney Sweep  
David Handel  
info@olivertwist.net  
310-377-8163

# STANDARDS OF PRACTICE

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