



# Inspection Report

**Crilly & Catherine Mc Gowan**

**Property Address:**  
32679 Seagate  
Rancho Palos Verdes Ca



Front of the Residence

**South Bay Home Inspections**

**Randy Pierson**  
21143 Hawthorne Blvd. #329  
Torrance, CA 90503  
(310) 265-0833



**CERTIFIED  
INSPECTOR**



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<b>Date:</b> 7/31/2017	<b>Time:</b> 1:50 PM	<b>Report ID:</b> 073117-32679
<b>Property:</b> 32679 Seagate Rancho Palos Verdes Ca	<b>Customer:</b> Crilly & Catherine Mc Gowan	<b>Real Estate Professional:</b>

**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.

**Safety Item (SI)** = The item, component or unit poses an immediate safety hazard or issue and should be further evaluated and repaired by a qualified contractor.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Condominium

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65

**Weather:**

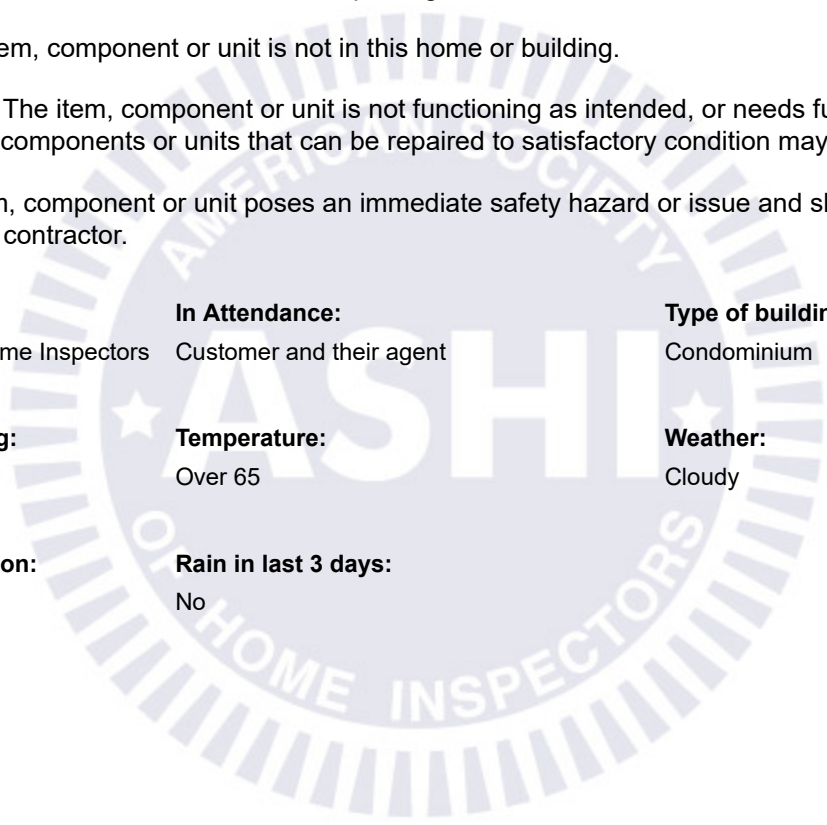
Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No



## General Summary



South Bay Home Inspections

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### Customer

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### Address

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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. Plumbing System



- 1.2 Hot Water Heater  
Repair or Replace

1. Plumbing System



1.2 Item 1(Picture) Water Heater in the hallway is C years old and 40 gallons

1. Plumbing System



1.2 Item 2(Picture) Water heater is not properly strapped and should be serviced.



1. Plumbing System



1.2 Item 3(Picture) Electrical connection should be serviced.

Water Heater in the hallway is years old and 40 gallons

- Water heater is not properly strapped and should be serviced.
- Electrical connection should be serviced.



## 2. Electrical System



### 2.8 Smoke Detectors

#### Inspected

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.




