



Inspection Report

Property Address:
447 E Hullett St
Long Beach CA 90805



Ferguson Home Inspections

Table of Contents

| | |
|---|--------------------|
| Cover Page..... | 1 |
| Table of Contents | 2 |
| Intro Page..... | 4 |
| 1 Exterior | 5 |
| 2 Lot Grade/Drainage..... | 10 |
| 3 Foundation | 11 |
| 4 Crawl Space | 16 |
| 5 Roofing..... | 20 |
| 6 Attic..... | 30 |
| 7 Laundry | 33 |
| 8 Patio/Porch | 40 |
| 9 Patio/Porch #2..... | 43 |
| 10 Heating A/C System | 44 |
| 11 Heating A/C System #2..... | 49 |
| 12 Electrical System | 54 |
| 13 Plumbing System | 59 |
| 14 Sewer/Waste System..... | 61 |
| 15 Water Heater..... | 62 |
| 16 Kitchen..... | 66 |
| 17 Hallway Bathroom..... | 75 |
| 18 Entry | 84 |
| 19 Living Room | 85 |
| 20 Dining Room..... | 87 |
| 21 Breakfast area..... | 89 |
| 22 Hallway | 92 |
| 23 Bedroom #1..... | 93 |
| 24 Bedroom #2..... | 95 |

[25 Guest House Exterior 99](#)

[26 Guest House Foundation 101](#)

[27 Guest House Roofing..... 102](#)

[28 Guest House Patio/Porch 105](#)

[29 Guest House Patio/Porch #2..... 108](#)

[30 Guest House Heating A/C System 110](#)

[31 Guest House Plumbing System 113](#)

[32 Guest House Waste System 114](#)

[33 Guest House Kitchen..... 115](#)

[34 Guest House Bathroom 120](#)

[35 Guest House Living/Bedroom area 122](#)

[Invoice 126](#)

[General Summary 127](#)

[Guest House Summary 178](#)

[Agreement 192](#)



Ferguson Home Inspections

| | | |
|---|-----------------------|--|
| Date: 3/23/2024 | Time: 09:00 AM | Report ID: 20240323-447-E-Hullett-St |
| Property: 447 E Hullett St Long Beach CA 90805 | Customer: | Real Estate Professional: |

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

Type of building:

Single Family with ADU/Guest House

Year Built:

1930

Dwelling Square footage:

1386

Beds/Baths:

2/2

Weather:

Cloudy and cool, Light Rain

Rain in last 3 days:

Yes



1. Exterior

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

Styles & Materials

Driveway:

Concrete

Walkways:

Concrete
Pavers
Gravel

Fences:

Wood

Gates:

Wood
Chain link

Siding Material(s):

Cement Stucco

Trim/Facia/Eaves Material(s):

Wood
Stucco over wood

Windows & Doors:

Vinyl
Aluminum

Gutters/Downspouts:

Metal
See Lot Grade/Drainage comments

Gas meter location:

Right 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 | Gas Meter | • | | | |
| 1.11 | Comments | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

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



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.9 (1) Suggest review by a licensed contractor for possible installation of an area drainage system to

divert drainage away from the foundation.



1.9 Item 1(Picture)

1.9 (2) The gutters are rusted and deteriorated at various areas, suggest replacing the gutters as needed.



1.9 Item 2(Picture)

Ferguson Home Inspections

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

1.11 (2) The sheds and covered areas at the rear yard are beyond the scope of the inspection and were not inspected.



1.11 Item 1(Picture)

Ferguson Home Inspections

1.11 (3) No garage or covered parking structure installed on the property at the time of the inspection. Suggest review with the city on any requirements for installation of a garage or covered parking space as generally required.

1.11 (4) A large hole was noted at the rear of the driveway by the fence/ADU. Suggest review with the seller/neighbor and/or a licensed contractor on this item and any repair/filling/patching costs as needed.



1.11 Item 2(Picture)

2. Lot Grade/Drainage

Styles & Materials

Home is built on:

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 |

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

Comments:

2.0 Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused the excessive moisture buildup at the foundation and intrusion into the crawl area. Suggest review with a licensed contractor for installation of concrete walkways/barriers, water proofing membranes, rain gutters and an area drainage/sump pump system to divert all the water away from the foundation/structure.



2.0 Item 1(Picture)

3. Foundation

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

Styles & Materials

Foundation:

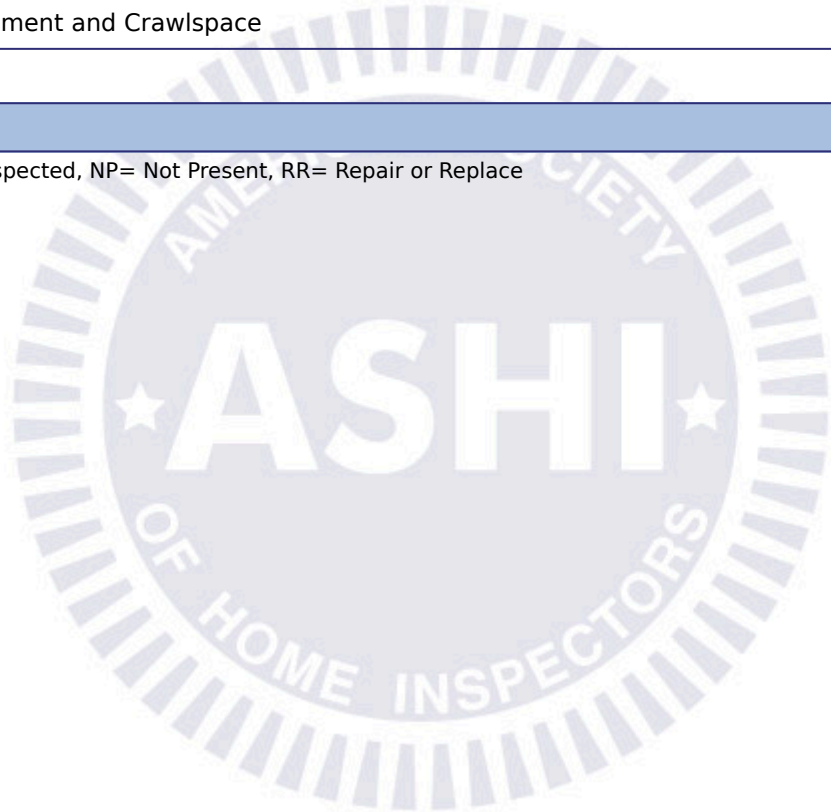
Raised concrete foundation
 Braced cripple walls
 The Structure is not bolted to the foundation

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 |

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



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



3.0 Item 1(Picture)

Ferguson Home Inspections

3.0 (3) The structure is not bolted to the foundation. This is very common for the age of the dwelling as it was not required till the mid 1930's in the State of California. Suggest review with a licensed contractor for retrofit bolting the foundation as an upgrade if desired or concerned.

3.1 (1) 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)



3.1 Item 3(Picture)

3.1 (2) Inadequate support noted at various girder beams due to the excessive span and inadequate support posts, common for the original age of the dwelling. Suggest review by a licensed contractor for costs to add additional supports to prevent possible future structural and floor movement as needed.



3.1 Item 4(Picture)



3.1 Item 5(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.

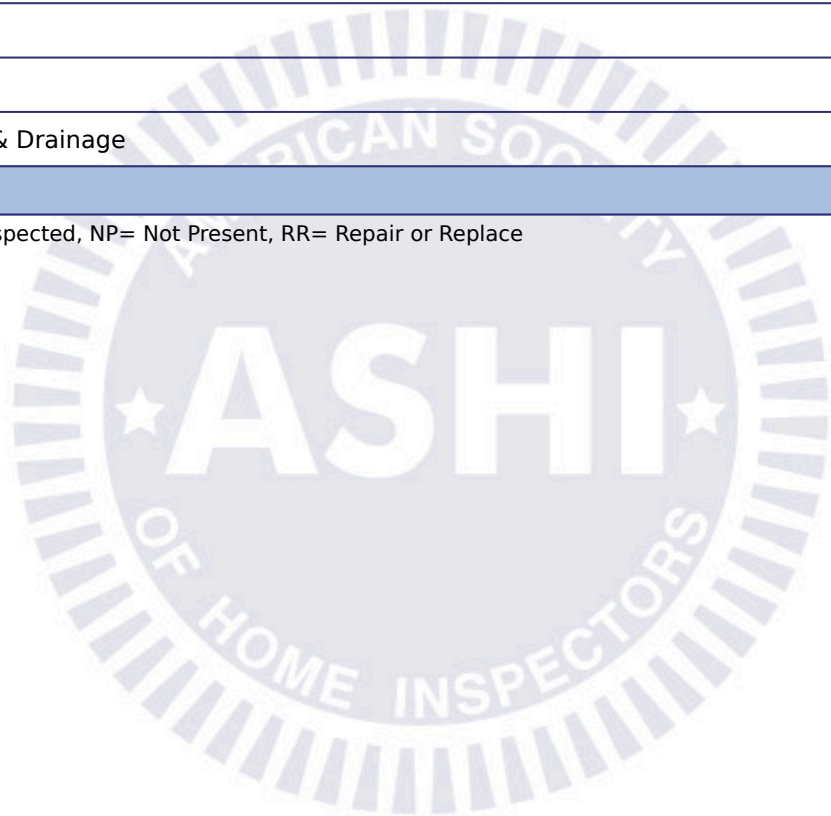
Styles & Materials

Crawlspace access location(s): Crawl Space Insulation:

Exterior location(s) x 1 None, common for age
 Left side

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

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



Comments:

4.3 (1) Excessive rust, seepage and corrosion noted at various cast iron drain lines within the crawl space. Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent future leakage at the crawl area.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)



4.3 Item 4(Picture)



4.3 Item 5(Picture)

4.3 (2) The copper plumbing is corroded at various areas due inadequate cleaning of the 'flux' during installation. Suggest review by a licensed plumber for costs to clean/remove the corrosion/acid to prevent any future leaks at these areas as needed.

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): **Roof viewed from:**

Combination
Pitched
Sloped
Rolled Asphalt Composition
Tile

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



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)

5.0 (2) Suggest review with a licensed roofer for installation costs for a scupper/over flow drain to the roof as an upgrade. Any blockages to the roof drain will result in excessive water ponding/flooding at the roof area.



5.0 Item 7(Picture)

5.0 (3) Multiple layers of roof covering exist on the current roof, generally two layers of roofing is the maximum allowable. Additional layers of roofing causes a lot of excessive weight on the roof support structure. Suggest review with a licensed roofer to determine the remaining life expectancy and for costs to remove and replace the existing roofing material as needed.

5.0 (4) Excessive 'Ramping', lifting/inadequately/incorrectly installed areas of the sloped roof was noted. Suggest review with a licensed roofer for repair/removal/replacement costs as needed.

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



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)



5.0 Item 11(Picture)



5.0 Item 12(Picture)



5.0 Item 13(Picture)



5.0 Item 14(Picture)



5.0 Item 15(Picture)

5.0 (6) No 'bird stops' were installed at the tile roof time of the inspection. Suggest review with a licensed roofer for installation costs as needed.



5.0 Item 16(Picture)

5.0 (7) Suggest review with a licensed roofer to determine/evaluate the water proofing membrane/

Ferguson Home Inspections

paper under the roof tiles to determine/verify the age and any repair/replacement costs as needed.



6. Attic

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

Styles & Materials

Hatch Location(s):

Hallway

Framing:

2 X 4 Rafters

Sheathing:

Spaced Sheathing

1" x 6"

1" x 8"

Insulation:

None, common for age

Ventilation:

Side vents

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

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

Comments:

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



6.0 Item 1(Picture)



6.1 No Insulation installed at the attic area, this is common for the original age of the home. Suggest review by a licensed contractor for installation costs as an upgrade.

6.3 Knob & Tube wiring noted throughout the attic area, this is common for the original age of the dwelling. Suggest review by a licensed electrician for replacement costs to upgrade the wiring to todays standards for safety.



6.3 Item 1(Picture)



6.3 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:

Left side
Rear

Floor Covering(s):

Tile

Doors:

Aluminum
Dual pane
Tempered safety glass

Window Types:

Vinyl
Dual pane

Dryer Fuel Supply:

Natural Gas

Dryer Vented to the exterior:

Yes

| | | 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:

7.1 Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



7.1 Item 1(Picture)



7.2 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.



