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Inspection reference:

Confidential Inspection Report 101 Scholz Plaza #221 Newport Beach, CA

February 5, 2021



Prepared for:

Kerry O'Brien

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Inspection: Address:

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This summary page(s) is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your licensed California real estate agent or an attorney.

Friday, February 5, 2021

101 Scholz Plaza #221 Newport Beach, CA



Dear Kerry:

At your request, a **visual inspection** of the above referenced property was conducted on February 5, 2021. An earnest effort was made on your behalf to discover all **visible defects**, however, in the event of any oversight, maximum liability is limited to the fee paid. **The following is an opinion report**, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or licensed California real estate agent.

It is strongly recommended that you have appropriate licensed contractors or qualified service providers evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately licensed contractors or qualified service providers and/or important information for your consideration:

GROUNDS

Decks / Balcony:

Condition:

Appears serviceable

Handrail system appears serviceable with the following observed:

Corrosion is present on the handrail system in multiple areas

Recommend remediation

Please Note: review the termite inspection report for more information including recommended remediation.

Please Note: the width between balusters is approximately 6"

While this width was acceptable at the time this home was constructed by today's standards this is considered a safety and liability issue.

A maximum of 4" in width between balusters is now the requirement

Please Note: review the termite inspection report for more information including recommended remediation.

EXTERIOR - FOUNDATION

Exterior Doors:

Entry Doors/Living Room:

Slider Style

Appears serviceable

Hardware

Appears serviceable

Screen Door

Appears serviceable with the following observed:

Door is very difficult to operate - improper

Recommend repairs by a qualified service provider

Hardware

Appears serviceable with the following noted:

Lock/latch not functioning properly

Recommend repairs.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Subpanels-condition:

Unable to inspect (painted shut)

Please Note:

This is a "Zinsco" panel (potential safety hazard)

These types of panels have a poor safety history

Recommend further inspection and deemed necessary repairs by a licensed electrician.

Electrical Outlets:

General:

A representative sampling of outlets was tested.

As a whole, outlets throughout the house are in serviceable condition with the following observed:

North Living Room Wall: receptacles have reverse polarity (hot & neutral wires are reversed) - improper

Recommend further inspection and deemed necessary repairs by a licensed electrician.

Kitchen Interior:

Appear serviceable with the following noted:

8 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper

This is a safety, liability and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.

Bathroom:

Appear serviceable with the following noted:

2 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper

This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

Please Note:

Unit was operational at the time of inspection in the Living Room ceiling only (heat signatures were detected)

No heat source was viewed in the bedroom ceiling.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Condition:

Appears serviceable with the following observed:

Missing anti-tip bracket - improper

This is a safety, liability and compliance issue

Recommend installation of an anti-tip bracket to restore to safe conditions.

**Please Note: there is zero clearance between the oven and the refrigerator (improper and unusual).
Generally accepted building principles require a minimum 9' clearance between an oven and refrigerator.**

Ventilation/Light:

Condition:

Appears serviceable with the following observed:

Duct connections are not secured properly

Vent is making unusual (loud) noise - improper

Recommend repairs by a qualified service provider.

Kitchen Interior:

Sink Drain:

Appears serviceable with the following observed:

Lime scale/calcium build-up is viewed - improper (probable pin hole leaking)

Recommend repairs.

BATHROOMS

Sink & Cabinetry:

Bathroom:

Appears serviceable with the following noted:

Angle Stops are heavily corroded (possible pin hole leaking) - improper

Recommend repairs by a qualified service provider.

Toilet:

Bathroom:

Appears serviceable with the following noted:

Angle Stop is heavily corroded (possible pin hole leaking) - improper

Recommend repairs by a qualified service provider

Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28.



Inspection: Address:

INTERIOR ROOMS

Floors:

General:

Appear serviceable

Please Note:

Anomalies (patching) is observed in entry hall

Comments:

Bedroom:

Please Note: there is only 1 ingress/egress point (door leading to main living area)

Generally accepted building principles requires 2 points of ingress/egress to be considered a bedroom.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact us.