## 3. Heating



### 3.0 Heating Equipment

#### Repair or Replace


 • The electric radiant ceiling heaters did not operate when tested in the master bedroom and in the living room. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.

## 5. Hallway & Stairs



### 5.6 Smoke Detector

#### Inspected

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



The carbon monoxide detector should be tested periodically for proper operation.

## 7(A). Master Bedroom



### 7.3.A Ceilings

#### Repair or Replace

7(A). Master Bedroom



7.3.A Item 1(Picture) There is a moisture stain on the closet ceiling that should be serviced.

- There is a moisture stain on the closet ceiling that should be serviced.

7.6.A Smoke Detectors

Inspected



The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



7(B). 1st Guest Bedroom



7.0.B Doors (Representative number)

Repair or Replace



7.0.B Item 1(Picture) Bedroom door rubs and should be Serviced.

- Bedroom door rubs and should be Serviced.

7.6.B Smoke Detectors

Inspected



The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



## 8(A). Hallway Bathroom



### 8.1.A Floors

#### Repair or Replace



8.1.A Item 1(Picture) The shower stall floor tiles are cracked in several areas and should be serviced.

- The shower stall floor tiles are cracked in several areas and should be serviced.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# Safety Items



**South Bay Home Inspections**

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## 2. Electrical System



**2.8 Smoke Detectors  
Inspected**

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



## 5. Hallway & Stairs



**5.6 Smoke Detector  
Inspected**

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



The carbon monoxide detector should be tested periodically for proper operation.

## 7(A). Master Bedroom



**7.6.A Smoke Detectors  
Inspected**

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



7(B). 1st Guest Bedroom



7.6.B Smoke Detectors

Inspected

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



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# 1. 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; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and 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; Determine whether water supply and waste disposal systems are public or private; 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.

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the 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 the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes 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. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Plumbing Waste Line:</b> Combo ABS, Cast Iron / Galvanized Pipes	<b>Water Heater Power Source:</b> Electric	<b>Water Heater Age:</b> 11 Year Old
<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Water Heater Location:</b> Hallway Closet	<b>Water Heater Strapped:</b> Not Strapped
<b>Water Filters:</b> (We do not inspect filtration systems) None		

## Items

### 1.0 Main Water Shut-off Device (Describe location)

Comments: Not Inspected

### 1.1 Main Fuel Shut-off (Describe Location)

Comments: Not Inspected

### 1.2 Hot Water Heater

Comments: Repair or Replace





1.2 Item 1(Picture) Water Heater in the hallway is C years old and 40 gallons



1.2 Item 2(Picture) Water heater is not properly strapped and should be serviced.



1.2 Item 3(Picture) Electrical connection should be serviced.

Water Heater in the hallway is years old and 40 gallons

- Water heater is not properly strapped and should be serviced.
- Electrical connection should be serviced.

1.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

#### 1.4 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

The visible portions of the ABS/Cast Iron waste line are in acceptable condition. However, we always recommend that you have the waste lines video scanned before the close of escrow.

#### 1.5 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

(1) In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not 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.

(2) The main shut off is located outside in the ground.

#### 1.6 Piping, venting, supports, leaks

Comments: Inspected

#### 1.7 Waste Ejector

Comments: Not Present

The plumbing in the home 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

## 2. 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; or Built-in vacuum equipment.

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

### Styles & Materials

<b>Electrical Service Conductors:</b> Below ground	<b>Panel capacity:</b> 70 Amp	<b>Panel Type:</b> Circuit breakers
<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Not Visible	