7.2 Item 1(Picture)



7.4 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

7.6 The appliances are currently being powered off a plug strip/extension cord, this is a potential fire hazard. Suggest remove the plug strip/extension cord and review by a licensed electrician for costs to install additional outlets as needed/required for safety.

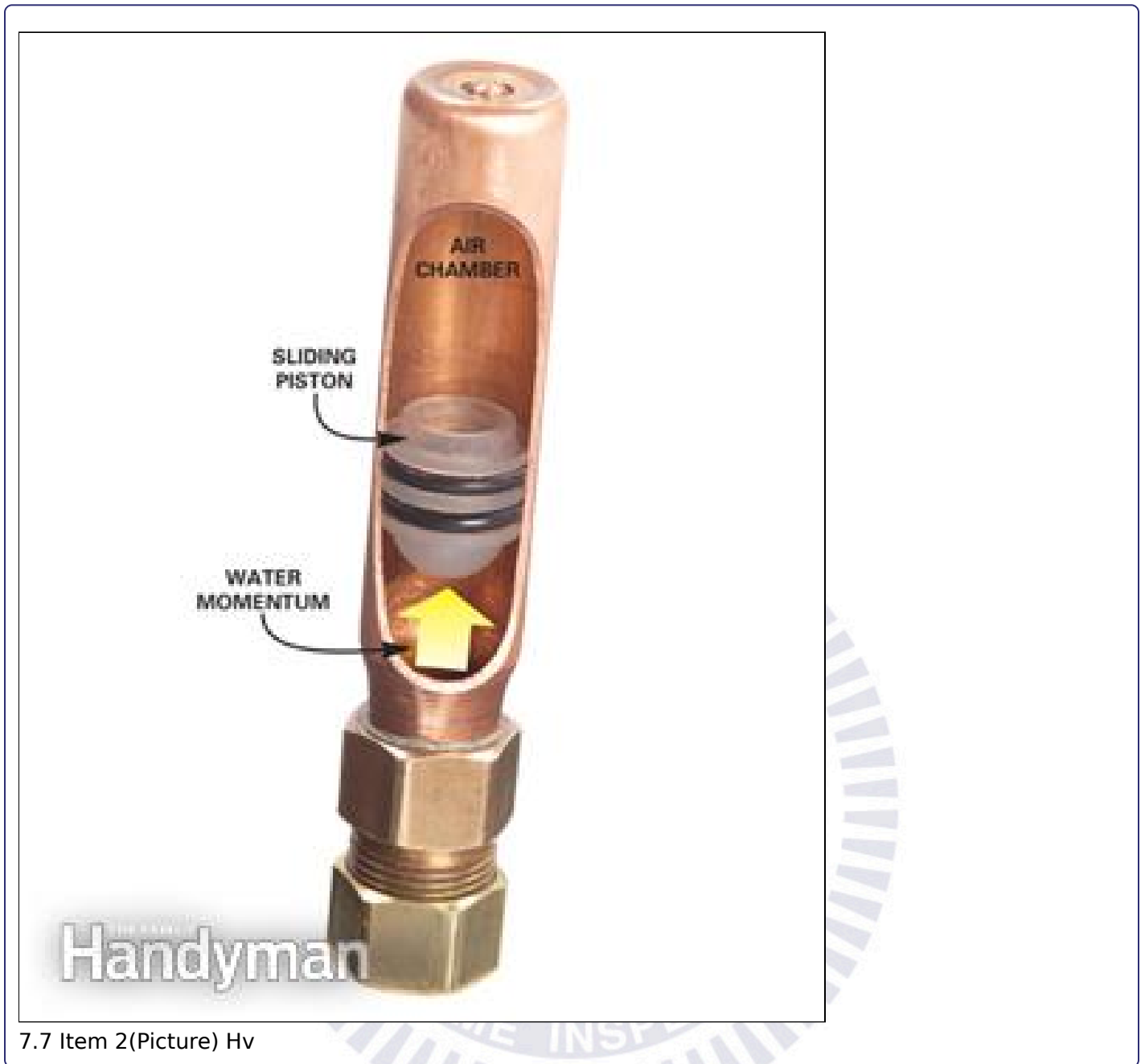


7.6 Item 1(Picture)

7.7 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)

7.8 (1) Suggest periodic cleaning of dryer vent to exterior to prevent blockages, which can result in extended drying times and leakage.

7.8 (2) Suggest capping the unused gas line/valve as required for safety.



7.8 Item 1(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:

Front door

Cover:

Partially covered
Stucco

Deck/Slab:

Concrete

Doors:

Aluminum
Dual pane
Tempered glass

Window Types:

Vinyl
Dual pane

Doorbell/Chime:

See comments

| | | 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 | • | | | |
| 8.7 | Comments | | • | | |
| | | IN | NI | NP | RR |

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

Comments:

8.4 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

8.5 A keypad door lock system was noted. Suggest review with seller for operational brochure, codes for operation and confirm correct operation as needed.



8.5 Item 1(Picture)

8.7 A 'Ring' door bell was noted at the front door. Suggest review with the seller to confirm if this unit is remaining with the property/dwelling, confirm correct operation and request operational manual.



8.7 Item 1(Picture)



9. Patio/Porch #2

Styles & Materials

Location:

Left side
Rear

Cover:

Partially covered
Steel/metal awning

Deck/Slab:

Concrete

Doors:

Aluminum
Dual pane
Tempered glass

Window Types:

Vinyl
Dual pane

Hose bib:

Yes

| | | IN | NI | NP | RR |
|-----|-----------------------|----|----|----|----|
| 9.0 | Cover | • | | | |
| 9.1 | Deck/Slab | • | | | |
| 9.2 | Steps/Stairs/Railings | • | | | |
| 9.3 | Electrical | • | | | |
| 9.4 | Windows | • | | | |
| 9.5 | Doors | • | | | |
| 9.6 | Screens | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

9.5 A keypad door lock system was noted. Suggest review with seller for operational brochure, codes for operation and confirm correct operation as needed.

10. Heating A/C System

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

Styles & Materials

Location:

Living room/Hallway

Heat Type:

Floor unit

Energy Source:

Natural gas

A/C Equipment Type:

None

Thermostat location & Type:

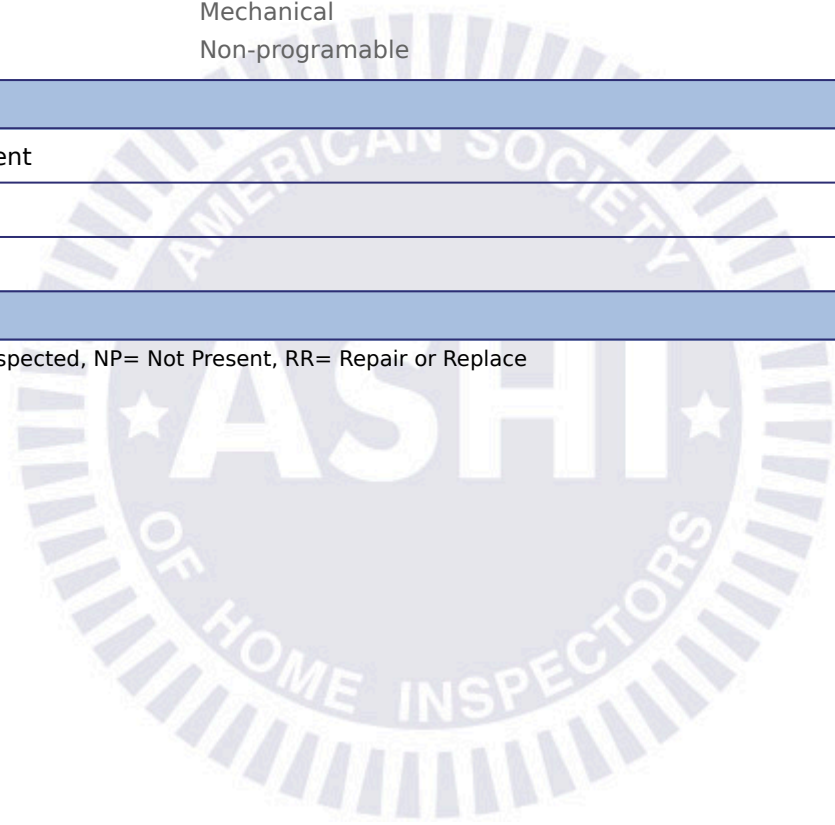
Dining room

Mechanical

Non-programable

| | | IN | NI | NP | RR |
|------|-------------------|----|----|----|----|
| 10.0 | Heating Equipment | | | | • |
| 10.1 | Venting | | | | • |
| 10.2 | Thermostat | • | | | |
| | | IN | NI | NP | RR |

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



Comments:

10.0 (1) The heater/furnace is very old but did work at the time of inspection. The inspector is unable to determine remaining life expectancy of this system. Due to the age and style of this system, suggest review with the Gas company and/or a licensed heating company for further review to determine the remaining life expectancy of the unit and any repair/replacements costs as needed



10.0 Item 1(Picture)



10.0 Item 2(Picture)

10.0 (2) A potential fire spread hazard was noted due to the excessive hair and debris at the base of the heating unit, suggest cleaning/removal as needed.



10.0 Item 3(Picture)



10.0 (3) Excessive rust noted at heat exchange due to age, suggest review by a licensed heating company for any repair/replacement costs as needed.

10.1 Potential safety hazard due to the heater draft diverter is rusted, deteriorated and large holes were noted. This will allow heater fumes/carbon monoxide to escape into the crawl area and possibly into the dwelling. Suggest review with a licensed heater company for replacement costs as required for safety.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

10.2 Suggest upgrading with digital programmable thermostat as needed.



10.2 Item 1(Picture)

11. Heating A/C System #2

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: Multi-zone 'split' system Living room All bedrooms | Heat Type: Heat Pump Forced Air (also provides cool air) | Energy Source: Electric |
| Heat System Brand: UTD, Label Deter/Missing | Ductwork (where visible): Ductless system | Filter Type: Washable |
| Filter Size: Factory unit | A/C Equipment Type: A/C Inverter System | A/C Manufacturer: UTD, Label Deter/Missing |
| A/C Electrical Safety Disconnect: Yes | Thermostat location & Type: Remote(s) | |

| | | IN | NI | NP | RR |
|------|-------------------|----|----|----|----|
| 11.0 | Heating Equipment | • | | | |
| 11.1 | Thermostat | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

11.0 (1) The multi-split combination heating-A/C unit was tested and was operational at the time of the inspection.



11.0 Item 1(Picture)



11.0 Item 2(Picture)



11.0 Item 3(Picture)



11.0 Item 4(Picture)



11.0 Item 5(Picture)



11.0 Item 6(Picture)



11.0 Item 7(Picture)



11.0 Item 8(Picture)

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

12. 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

| | | |
|---|---|---|
| Electrical Service: Overhead service | Main Panel Location: Left side exterior | Main Panel capacity: 200 AMP 240 Volts |
| Main disconnect: Yes | Sub Panel(s) location: Exterior, guest house/ADU | Panel Type: Circuit breakers |
| Branch wire (where visible): Copper RHHW, see comments | Wiring Methods (where visible): Romex Knob and Tube Conduit | Grounding system: Yes |
| Future space at Panel(s): Yes at main & sub | | |

| | | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 12.0 | Service Entrance Conductors | • | | | |
| 12.1 | Service, Grounding Equipment, Main/Sub Panels | | | | • |
| 12.2 | Branch Circuits, Overcurrent Devices | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

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

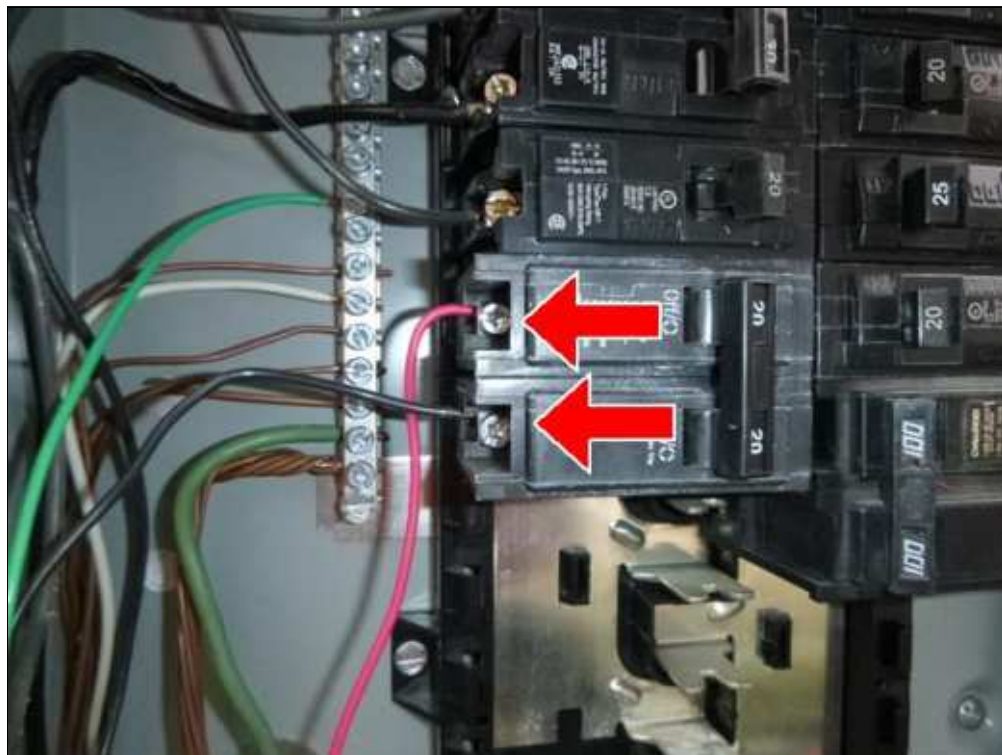


12.1 Item 1(Picture)



12.2 (1) 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.