Sincerely,

Doug Poling
OC Premier Home Inspections



Inspection: Address:

GENERAL INFORMATION

Client & Site Information:

Inspection Date:
February 5, 2021.

Client:
Kerry O'Brien.

Inspection Site:
Clients: 101 Scholz Plaza
#221
Newport Beach, CA.

People Present:
Listing Agent.

Fee & Method Of Payment

\$350
Payment Pending.

Building Characteristics:

Year Built:
1971

Building Type:
Condo.

Stories & Square Feet:
1 & 496 per CRMLS.

Space Below Grade:
Ground floor living area.

Please Note: homes built prior to 1978 likely were constructed with building materials that contain asbestos. ONLY laboratory testing can confirm with certainty the presence of asbestos. Client may choose to have a licensed environmental service provider conduct testing to determine the presence of asbestos.

Please Note: second floor unit.

Water Source:
Public.

Sewage Disposal:
Public.

Utilities Status:
All utilities on.

Climatic Conditions:

Weather:
Clear.

Soil Conditions:
Dry.

Outside Temperature (f):
50-60.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS



Inspection: Address:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

<i>Driveway:</i>	Cracks and stains observed are typical.
<i>Walks:</i>	Cracks and stains observed are typical.
<i>Exterior Steps / Stoops:</i>	Appear serviceable.

Decks / Balcony:

<i>Condition:</i>	OK MM RR <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Appears serviceable Handrail system appears serviceable with the following observed: Corrosion is present on the handrail system in multiple areas Recommend remediation
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Please Note: review the termite inspection report for more information including recommended remediation.

Please Note: **the width between balusters is approximately 6"** While this width was acceptable at the time this home was constructed by today's standards this is considered a safety and liability issue.

A maximum of 4" in width between balusters is now the requirement

Please Note: review the termite inspection report for more information including recommended remediation.



Inspection: Address:



Grading:

Site:

Grade at foundation appears serviceable.

Landscaping:

Comments:

Probable HOA maintained.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

Stucco

Appears serviceable with typical cracks present
Recommend repairs to all cracks to help prevent possible moisture intrusion.

Trim:

Appears serviceable

Please Note: review the termite inspection report for more information including recommended remediation.

Utility Connections:

Appear serviceable.

Exterior Doors:

Main Entry Door:

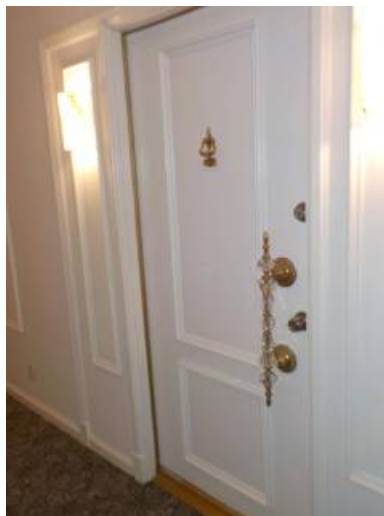
OK MM RR

Appears serviceable with usual wear noted
Weather stripping has minor damage
Minor cracking in door jambs
Recommend repairs

Hardware

Appears serviceable

Please Note: there is no doorbell.



Inspection: Address:



Entry Doors/Living Room:

OK MM RR
 Slider Style
 Appears serviceable
 Hardware
 Appears serviceable

Screen Door

Appears serviceable with the following observed:

Door is very difficult to operate - improper

Recommend repairs by a qualified service provider

Hardware

Appears serviceable with the following noted:

Lock/latch not functioning properly

Recommend repairs.



Chimney:

Comments:

N/A

Foundation:

Materials & Condition:

Poured in place slab concrete, 8 inches or more thick.
 Appears serviceable.

Recent Movement:

There is no evidence of any recent movement.

Inspection: Address:

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Comments: N/A.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic:

Comments: N/A.

Inspection: Address:

**These types of panels have a poor safety history
Recommend further inspection and deemed necessary repairs by
a licensed electrician.**



Conductors:

Entrance Cables:

Aluminum - OK.

Branch Wiring:

Copper.

Switches & Fixtures:

General:

A representative sampling of switches was tested.
As a whole, switches throughout the house are in serviceable condition.