### Items

#### 2.0 Service Entrance Conductors

Comments: Not Inspected

#### 2.1 Main Panel / Electrical Main Shut-Off

Comments: Not Inspected

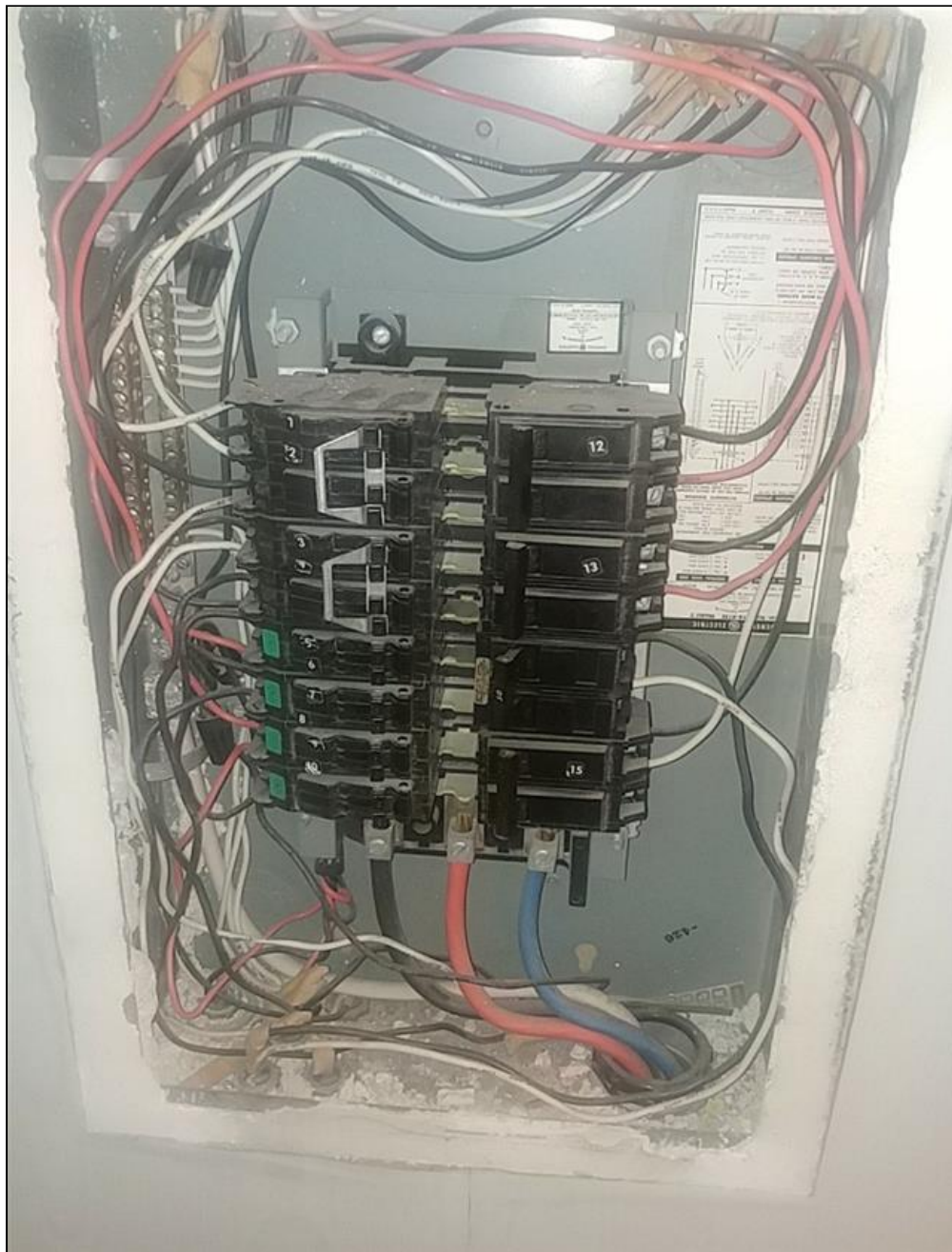
#### 2.2 Sub Panels

Comments: Inspected





2.2 Item 1(Picture) Sub-Panel in the hallway.



2.2 Item 2(Picture) Sub-Panel without cover.

Sub-Panel in the hallway.