12.2 (2) A potential fire/safety hazard was noted due to the incorrect sized wiring connected to the breakers. 14 gauge wiring is currently connected to 20 amp breaker(s) in the sub panel, 15 amp breakers are required. Suggest review by a licensed electrician for any repair/replacement costs as needed.



12.2 Item 1(Picture)

12.2 (3) Knob & Tube wiring noted throughout the attic area, this is common for the original age of the dwelling. Suggest review by a licensed electrician for replacement costs to upgrade the wiring to today's standards for safety.



12.2 Item 2(Picture)



12.2 Item 3(Picture)

12.2 (4) 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

Ferguson Home Inspections

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.



13. Plumbing System

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

Styles & Materials

Main shut off location:

Front of dwelling

Main Water Supply (into home where visible):

Copper

Water Distribution (inside home where visible):

Copper, where visible

Water pressure - PSI:

80

Water Pressure Regulator

Installed:

No

| | | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 13.0 | Plumbing Water Supply and Distribution System | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

13.0 (1) The copper plumbing that transfers from the dwelling to the guest house/ADU area does not appear to be wrapped or insulated below grade. Suggest review by a licensed plumber and repair/replace as needed.



13.0 Item 1(Picture)

13.0 (2) See crawl comments and repair as needed.

13.0 (3) 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

14. Sewer/Waste System

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

Styles & Materials

Waste/Drains (where visible):

Cast iron
ABS

| | | IN | NI | NP | RR |
|------|--------------|----|----|----|----|
| 14.0 | Waste/Drains | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

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

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

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

15. Water Heater

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

Styles & Materials

Water Heater Location:

Exterior
Right Side
Rear

Water Heater Power Source:

Tankless (Gas)

Manufacturer:

NAVIEN

Manufactured Date:

T-2019

Cold water shut off:

Yes

Gas Shut off:

Yes

TP Valve & discharge installed:

Yes
No Discharge drain
See comments

Seismic Strapping:

Not required (Tankless unit)

Gas supply line drip leg/sediment trap installed:

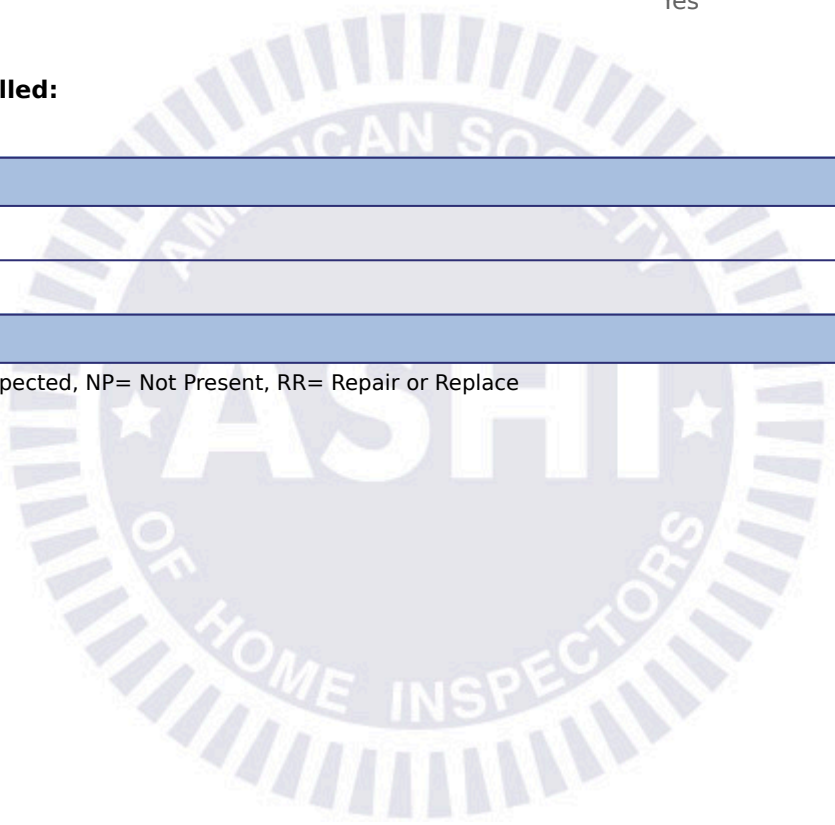
Yes

Expansion tank installed:

No, see comments

| | | IN | NI | NP | RR |
|------|--------------|----|----|----|----|
| 15.0 | Water Heater | | | | • |
| 15.1 | Venting | • | | | |
| | | IN | NI | NP | RR |

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



Comments:

15.0 (1) The water heater was operational at the time of the inspection.



15.0 Item 1(Picture)



15.0 (2) Suggest review of the operational and installation manual to determine/confirm any installation and/or regular maintenance/De-Scaling required for this style water heater.

15.0 (3) The current water heater does not have a "Thermal Expansion tank" which is generally installed to prevent a possible leak at the T&P or "pop-off" valve and/or excessive pressure build-up at the internal plumbing, fixtures and joints. Recent changes (2012) require one when a new water heater is installed, but various cities do not enforce this installation for multiple reasons (the home is not on a closed system and various tankless units do not require it) . There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. Suggest review with the city and/or a licensed plumber to determine if this installation is required and install as needed.



15.0 Item 2(Picture)

15.0 (4) 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.



15.0 Item 3(Picture)



16. 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:

Stone

Sink(s):

Stainless Steel

Dishwasher Brand:

GENERAL ELECTRIC

Disposal Brand:

IN SINK ERATOR

Range/Stove:

GAS
KENMORE

Exhaust/Range hood:

RE-CIRCULATING SYSTEM
BUILT INTO MICROWAVE

Microwave:

BUILT IN
GENERAL ELECTRIC

Low flow sink fixture(s):

Yes, 2.2 GPM Maximum

| | | IN | NI | NP | RR |
|-------|-----------------------|----|----|----|----|
| 16.0 | Floors | • | | | |
| 16.1 | Walls | • | | | |
| 16.2 | Ceiling | | | | • |
| 16.3 | Windows | • | | | |
| 16.4 | Screens | • | | | |
| 16.5 | Cabinets | • | | | |
| 16.6 | Counter Tops | • | | | |
| 16.7 | Electrical | | | | • |
| 16.8 | Sinks | • | | | |
| 16.9 | Faucets | | | | • |
| 16.10 | Traps/Drains & Supply | | | | • |
| 16.11 | Dishwasher | | | | • |
| 16.12 | Food Waste Disposal | • | | | |
| 16.13 | Ranges/Ovens/Cooktops | | | | • |
| 16.14 | Range Hood (s) | • | | | |
| 16.15 | Microwave | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

16.2 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.



16.2 Item 1(Picture)



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



16.7 Item 1(Picture)



16.7 (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.



16.7 Item 2(Picture)



16.7 (3) The GFCI outlet(s) at this area are not grounded. The GFCI should still provide GFCI protection but the outlet should generally be grounded. Suggest review by a licensed electrician for repair/grounding cost as needed and required for safety.



16.7 Item 3(Picture)



16.7 (4) Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.



16.7 Item 4(Picture)

16.9 The sink faucet is loose at the countertop, suggest repair as needed.



16.9 Item 1(Picture)

16.10 Suggest review by a licensed plumber for costs to replace the sink flex drain(s) with the appropriate materials as required.



16.10 Item 1(Picture)



16.11 There is no air gap installed for the dishwasher as required, the system currently drains directly into the disposal. Suggest review by a licensed plumber for costs to install the air gap and drain as required by the State of California.



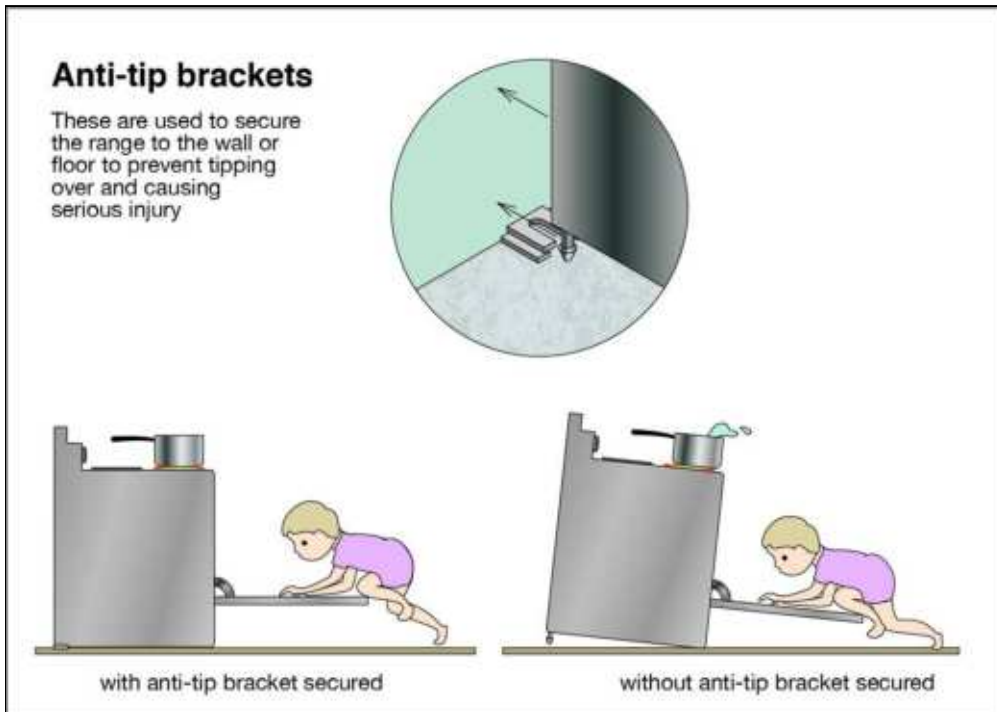
16.11 Item 1(Picture)



16.11 Item 2(Picture)

16.13 (1) The anti-tip bracket/chain is not currently installed. 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 installation for safety as required since 1991.



16.13 Item 1(Picture)



16.13 Item 2(Picture)

16.13 (2) The cooktop ignition system is faulty and will not ignite all of the burners. Suggest review with a licensed appliance contractor for any repair/replacement cost and confirm correct operation as needed.