Kitchen Interior:

OK MM RR

Appear serviceable with the following observed:
Damage viewed on the diffuser shield (light cover) in multiple areas
Recommend repairs.



Bathroom:

Appear serviceable.

Electrical Outlets:

General:

A representative sampling of outlets was tested.
As a whole, outlets throughout the house are in serviceable condition
with the following observed:
**North Living Room Wall: receptacles have reverse polarity (hot &
neutral wires are reversed) - improper**
Recommend further inspection and deemed necessary repairs by
a licensed electrician.



**Reverse polarity -
improper**

Inspection: Address:

Kitchen Interior:

OK MM RR

Appear serviceable with the following noted:

8 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper
This is a safety, liability and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.



Bathroom:

Appear serviceable with the following noted:

2 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper
This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.



Electrical Outlets/Switches/Fixtures:

Exterior Walls:

Appear serviceable with the following observed:

Light fixture is loose
Recommend repairs.

Inspection: Address:



HEATING - AIR CONDITIONING

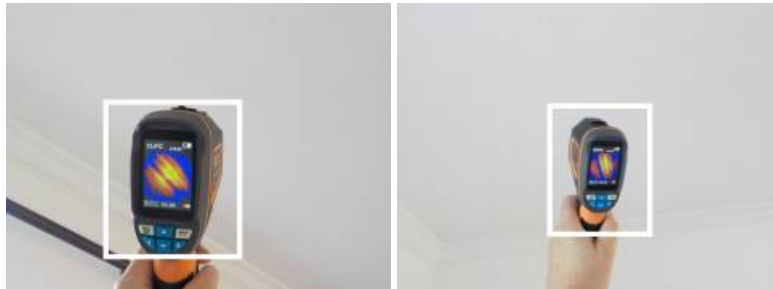
The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

<i>Type & Location:</i>	Radiant heat system.
<i>Fuel Source:</i>	Electric.
<i>Approx. Age:</i>	1971 (Original)
	OK MM RR
<i>General Operation & Cabinet:</i>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>

Please Note:
Unit was operational at the time of inspection in the Living Room ceiling only (heat signatures were detected)
No heat source was viewed in the bedroom ceiling.



Thermostat: Appears serviceable.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off: Ball Valve.
Material: Copper is the primary visible material being used.
Pressure: Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Supply Lines:

Material: Copper is the visible material being used.
It is possible that other materials are present but not visible.
Condition: Appears serviceable.

Waste Lines:

Material: ABS Black Plastic is the visible material being used.
It is possible that other materials are present but not visible.
Condition: Appears serviceable

Please Note:

For homes 20 years or older or if a sewer line scope has not been performed within the past 20 years it is highly recommended that this service be performed by a qualified service provider.

Hose Bibs / Hookups:

Comments: N/A.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Inspection: Address:

Water Heater:

Comments:

Likely a community boiler provides hot water to the unit
Consult HOA for additional information.

Fuel System:

Meter / Tank:

Meter located at exterior in HOA maintained area
Appears serviceable.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Condition:

OK MM RR

Appears serviceable with the following observed:

Missing anti-tip bracket - improper

This is a safety, liability and compliance issue

Recommend installation of an anti-tip bracket to restore to safe conditions.

Please Note: there is zero clearance between the oven and the refrigerator (improper and unusual).

Generally accepted building principles require a minimum 9' clearance between an oven and refrigerator.



Inspection: Address:

Ventilation/Light:

Condition:

OK MM RR

Appears serviceable with the following observed:
Duct connections are not secured properly
Vent is making unusual (loud) noise - improper
Recommend repairs by a qualified service provider.



Refrigerator:

Condition:

Appears serviceable.

Please Note: there is no ice maker.



Inspection: Address:



Dishwasher:

Comments:

N/A.

Garbage Disposal:

Condition:

Appears serviceable.



Microwave:

Comments:

N/A.

Kitchen Interior:

Counters & Cabinets:

OK MM RR

Appear serviceable with usual and normal wear observed.
Many doors do not shut fully/properly
Recommend repairs.