**2.3 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

Comments: Inspected

**2.4 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Comments: Inspected

**2.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments: Inspected



**2.6 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls**

Comments: Inspected

**2.7 Operation of GFCI (Ground Fault Circuit Interrupters)**

Comments: Inspected

**2.8 Smoke Detectors**

Comments: Inspected

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

**2.9 Carbon Monoxide Detectors**

Comments: Inspected

The carbon monoxide detector should be tested periodically for proper operation.

The electrical system of the home 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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.



### 3. Heating



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.

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion 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 of warranty or guarantee.

#### Styles & Materials

<b>Heat Type:</b> Radiant Ceiling	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Three
<b>Heat System Brand:</b> AGED	<b>Ductwork:</b> N/A	

#### Items

#### 3.0 Heating Equipment

Comments: Repair or Replace

- The electric radiant ceiling heaters did not operate when tested in the master bedroom and in the living room. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.

The heating and cooling system of this home 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

## 4. Kitchen Components and Appliances



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.

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, 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 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.

### Styles & Materials

<b>Dishwasher Brand:</b> KENMORE	<b>Disposer Brand:</b> BADGER	<b>Exhaust/Range hood:</b> VENTED
<b>Range/Oven:</b> GENERAL ELECTRIC	<b>Built in Microwave:</b> NONE	<b>Cabinetry:</b> Wood
<b>Countertop:</b> Granite	<b>Outlets:</b> Grounded	<b>Lights:</b> Functional

### Items

#### 4.0 Floor

Comments: Inspected

#### 4.1 Walls

Comments: Inspected

#### 4.2 Ceiling

Comments: Inspected

#### 4.3 Windows

Comments: Not Present

#### 4.4 Outlets Wall Switches and Fixtures

Comments: Inspected

#### 4.5 Counters and a representative number of Cabinets

Comments: Inspected

#### 4.6 Plumbing Drain and Waste Systems

Comments: Inspected

#### 4.7 Plumbing Water Supply Faucets and Fixtures

Comments: Inspected

#### 4.8 Dishwasher

Comments: Inspected

#### 4.9 Ranges/Ovens/Cooktops

Comments: Inspected

#### 4.10 Range Hood

Comments: Inspected

**4.11 Food Waste Disposer**

Comments: Inspected

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The built-in appliances of the home were 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. 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.



## 5. Hallway & Stairs



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; 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; 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.

Our evaluation of stairways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors. The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; 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; 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.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Tile

**Interior Doors:**

Wood

**Lights:**

Functional

### Items

**5.0 Doors (Representative number)**

Comments: Inspected

**5.1 Floors**

Comments: Inspected

**5.2 Walls**

Comments: Inspected

**5.3 Ceilings**

Comments: Inspected

**5.4 Windows (Representative number)**

Comments: Not Present

**5.5 Lights, Outlets, Switches and Fixtures**

Comments: Inspected

**5.6 Smoke Detector**

Comments: Inspected



The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The carbon monoxide detector should be tested periodically for proper operation.

The interior of the home 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. The inspection did 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.

## 6(A) . Living Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; 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; 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.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of 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. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Tile

Carpet

**Interior Doors:**

Wood

**Window Types:**

Single pane

**Outlets:**

Grounded

**Lights:**

None

### Items

**6.0.A Doors (Representative number)**

Comments: Inspected

**6.1.A Floors**

Comments: Inspected

**6.2.A Walls**

Comments: Inspected

**6.3.A Ceilings**

Comments: Inspected

**6.4.A Windows (Representative number)**

Comments: Inspected

**6.5.A Lights, Outlets, Switches and Fixtures**

Comments: Inspected

The interior of the home 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. The inspection did 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.