17. 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:

Left side
Center

Floor Covering(s):

Engineered flooring

Doors:

Wood

Window Types:

Vinyl
Dual pane

Tub & Surround:

Tile

Shower & Surround:

Tile
Shower curtains

Countertop:

Wood
Cultured marble

GFCI Protection:

Yes
See comments

Heating source:

None

Low flow toilet:

Yes
Dual, 1.1 & 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



Ferguson Home Inspections

| | | IN | NI | NP | RR |
|-------|-----------------------|-----------|-----------|-----------|-----------|
| 17.0 | Floors | • | | | |
| 17.1 | Walls | • | | | |
| 17.2 | Ceilings | | | | • |
| 17.3 | Doors | • | | | |
| 17.4 | Windows | • | | | |
| 17.5 | Screens | • | | | |
| 17.6 | Electrical | | | | • |
| 17.7 | Exhaust Fan | | | • | |
| 17.8 | Tub & Surround | • | | | |
| 17.9 | Tub Faucet | | | | • |
| 17.10 | Shower & Surround | • | | | |
| 17.11 | Shower Enclosure | • | | | |
| 17.12 | Shower Faucet | • | | | |
| 17.13 | Sink(s) | | | | • |
| 17.14 | Sink Faucet(s) | • | | | |
| 17.15 | Traps/Drains & Supply | • | | | |
| 17.16 | Toilets(s) | | | | • |
| 17.17 | Counter/Cabinets | • | | | |
| 17.18 | Comments | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

17.2 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.



17.2 Item 1(Picture)



17.6 The GFCI outlet(s) at this area are not grounded. The GFCI should still provide GFCI protection but the outlet should generally be grounded. Suggest review by a licensed electrician for repair/grounding cost as needed and required for safety.



17.6 Item 1(Picture)



Ferguson Home Inspections

17.7 No exhaust fan installed, common for the age of the dwelling and not required when built. Suggest installation of an exhaust fan with a motion and humidity sensor system and vent to the exterior of the dwelling as an upgrade.

17.8 The tub has been re-glazed, suggest review with the seller and/or installation company for care and maintenance requirements.



17.8 Item 1(Picture)

17.9 (1) 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).



17.9 Item 1(Picture)

17.9 (2) The tub hot faucet handle sticks/is difficult to operate, suggest review by licensed plumber for repair/replacement costs as needed.

17.10 Reglazing noted at the shower wall tiles. Suggest review with the seller and/or installation company for care and maintenance requirements.



17.10 Item 1(Picture)

17.13 No drainage overflow system installed at the sink(s) as required, suggest review with a licensed plumber for repair/replacement costs as required.



17.13 Item 1(Picture)



17.16 The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep it from leaking. Suggest review with a licensed plumber for repair/replacement costs as needed to seal and re-secure this unit to prevent leakage and damage to the surrounding area.

17.18 Excessive deterioration/damaged areas of the wall in bedroom #2 was noted noted which is adjacent to the tub/shower area. Suggest review with the seller and/or a licensed contractor for any repair/removal/replacement costs as needed.



17.18 Item 1(Picture)

18. 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):

Engineered flooring

Doors:

Aluminum

Dual pane

Tempered glass

| | | IN | NI | NP | RR |
|------|------------|----|----|----|----|
| 18.0 | Floors | • | | | |
| 18.1 | Walls | • | | | |
| 18.2 | Ceilings | • | | | |
| 18.3 | Doors | • | | | |
| 18.4 | Electrical | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

18.4 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.

19. Living Room

Styles & Materials

Floor Covering(s):

Engineered flooring

Doors:

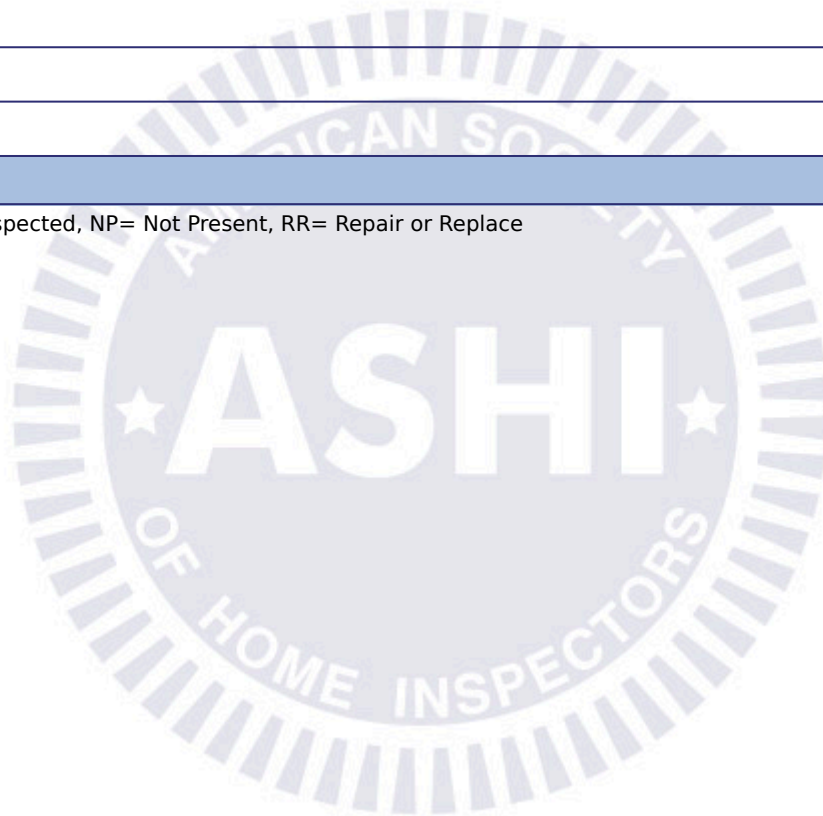
Aluminum
Dual pane
Tempered glass

Window Types:

Vinyl
Dual pane

| | | 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 | | | | • |
| | | IN | NI | NP | RR |

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



Comments:

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

19.1 Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



19.1 Item 1(Picture)

19.4 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

19.6 (1) The wall switch no longer controls one of the wall outlets and/or light fixture box as required and as installed when built. Suggest review with a licensed electrician for repair costs as needed for safety and as required.

19.6 (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.

19.6 (3) 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.

20. Dining Room

Styles & Materials

Floor Covering(s):

Engineered flooring

Window Types:

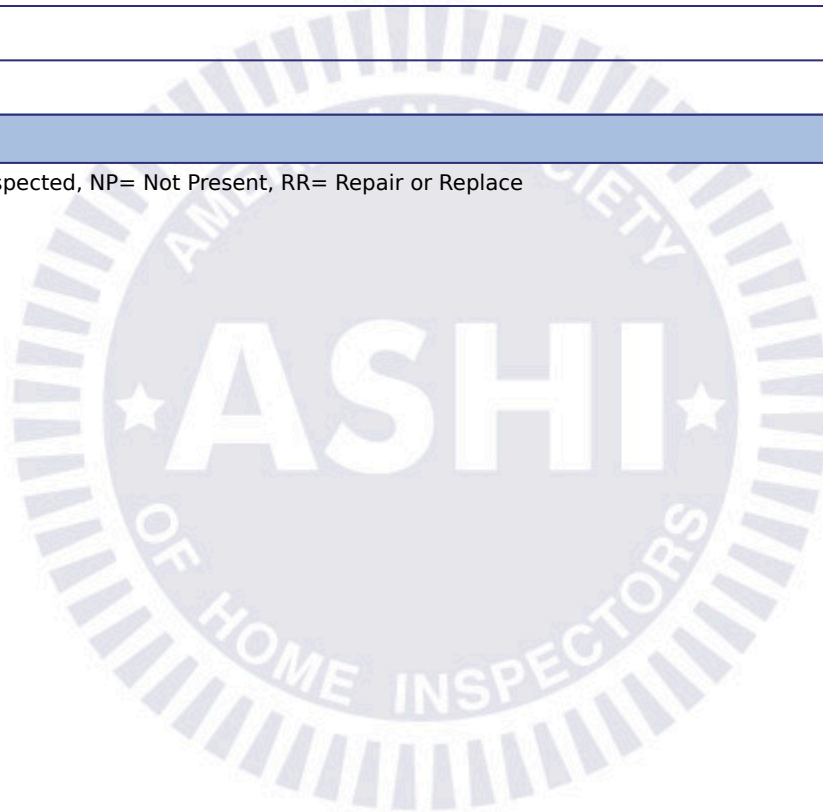
Vinyl
Dual pane

Ceiling fan:

One
Manual operation

| | | IN | NI | NP | RR |
|------|------------|-----------|-----------|-----------|-----------|
| 20.0 | Floors | | | | • |
| 20.1 | Walls | • | | | |
| 20.2 | Ceilings | • | | | |
| 20.3 | Windows | | | | • |
| 20.4 | Screens | • | | | |
| 20.5 | Electrical | • | | | |
| 20.6 | Comments | • | | | |
| | | IN | NI | NP | RR |

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



Comments:

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

20.1 Settling cracks and patching noted.

20.3 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

20.5 (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.

20.5 (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.

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



20.6 Item 1(Picture)

21. Breakfast area

Styles & Materials

Floor Covering(s):

Tile

Window Types:

Vinyl

Dual pane

| | | IN | NI | NP | RR |
|------|------------|----|----|----|----|
| 21.0 | Floors | | | | • |
| 21.1 | Walls | | | | • |
| 21.2 | Ceilings | | | | • |
| 21.3 | Windows | | | | • |
| 21.4 | Screens | • | | | |
| 21.5 | Electrical | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

21.0 Patched repaired areas of the tile flooring was noted (this appears to be from a removed wall). Suggest review with the seller and/or a licensed contractor on this item as needed.



21.0 Item 1(Picture)



21.0 Item 2(Picture)



21.1 Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.

21.2 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.



21.2 Item 1(Picture)

21.3 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

21.5 (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.

21.5 (2) 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.

22. 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:

Left side
Center
Off bedroom(s)

Floor Covering(s):

Carpet

Doors:

Wood

Closet/Cabinetry:

Multiple closets/cabinets
Wood

Smoke alarms:

Yes, see comments

Carbon Monoxide alarms:

Yes

| | | IN | NI | NP | RR |
|------|--------------------------------|----|----|----|----|
| 22.0 | Floors | • | | | |
| 22.1 | Walls | • | | | |
| 22.2 | Ceilings | • | | | |
| 22.3 | Doors | • | | | |
| 22.4 | Electrical | • | | | |
| 22.5 | Closets/Cabinets | • | | | |
| 22.6 | Smoke & Carbon Monoxide Alarms | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

22.2 An attic access hatch was noted at this area.

22.6 (1) Smoke alarms have a general 'life span' of approximately 10 years. Many of the units throughout this dwelling appear to be original and/or older than 10 years. Suggest replacing all of the older units as needed/suggested by the California State Fire Department.

22.6 (2) 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.

23. 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:

Left side
Front

Floor Covering(s):

Carpet

Doors:

Wood

Window Types:

Vinyl
Dual pane

Closet/Cabinetry:

Wood

Smoke alarms:

Yes

| | | 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 | Closet/Wardrobe(s) | • | | | |
| 23.8 | Smoke & Carbon Monoxide Alarms | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

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

23.1 Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



23.1 Item 1(Picture)

23.4 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

23.6 (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.

23.6 (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.

24. Bedroom #2

Styles & Materials

Location:

Left side
Center

Floor Covering(s):

Carpet

Doors:

Wood

Window Types:

Vinyl
Dual pane

Closet/Cabinetry:

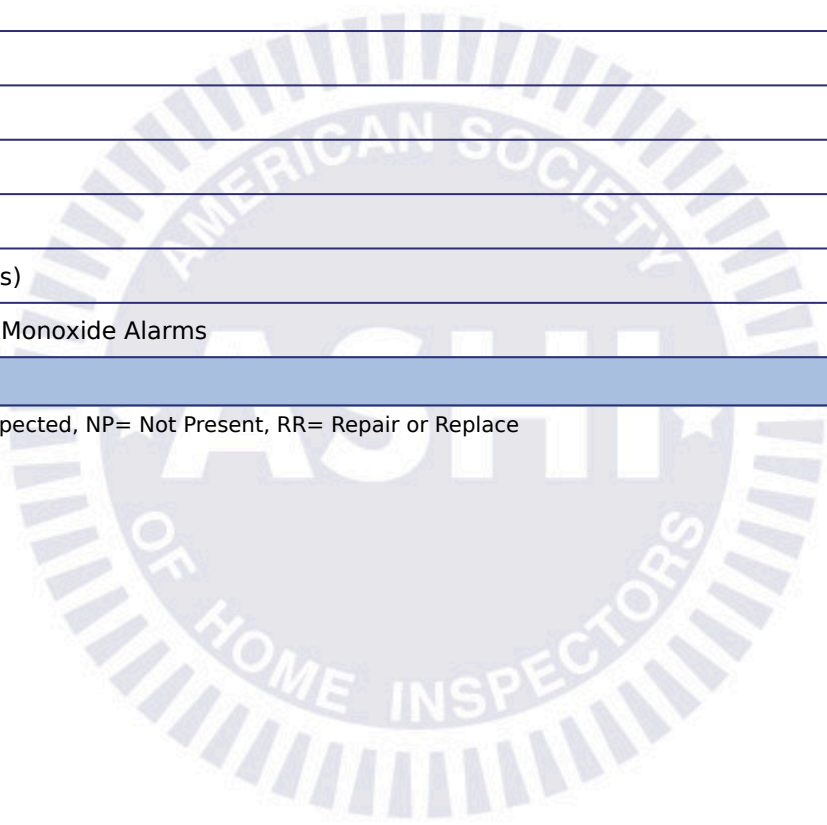
Wood

Smoke alarms:

Yes

| | | IN | NI | NP | RR |
|------|--------------------------------|----|----|----|----|
| 24.0 | Floors | | | | • |
| 24.1 | Walls | | | | • |
| 24.2 | Ceilings | • | | | |
| 24.3 | Doors | | | | • |
| 24.4 | Windows | | | | • |
| 24.5 | Screens | • | | | |
| 24.6 | Electrical | • | | | |
| 24.7 | Closet/Wardrobe(s) | • | | | |
| 24.8 | Smoke & Carbon Monoxide Alarms | • | | | |
| | | 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.