Sink:

Appears serviceable.



Sink Fixture:

Appears serviceable.

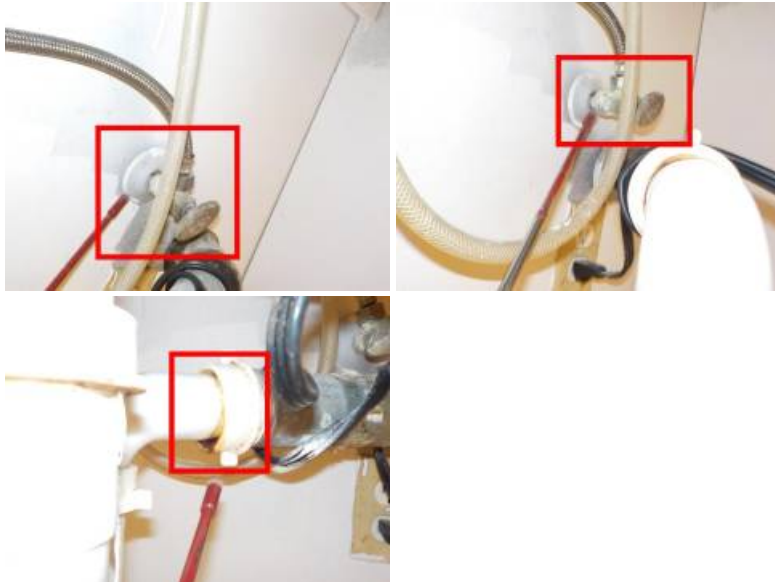
Inspection: Address:



Sink Drain:

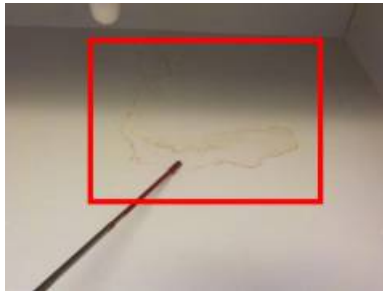
OK MM RR

Appears serviceable with the following observed:
Lime scale/calcium build-up is viewed - improper (probable pin hole leaking)
Recommend repairs.



Sink Cabinet:

Appears serviceable with the following observed:
Moisture staining viewed



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Bathroom:

- OK MM RR

Appears serviceable with the following noted:
Angle Stops are heavily corroded (possible pin hole leaking) - improper
Recommend repairs by a qualified service provider.



Toilet:

Bathroom:

-

Appears serviceable with the following noted:
Angle Stop is heavily corroded (possible pin hole leaking) - improper
Recommend repairs by a qualified service provider

Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28.



Tub/Shower Fixtures:

Bathroom:

-

Appears serviceable with the following observed:
Drain stop not functioning
Recommend repairs.

Inspection: Address:



Tub/Shower And Walls:

Bathroom:

Appear serviceable.

Bath Ventilation:

Bathroom:

Appears serviceable.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Overall Interior Door Condition: Appears serviceable.

Walls:

General Material & Condition: Drywall
 Appear serviceable with typical cracks observed.

Ceilings:

General Type & Condition: Drywall
 Appear serviceable with typical cracks observed.

Floors:

General: OK MM RR
 Appear serviceable

Please Note:
Anomalies (patching) is observed in entry hall



Closets:

General: Appears serviceable with the following observed:
Damage is viewed
 Recommend repairs.

Inspection: Address:



Smoke / Fire Detector:

Comments:

Smoke detector(s) were adequate in number and responded to test button operation.



Carbon Monoxide Detector:

Comments:

Carbon monoxide detector(s) were adequate in number and responded to test button operation.



Comments:

Bedroom:

OK MM RR

Please Note: there is only 1 ingress/egress point (door leading to main living area)

Generally accepted building principles requires 2 points of ingress/egress to be considered a bedroom.

Inspection: Address:

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Comments:

Community Area/Room
Consult HOA for additional information.



Inspection: Address:

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Comments:

Community Parking Garage
Consult HOA for additional information.



Floor:

Condition:

Appears serviceable
Probable HOA maintained.