## 6(B) . Dining Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; 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; 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.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of 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. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

**Interior Doors:**

Sliding Glass Door - Single Pane

**Window Types:**

Single pane

**Outlets:**

Grounded

**Lights:**

Functional

### Items

**6.0.B Doors (Representative number)**

Comments: Inspected

**6.1.B Floors**

Comments: Inspected

**6.2.B Walls**

Comments: Inspected

**6.3.B Ceilings**

Comments: Inspected

**6.4.B Windows (Representative number)**

Comments: Inspected

**6.5.B Lights, Outlets, Switches and Fixtures**

Comments: Inspected

The interior of the home 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. The inspection did 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.



## 7(A) . Master Bedroom



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; 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; 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.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not 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.

### Styles & Materials

<b>Location:</b> Southeast	<b>Interior Doors:</b> Wood	<b>Floor Covering(s):</b> Carpet
<b>Wall Material:</b> Drywall Wallpaper	<b>Ceiling Materials:</b> Drywall	<b>Window Types:</b> Double Pane
<b>Lights:</b> NONE	<b>Outlets:</b> Grounded	

*Items*

#### 7.0.A Doors (Representative number)

Comments: Inspected

#### 7.1.A Floors

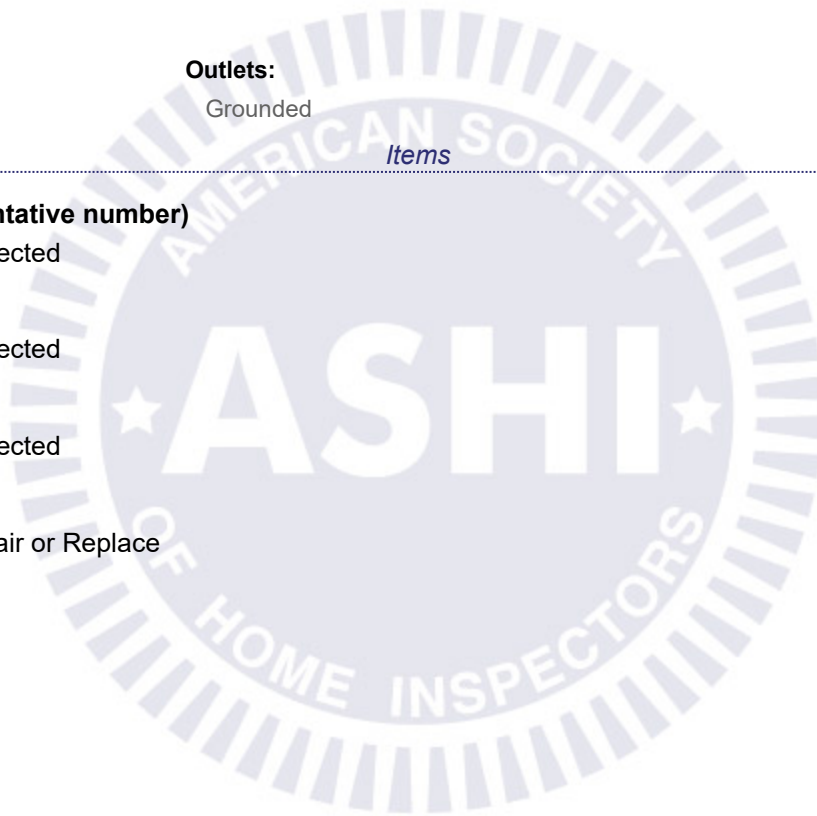
Comments: Inspected

#### 7.2.A Walls

Comments: Inspected

#### 7.3.A Ceilings

Comments: Repair or Replace





7.3.A Item 1(Picture) There is a moisture stain on the closet ceiling that should be serviced.

- There is a moisture stain on the closet ceiling that should be serviced.

**7.4.A Windows (Representative number)**

Comments: Inspected

**7.5.A Lights, Outlets, Switches and Fixtures**

Comments: Inspected

**7.6.A Smoke Detectors**

Comments: Inspected

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The interior of the home 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. The inspection did 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.



# 7(B) . 1st Guest Bedroom



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; 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; 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.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not 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.