24.1 (1) Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



24.1 Item 1(Picture)



24.1 (2) Deteriorated/blistered/damaged areas of the front wall were noted (this area tested dry at the time of the inspection). This area is adjacent to the bathroom tub/shower area. Suggest review with the seller and/or a licensed contractor for any repair/removal/replacement costs as needed.



24.1 Item 2(Picture)

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



24.3 Item 1(Picture)

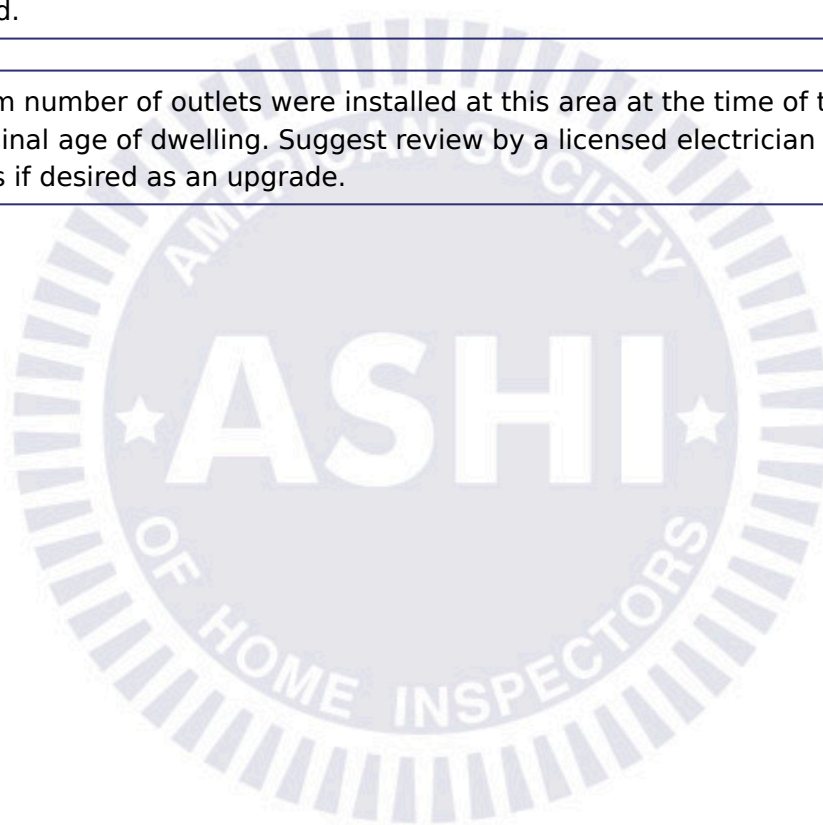
Ferguson Home Inspections

24.4 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

24.6 (1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.

24.6 (2) 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.

24.6 (3) 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.



25. Guest House 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

Siding Material(s):

Cement Stucco

Trim/Facia/Eaves Material(s):

Wood

Windows & Doors:

Vinyl

Aluminum

Gutters/Downspouts:

None, see Lot Grade/Drainage comments

| | | IN | NI | NP | RR |
|------|--------------------|----|----|----|----|
| 25.0 | Siding | • | | | |
| 25.1 | Trim/Eaves/Fascia | • | | | |
| 25.2 | Windows | • | | | |
| 25.3 | Doors | • | | | |
| 25.4 | Electrical | • | | | |
| 25.5 | Gutters/Downspouts | | | | • |
| 25.6 | Comments | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

25.5 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.

25.6 The wood awning at the left side is not currently bolted/secured to the concrete slab. Suggest review with the seller and/or a licensed contractor for costs to bolt/secure the awning as needed.



25.6 Item 1(Picture)

26. Guest House 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:

Poured concrete slab

| | | IN | NI | NP | RR |
|------|--------------------------------------|----|----|----|----|
| 26.0 | Foundations, Basement and Crawlspace | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

26.0 (1) 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.

26.0 (2) Uneven/sloped floors and 'crowning' noted throughout the interior of the dwelling. Suggest review with a licensed contractor for repair/re-leveling costs if desired or concerned.

27. Guest House 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): Sloped
Rolled Asphalt Composition

Roof viewed from: Roof

| | | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 27.0 | Roof | | | | • |
| 27.1 | Flashings | • | | | |
| 27.2 | Skylights, Chimneys and Roof Penetrations | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

27.0 Patched and repaired areas of the roofing was noted. Suggest review with a licensed roofing contractor for any repair/replacement costs as needed and to determine the remaining life expectancy of the roof.



27.0 Item 1(Picture)



27.0 Item 2(Picture)



27.0 Item 3(Picture)



27.0 Item 4(Picture)



28. Guest House Patio/Porch

Styles & Materials

Location:

Front

Deck/Slab:

Concrete

Doors:

Aluminum
Dual pane
Tempered glass

Window Types:

Vinyl
Dual pane

Doorbell/Chime:

None

| | | IN | NI | NP | RR |
|------|------------|----|----|----|----|
| 28.0 | Deck/Slab | • | | | |
| 28.1 | Electrical | • | | | |
| 28.2 | Windows | • | | | |
| 28.3 | Doors | | | | • |
| 28.4 | Screens | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

28.3 (1) A keypad door lock system was noted. Suggest review with seller for operational brochure, codes for operation and confirm correct operation as needed.



28.3 Item 1(Picture)

28.3 (2) The existing threshold for the doorway is set at/below the deck level. Water entry may occur at these areas and cause damaged within the structure. Current requirements for doorway/thresholds are two inches minimum height above the hard deck or exterior surface/grade. Suggest review with a licensed contractor for repair/replacement costs needed to eliminate water entry into the structure.



28.3 Item 2(Picture)



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



28.3 Item 3(Picture)



28.3 Item 4(Picture)

29. Guest House Patio/Porch #2

Styles & Materials

Location:

Rear

Deck/Slab:

Pavers

Gravel

Extra Info : gravel

Doors:

Aluminum

Dual pane

Tempered glass

| | | IN | NI | NP | RR |
|------|------------|----|----|----|----|
| 29.0 | Deck/Slab | | | | • |
| 29.1 | Electrical | • | | | |
| 29.2 | Doors | | | | • |
| | | IN | NI | NP | RR |

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

Comments:

29.0 An inadequate/incomplete sized deck/landing was noted at the exterior doorway. Generally a 36' formed landing is required at an exterior door. Suggest review with the seller/city and/or a licensed contractor for installation costs as needed.



29.0 Item 1(Picture)

29.2 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.



29.2 Item 1(Picture)



29.2 Item 2(Picture)

30. Guest House 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

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Heat System Brand:

MR COOL

Ductwork:

Ductless system

Filter Type:

Washable

Filter Size:

Factory unit

A/C Equipment Type:

A/C Inverter System

A/C Manufacturer:

MR COOL

A/C Electrical Safety Disconnect:

Yes

Thermostat location & Type:

Remote

| | | IN | NI | NP | RR |
|------|-------------------|----|----|----|----|
| 30.0 | Heating Equipment | • | | | |
| 30.1 | Thermostat | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

30.0 (1) The combination heating-A/C unit was tested and was operational at the time of the inspection.



30.0 Item 1(Picture)



30.0 Item 2(Picture)



30.0 Item 3(Picture)

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



31. Guest House Plumbing System

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

Styles & Materials

Main shut off location:

Front of dwelling

Main Water Supply (into home):

Copper

Water Distribution (inside home):

Copper, where visible

| | | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 31.0 | Plumbing Water Supply and Distribution System | • | | | |
| | | IN | NI | NP | RR |

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



32. Guest House 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):

ABS

| | | IN | NI | NP | RR |
|------|--------------|----|----|----|----|
| 32.0 | Waste/Drains | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

32.0 (1) 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.

32.0 (2) 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.

33. Guest House 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):

Engineered flooring

Window Types:

Vinyl
Dual pane

Countertop/Backsplash:

Tile
Wood Block
Extra Info : wood block

Sink(s):

Stainless Steel

Dishwasher Brand:

NONE

Disposal Brand:

IN SINK ERATOR

Range/Stove:

GAS
SAMSUNG

Exhaust/Range hood:

VENTED
BUILT INTO MICROWAVE

Microwave:

BUILT IN
SAMSUNG

Low flow sink fixture(s):

Yes, 2.2 GPM Maximum

| | | IN | NI | NP | RR |
|-------|-----------------------|----|----|----|----|
| 33.0 | Floors | • | | | |
| 33.1 | Walls | • | | | |
| 33.2 | Ceiling | | | | • |
| 33.3 | Doors | | | | • |
| 33.4 | Windows | • | | | |
| 33.5 | Screens | • | | | |
| 33.6 | Cabinets | • | | | |
| 33.7 | Counter Tops | | | | • |
| 33.8 | Electrical | • | | | |
| 33.9 | Sinks | • | | | |
| 33.10 | Faucets | • | | | |
| 33.11 | Traps/Drains & Supply | • | | | |
| 33.12 | Food Waste Disposal | • | | | |
| 33.13 | Ranges/Ovens/Cooktops | | | | • |
| 33.14 | Range Hood (s) | • | | | |
| 33.15 | Microwave | • | | | |
| | | IN | NI | NP | RR |

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

Comments:

33.2 Patched and repaired 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.



33.2 Item 1(Picture)



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

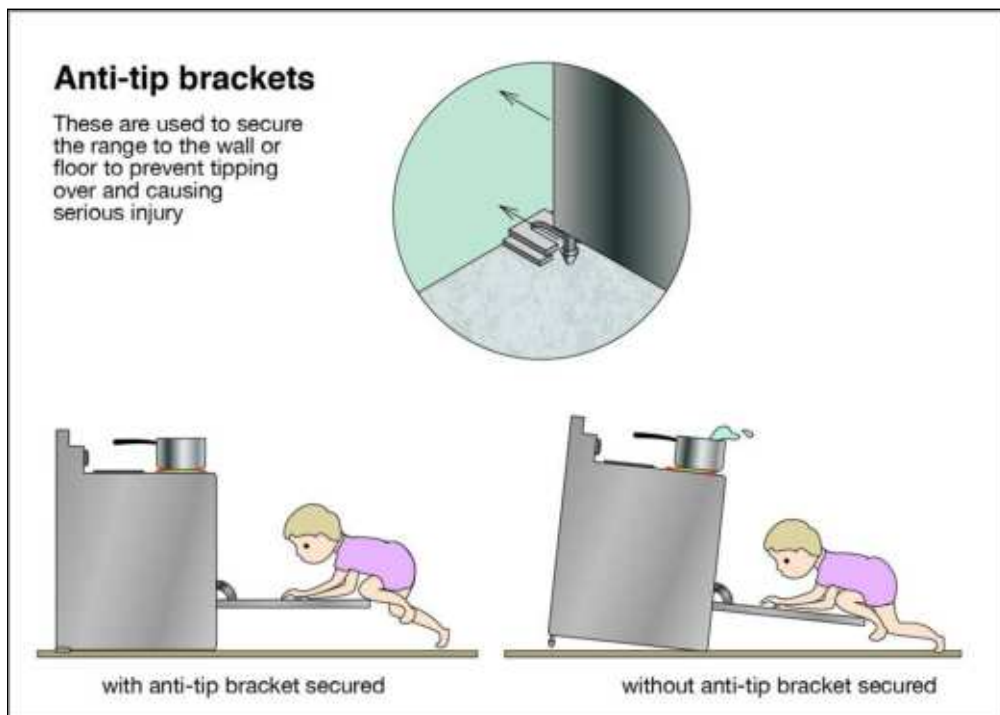
33.7 Suggest review with the seller/city and/or a licensed contractor on the installation of the wood block countertop due to the proximity to the gas fueled stove.



33.7 Item 1(Picture)



33.13 (1) The anti-tip bracket/chain is not currently installed. 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 installation for safety as required since 1991.



33.13 Item 1(Picture)



33.13 Item 2(Picture)

33.13 (2) Potential fire spread hazard due to the stove is currently below the countertop height.

Suggest review with a licensed contractor for cost to raise and level the stove to above the countertop height as required for safety.



33.13 Item 3(Picture)



34. Guest House 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

Floor Covering(s):

Engineered flooring

Doors:

Wood
Single pane

Window Types:

Vinyl
Dual pane

Shower & Surround:

Tile
Shower curtains

Countertop:

Stone

GFCI Protection:

Yes

Heating source:

None

Low flow toilet:

Yes
1.28 GPF

Low flow sink fixture(s):

Yes, 2.2 GPM

Low flow shower fixture(s):

Yes, 2.5 GPM

| | | IN | NI | NP | RR |
|-------|-----------------------|----|----|----|----|
| 34.0 | Floors | • | | | |
| 34.1 | Walls | • | | | |
| 34.2 | Ceilings | • | | | |
| 34.3 | Doors | • | | | |
| 34.4 | Windows | • | | | |
| 34.5 | Screens | • | | | |
| 34.6 | Electrical | • | | | |
| 34.7 | Exhaust Fan | • | | | |
| 34.8 | Shower & Surround | • | | | |
| 34.9 | Shower Enclosure | • | | | |
| 34.10 | Shower Faucet | • | | | |
| 34.11 | Sink(s) | • | | | |
| 34.12 | Sink Faucet(s) | • | | | |
| 34.13 | Traps/Drains & Supply | • | | | |
| 34.14 | Toilets(s) | • | | | |
| 34.15 | Counter/Cabinets | • | | | |
| | | IN | NI | NP | RR |

Ferguson Home Inspections

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

Comments:

34.7 The exhaust fan is equipped with a motion and humidity sensor system.



34.7 Item 1(Picture)



35. Guest House Living/Bedroom area

Styles & Materials

Floor Covering(s):

Engineered flooring

Doors:

Aluminum
Dual pane
Tempered glass

Window Types:

Vinyl
Dual pane

Closet/Cabinetry:

Curtain system

Smoke alarms:

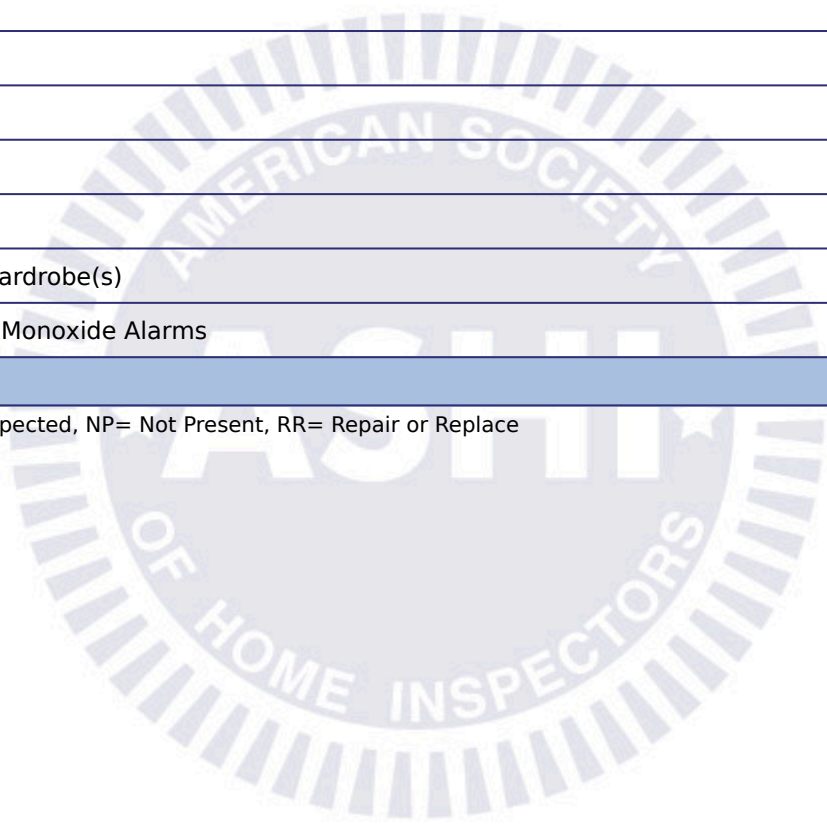
Yes

Carbon Monoxide alarms:

Yes

| | | IN | NI | NP | RR |
|------|--------------------------------|----|----|----|----|
| 35.0 | Floors | • | | | |
| 35.1 | Walls | | | | • |
| 35.2 | Ceilings | • | | | |
| 35.3 | Doors | | | | • |
| 35.4 | Windows | • | | | |
| 35.5 | Screens | • | | | |
| 35.6 | Electrical | | | | • |
| 35.7 | Closet/Cabinet/Wardrobe(s) | • | | | |
| 35.8 | Smoke & Carbon Monoxide Alarms | • | | | |
| | | IN | NI | NP | RR |

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



Comments:

35.0 Floor slope and uneven flooring noted.

35.1 Stains, deterioration and water damage noted at the walls (this area tested positive for moisture at the time of the inspection). Suggest review with the seller and/or a licensed contractor to determine/verify the source of the leak and any repairs needed. Suggest review with a licensed contractor for repair/removal/replacement costs as needed.



35.1 Item 1(Picture)

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

35.3 (2) Evidence of previous and possible on-going water intrusion was noted at the door(s) to the exterior (this area tested positive for moisture at the time of the inspection). Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



35.3 Item 1(Picture)

35.6 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.



35.6 Item 1(Picture)

35.8 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.



INVOICE

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

Inspection Date: 3/23/2024
Report ID: 20240323-447-E-Hullett-St

| | |
|---|---|
| Customer Info: | Inspection Property: |
| Customer's Real Estate Professional: | 447 E Hullett St Long Beach CA 90805 |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|--------------------------------|--------|--------|-----------------------------|
| SFD Sq Ft 1,001 - 2,000 | 575.00 | 1 | 575.00 |
| ADU/Guest House/Extra Building | 200.00 | 1 | 200.00 |
| | | | Tax \$0.00 |
| | | | Total Price \$775.00 |

Payment Method: Chase-Quickpay/Zelle
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

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



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.9 Gutters/Downspouts

Repair or Replace

(1) Suggest review by a licensed contractor for possible installation of an area drainage system to divert drainage away from the foundation.



1.9 Item 1(Picture)

(2) The gutters are rusted and deteriorated at various areas, suggest replacing the gutters as needed.



1.9 Item 2(Picture)

1.11 Comments

Repair or Replace

(4) A large hole was noted at the rear of the driveway by the fence/ADU. Suggest review with the seller/neighbor and/or a licensed contractor on this item and any repair/filling/patching costs as needed.



1.11 Item 2(Picture)

2. Lot Grade/Drainage

2.0 Lot Grade/Drainage

Repair or Replace

Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused the excessive moisture buildup at the foundation and intrusion into the crawl area. Suggest review with a licensed contractor for installation of concrete walkways/barriers, water proofing membranes, rain gutters and an area drainage/sump pump system to divert all the water away from the foundation/structure.



2.0 Item 1(Picture)

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



3.0 Item 1(Picture)

3.1 Floors (Structural)

Repair or Replace

(1) 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)



3.1 Item 3(Picture)

(2) Inadequate support noted at various girder beams due to the excessive span and inadequate support posts, common for the original age of the dwelling. Suggest review by a licensed contractor for costs to add additional supports to prevent possible future structural and floor movement as needed.



3.1 Item 4(Picture)



3.1 Item 5(Picture)

4. Crawl Space

4.3 Plumbing Supply & Drainage

Repair or Replace

(1) Excessive rust, seepage and corrosion noted at various cast iron drain lines within the crawl space. Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent future

leakage at the crawl area.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)



4.3 Item 4(Picture)



4.3 Item 5(Picture)

(2) The copper plumbing is corroded at various areas due inadequate cleaning of the 'flux' during installation. Suggest review by a licensed plumber for costs to clean/remove the corrosion/acid to prevent any future leaks at these areas as needed.

5. Roofing

5.0 Roof

Repair or Replace

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



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)

(2) Suggest review with a licensed roofer for installation costs for a scupper/over flow drain to the roof as an upgrade. Any blockages to the roof drain will result in excessive water ponding/flooding at the roof area.



5.0 Item 7(Picture)

(3) Multiple layers of roof covering exist on the current roof, generally two layers of roofing is the maximum allowable. Additional layers of roofing causes a lot of excessive weight on the roof support structure. Suggest review with a licensed roofer to determine the remaining life expectancy and for costs to remove and replace the existing roofing material as needed.

(4) Excessive 'Ramping', lifting/inadequately/incorrectly installed areas of the sloped roof was noted. Suggest review with a licensed roofer for repair/removal/replacement costs as needed.

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



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)



5.0 Item 11(Picture)



5.0 Item 12(Picture)



5.0 Item 13(Picture)



5.0 Item 14(Picture)



5.0 Item 15(Picture)

(6) No 'bird stops' were installed at the tile roof time of the inspection. Suggest review with a licensed roofer for installation costs as needed.



5.0 Item 16(Picture)

(7) Suggest review with a licensed roofer to determine/evaluate the water proofing membrane/paper under the roof tiles to determine/verify the age and any repair/replacement costs as needed.

6. Attic

6.0 Framing & Sheathing

Repair or Replace

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



6.0 Item 1(Picture)

6.3 Electrical

Repair or Replace

Knob & Tube wiring noted throughout the attic area, this is common for the original age of the dwelling. Suggest review by a licensed electrician for replacement costs to upgrade the wiring to todays standards for safety.



6.3 Item 1(Picture)



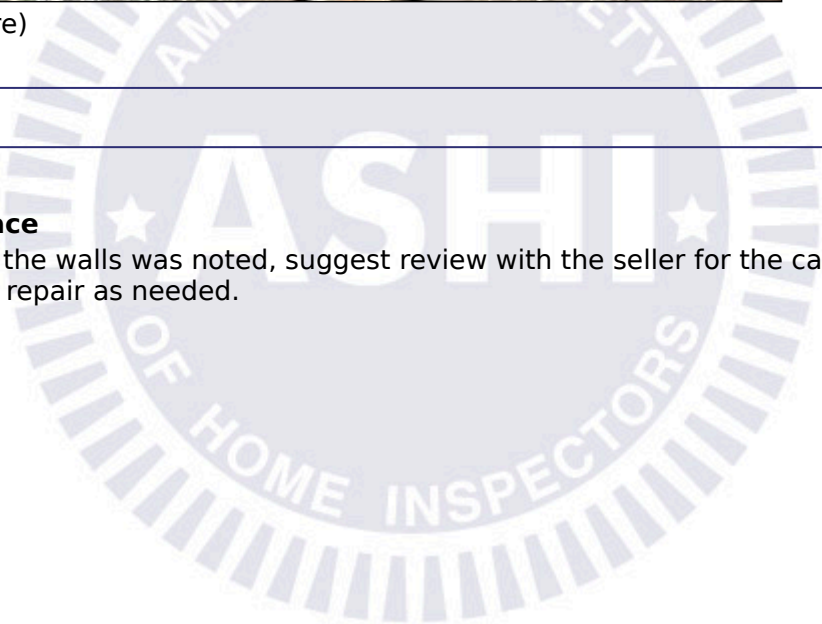
6.3 Item 2(Picture)

7. Laundry

7.1 Walls

Repair or Replace

Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.





7.1 Item 1(Picture)

7.2 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.



7.2 Item 1(Picture)

7.4 Windows

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

7.6 Electrical

Repair or Replace

The appliances are currently being powered off a plug strip/extension cord, this is a potential fire hazard. Suggest remove the plug strip/extension cord and review by a licensed electrician for costs to install additional outlets as needed/required for safety.



7.6 Item 1(Picture)

7.8 Dryer Hook-Up

Repair or Replace

(2) Suggest capping the unused gas line/valve as required for safety.



7.8 Item 1(Picture)

8. Patio/Porch

8.4 Windows

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

10. Heating A/C System

10.0 Heating Equipment

Repair or Replace

(1) The heater/furnace is very old but did work at the time of inspection. The inspector is unable to determine remaining life expectancy of this system. Due to the age and style of this system, suggest review with the Gas company and/or a licensed heating company for further review to determine the remaining life expectancy of the unit and any repair/replacements costs as needed



10.0 Item 1(Picture)



10.0 Item 2(Picture)

(2) A potential fire spread hazard was noted due to the excessive hair and debris at the base of the heating unit, suggest cleaning/removal as needed.



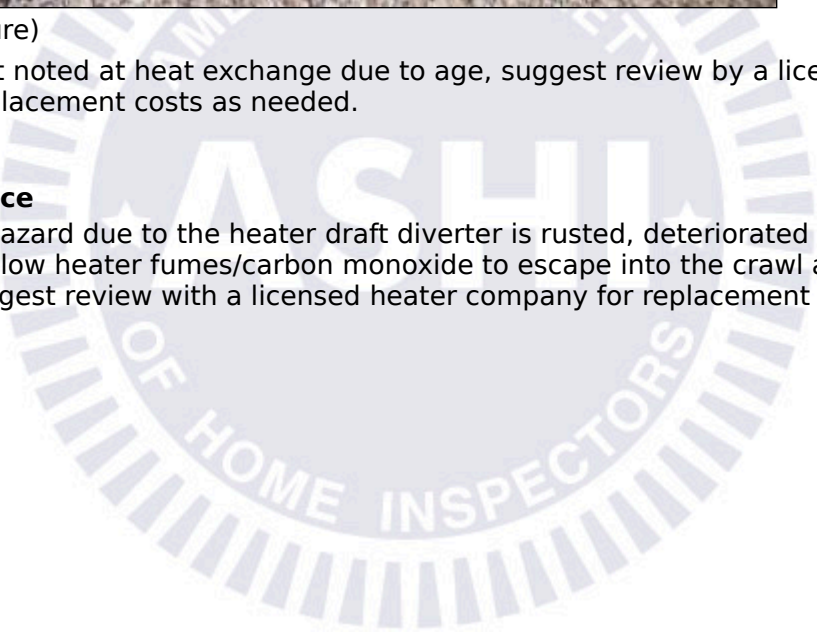
10.0 Item 3(Picture)

(3) Excessive rust noted at heat exchange due to age, suggest review by a licensed heating company for any repair/replacement costs as needed.

10.1 Venting

Repair or Replace

Potential safety hazard due to the heater draft diverter is rusted, deteriorated and large holes were noted. This will allow heater fumes/carbon monoxide to escape into the crawl area and possibly into the dwelling. Suggest review with a licensed heater company for replacement costs as required for safety.





10.1 Item 1(Picture)



10.1 Item 2(Picture)

12. Electrical System

12.1 Service, Grounding Equipment, Main/Sub Panels

Repair or Replace

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



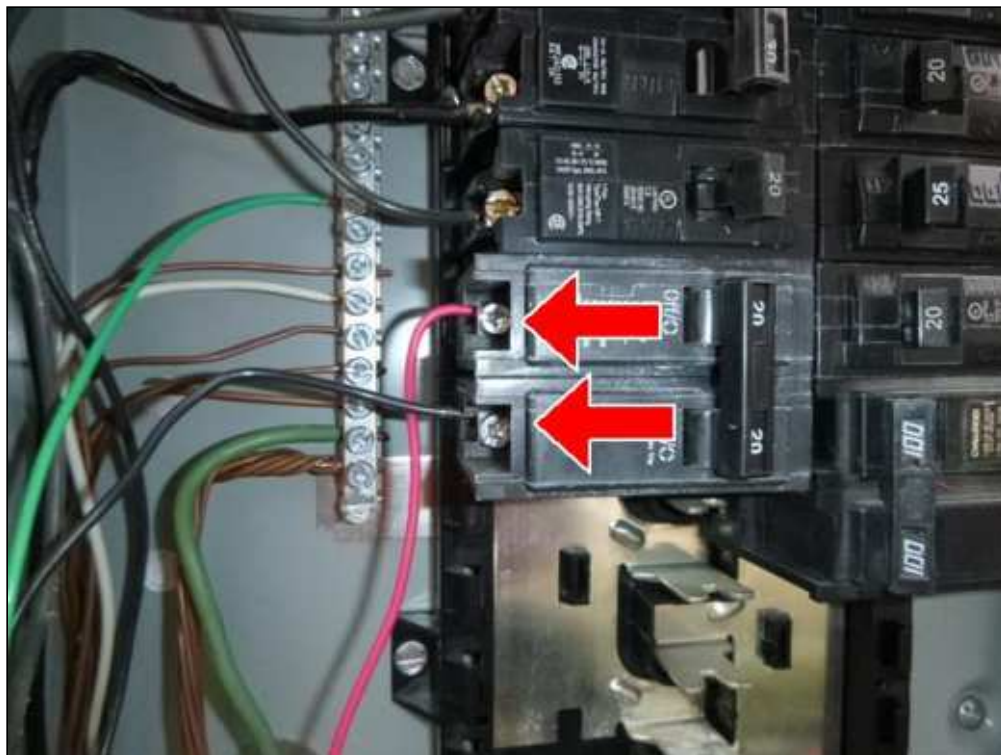
12.1 Item 1(Picture)

12.2 Branch Circuits, Overcurrent Devices

Repair or Replace

(1) 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.

(2) A potential fire/safety hazard was noted due to the incorrect sized wiring connected to the breakers. 14 gauge wiring is currently connected to 20 amp breaker(s) in the sub panel, 15 amp breakers are required. Suggest review by a licensed electrician for any repair/replacement costs as needed.



12.2 Item 1(Picture)

(3) Knob & Tube wiring noted throughout the attic area, this is common for the original age of the dwelling. Suggest review by a licensed electrician for replacement costs to upgrade the wiring to todays standards for safety.



12.2 Item 2(Picture)



12.2 Item 3(Picture)

(4) 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.

13. Plumbing System

13.0 Plumbing Water Supply and Distribution System

Repair or Replace

(1) The copper plumbing that transfers from the dwelling to the guest house/ADU area does not appear to be wrapped or insulated below grade. Suggest review by a licensed plumber and repair/replace as needed.



13.0 Item 1(Picture)

(2) See crawl comments and repair as needed.

(3) 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

14. Sewer/Waste System

14.0 Waste/Drains

Repair or Replace

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

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

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

15. Water Heater

15.0 Water Heater

Repair or Replace

(2) Suggest review of the operational and installation manual to determine/confirm any installation and/or regular maintenance/De-Scaling required for this style water heater.

(3) The current water heater does not have a "Thermal Expansion tank" which is generally installed to prevent a possible leak at the T&P or "pop-off" valve and/or excessive pressure build-up at the internal plumbing, fixtures and joints. Recent changes (2012) require one when a new water heater is installed, but various cities do not enforce this installation for multiple reasons (the home is not on a closed system and various tankless units do not require it) . There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. Suggest review with the city and/or a licensed plumber to determine if this installation is required and install as needed.



15.0 Item 2(Picture)

(4) 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.



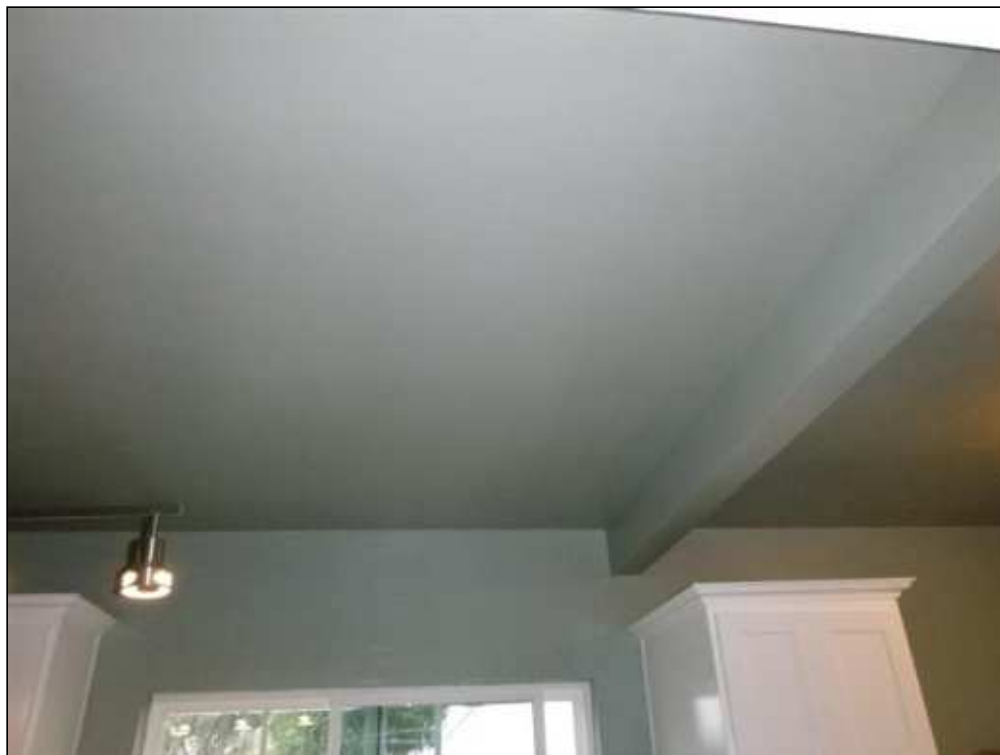
15.0 Item 3(Picture)

16. Kitchen

16.2 Ceiling

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.



16.2 Item 1(Picture)

16.7 Electrical

Repair or Replace

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



16.7 Item 1(Picture)

(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

Ferguson Home Inspections

for additional outlets if desired as an upgrade.



16.7 Item 2(Picture)

(3) The GFCI outlet(s) at this area are not grounded. The GFCI should still provide GFCI protection but the outlet should generally be grounded. Suggest review by a licensed electrician for repair/grounding cost as needed and required for safety.



16.7 Item 3(Picture)

(4) Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.



16.7 Item 4(Picture)

16.9 Faucets

Repair or Replace

The sink faucet is loose at the countertop, suggest repair as needed.



16.9 Item 1(Picture)

16.10 Traps/Drains & Supply

Repair or Replace

Ferguson Home Inspections

Suggest review by a licensed plumber for costs to replace the sink flex drain(s) with the appropriate materials as required.



16.10 Item 1(Picture)

16.11 Dishwasher

Repair or Replace

There is no air gap installed for the dishwasher as required, the system currently drains directly into the disposal. Suggest review by a licensed plumber for costs to install the air gap and drain as required by the State of California.



16.11 Item 1(Picture)

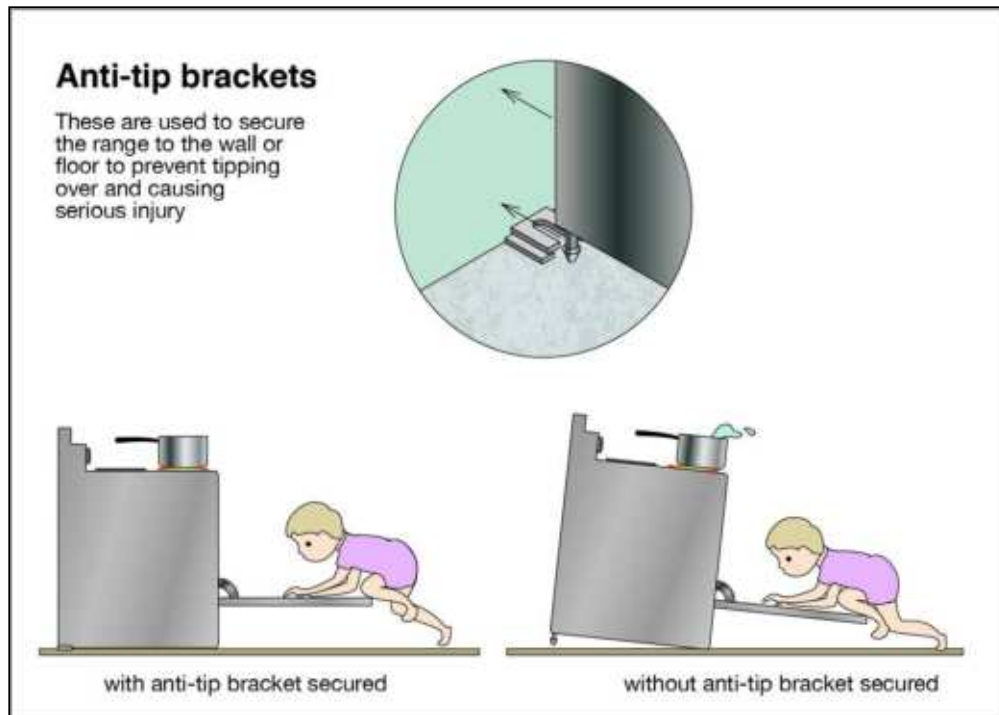


16.11 Item 2(Picture)

16.13 Ranges/Ovens/Cooktops

Repair or Replace

(1) The anti-tip bracket/chain is not currently installed. 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 installation for safety as required since 1991.



16.13 Item 1(Picture)



16.13 Item 2(Picture)

(2) The cooktop ignition system is faulty and will not ignite all of the burners. Suggest review with a licensed appliance contractor for any repair/replacement cost and confirm correct operation as needed.

17. Hallway Bathroom

17.2 Ceilings

Repair or Replace

Ferguson Home Inspections

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.



17.2 Item 1(Picture)

17.6 Electrical

Repair or Replace

The GFCI outlet(s) at this area are not grounded. The GFCI should still provide GFCI protection but the outlet should generally be grounded. Suggest review by a licensed electrician for repair/grounding cost as needed and required for safety.



17.6 Item 1(Picture)

17.9 Tub Faucet

Repair or Replace

(1) 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).



17.9 Item 1(Picture)

(2) The tub hot faucet handle sticks/is difficult to operate, suggest review by licensed plumber for repair/replacement costs as needed.

17.13 Sink(s)

Repair or Replace

No drainage overflow system installed at the sink(s) as required, suggest review with a licensed plumber for repair/replacement costs as required.



17.13 Item 1(Picture)

Ferguson Home Inspections

17.16 Toilets(s)

Repair or Replace

The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep it from leaking. Suggest review with a licensed plumber for repair/replacement costs as needed to seal and re-secure this unit to prevent leakage and damage to the surrounding area.

17.18 Comments

Repair or Replace

Excessive deterioration/damaged areas of the wall in bedroom #2 was noted noted which is adjacent to the tub/shower area. Suggest review with the seller and/or a licensed contractor for any repair/removal/replacement costs as needed.



17.18 Item 1(Picture)

19. Living Room

19.0 Floors

Repair or Replace

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

19.1 Walls

Repair or Replace

Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



19.1 Item 1(Picture)

19.4 Windows

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

19.6 Electrical

Repair or Replace

(1) The wall switch no longer controls one of the wall outlets and/or light fixture box as required and as installed when built. Suggest review with a licensed electrician for repair costs as needed for safety and as required.

(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.

20. Dining Room

20.0 Floors

Repair or Replace

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

20.3 Windows

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

21. Breakfast area

21.0 Floors

Repair or Replace

Patched repaired areas of the tile flooring was noted (this appears to be from a removed wall). Suggest review with the seller and/or a licensed contractor on this item as needed.



21.0 Item 1(Picture)



21.0 Item 2(Picture)

Ferguson Home Inspections

21.1 Walls

Repair or Replace

Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.

21.2 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.



21.2 Item 1(Picture)

21.3 Windows

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

22. Hallway

22.6 Smoke & Carbon Monoxide Alarms

Repair or Replace

(1) Smoke alarms have a general 'life span' of approximately 10 years. Many of the units throughout this dwelling appear to be original and/or older than 10 years. Suggest replacing all of the older units as needed/suggested by the California State Fire Department.

(2) 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

Ferguson Home Inspections

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

23. Bedroom #1

23.0 Floors

Repair or Replace

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

23.1 Walls

Repair or Replace

Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



23.1 Item 1(Picture)

23.4 Windows

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

24. Bedroom #2

24.0 Floors

Repair or Replace

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

24.1 Walls

Repair or Replace

Ferguson Home Inspections

(1) Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



24.1 Item 1(Picture)

(2) Deteriorated/blistered/damaged areas of the front wall were noted (this area tested dry at the time of the inspection). This area is adjacent to the bathroom tub/shower area. Suggest review with the seller and/or a licensed contractor for any repair/removal/replacement costs as needed.



24.1 Item 2(Picture)

24.3 Doors

Repair or Replace

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



24.3 Item 1(Picture)

24.4 Windows

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

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.

Ferguson Home Inspections

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



Guest House Summary



Ferguson Home Inspections

25. Guest House Exterior



25.5 Gutters/Downspouts

Repair or Replace

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

25.6 Comments

Repair or Replace

The wood awning at the left side is not currently bolted/secured to the concrete slab. Suggest review with the seller and/or a licensed contractor for costs to bolt/secure the awning as needed.



25.6 Item 1(Picture)

27. Guest House Roofing

27.0 Roof

Repair or Replace

Patched and repaired areas of the roofing was noted. Suggest review with a licensed roofing contractor for any repair/replacement costs as needed and to determine the remaining life expectancy of the roof.



27.0 Item 1(Picture)





27.0 Item 2(Picture)



27.0 Item 3(Picture)



27.0 Item 4(Picture)

28. Guest House Patio/Porch

28.3 Doors

Repair or Replace

(2) The existing threshold for the doorway is set at/below the deck level. Water entry may occur at these areas and cause damaged within the structure. Current requirements for doorway/thresholds are two inches minimum height above the hard deck or exterior surface/grade. Suggest review with a licensed contractor for repair/replacement costs needed to eliminate water entry into the structure.



28.3 Item 2(Picture)

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



28.3 Item 3(Picture)



28.3 Item 4(Picture)

29. Guest House Patio/Porch #2

29.0 Deck/Slab

Repair or Replace

An inadequate/incomplete sized deck/landing was noted at the exterior doorway. Generally a 36' formed landing is required at an exterior door. Suggest review with the seller/city and/or a licensed contractor for installation costs as needed.



29.0 Item 1(Picture)

29.2 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.



29.2 Item 1(Picture)



29.2 Item 2(Picture)

33. Guest House Kitchen

33.2 Ceiling

Repair or Replace

Patched and repaired 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.



33.2 Item 1(Picture)

33.3 Doors

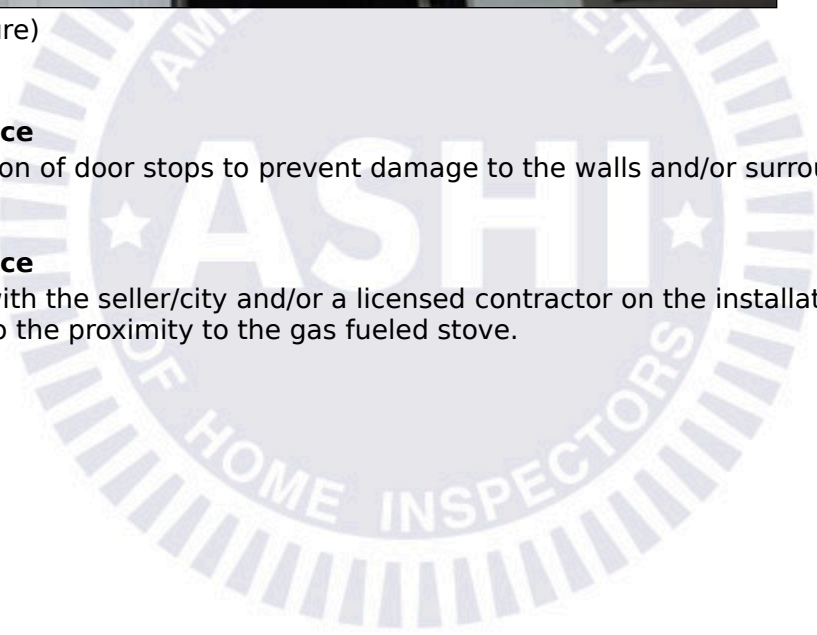
Repair or Replace

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

33.7 Counter Tops

Repair or Replace

Suggest review with the seller/city and/or a licensed contractor on the installation of the wood block countertop due to the proximity to the gas fueled stove.



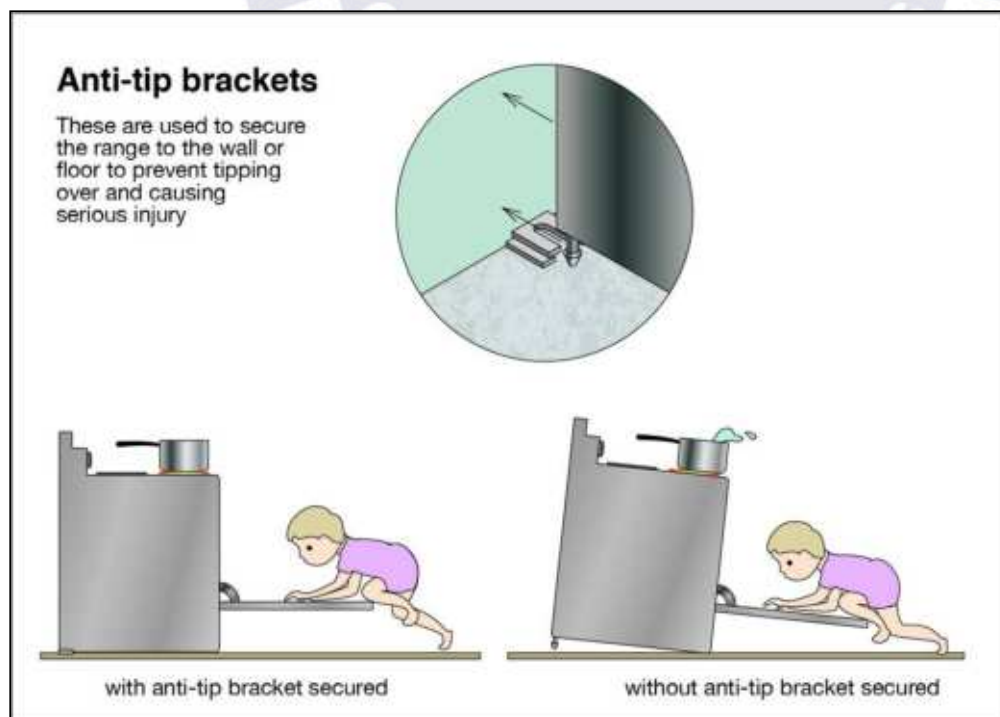


33.7 Item 1(Picture)

33.13 Ranges/Ovens/Cooktops

Repair or Replace

(1) The anti-tip bracket/chain is not currently installed. 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 installation for safety as required since 1991.



33.13 Item 1(Picture)



33.13 Item 2(Picture)

(2) Potential fire spread hazard due to the stove is currently below the countertop height. Suggest review with a licensed contractor for cost to raise and level the stove to above the countertop height as required for safety.



33.13 Item 3(Picture)

35. Guest House Living/Bedroom area

35.1 Walls

Repair or Replace

Stains, deterioration and water damage noted at the walls (this area tested positive for moisture at the time of the inspection). Suggest review with the seller and/or a licensed contractor to determine/ verify the source of the leak and any repairs needed. Suggest review with a licensed contractor for repair/removal/replacement costs as needed.



35.1 Item 1(Picture)

35.3 Doors

Repair or Replace

(1) Suggest installation of door stops to prevent damage to the walls and/or surrounding area.
(2) Evidence of previous and possible on-going water intrusion was noted at the door(s) to the exterior (this area tested positive for moisture at the time of the inspection). Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.



35.3 Item 1(Picture)

35.6 Electrical

Repair or Replace

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.



35.6 Item 1(Picture)

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



Inspection Contract Agreement

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

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

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

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

Ferguson Home Inspections

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

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

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

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

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

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

Customer Signature (if signing in person) _____

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

Location:

Ferguson Home Inspections

447 E Hullett St Long Beach CA 90805

Date: 3/23/2024

Inspector: Paul

Total Inspection Cost: \$775.00