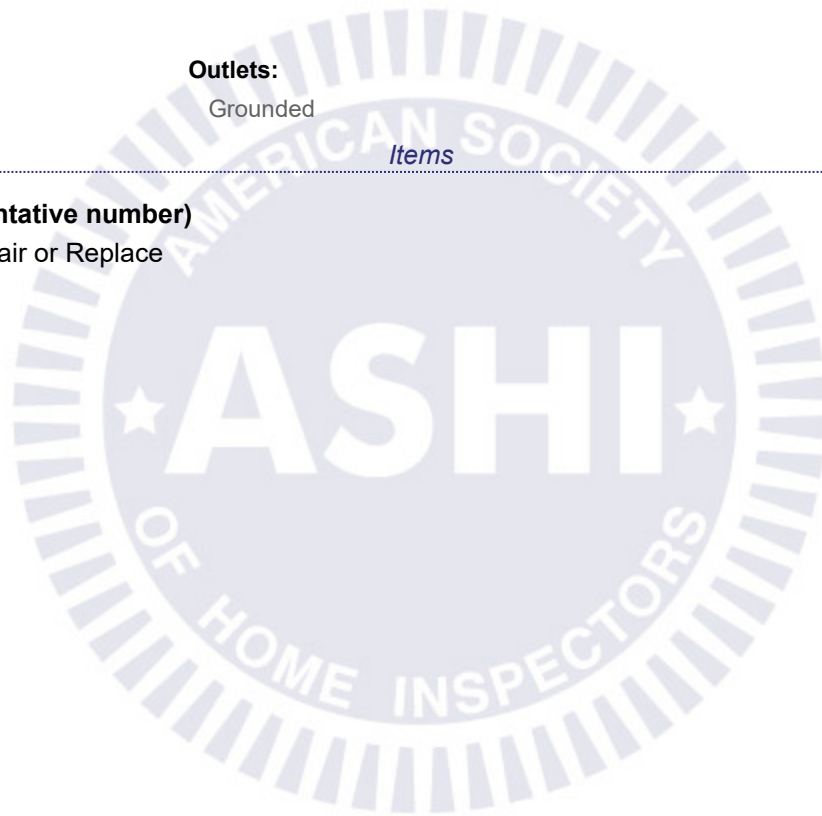
### Styles & Materials

<b>Location:</b> East	<b>Interior Doors:</b> Wood	<b>Floor Covering(s):</b> Carpet
<b>Wall Material:</b> Drywall Wallpaper	<b>Ceiling Materials:</b> Drywall	<b>Window Types:</b> Double Pane
<b>Lights:</b> NONE	<b>Outlets:</b> Grounded	

*Items*

### 7.0.B Doors (Representative number)

Comments: Repair or Replace





7.0.B Item 1(Picture) Bedroom door rubs and should be Serviced.

- Bedroom door rubs and should be Serviced.

**7.1.B Floors**

Comments: Inspected

**7.2.B Walls**

Comments: Inspected

**7.3.B Ceilings**

Comments: Inspected

**7.4.B Windows (Representative number)**

Comments: Inspected

**7.5.B Lights, Outlets, Switches and Fixtures**

Comments: Inspected

**7.6.B Smoke Detectors**

Comments: Inspected

 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The interior of the home 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. The inspection did 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.



## 8(A) . Hallway Bathroom



The home inspector shall observe: Walls, ceiling, and floors; sinks, toilets, and outlets; 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; 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.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not 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.

### Styles & Materials

<b>Location:</b> Hallway	<b>Interior Doors:</b> Wood	<b>Floor Covering(s):</b> Tile
<b>Wall Material:</b> Drywall Wallpaper	<b>Ceiling Materials:</b> Drywall	<b>Cabinets:</b> Wood
<b>Sink &amp; Countertop:</b> Acceptable Condition	<b>Toilet:</b> Acceptable Condition	<b>Outlets:</b> Grounded
<b>Lights:</b> Functional	<b>Exhaust Fans:</b> Fan only	

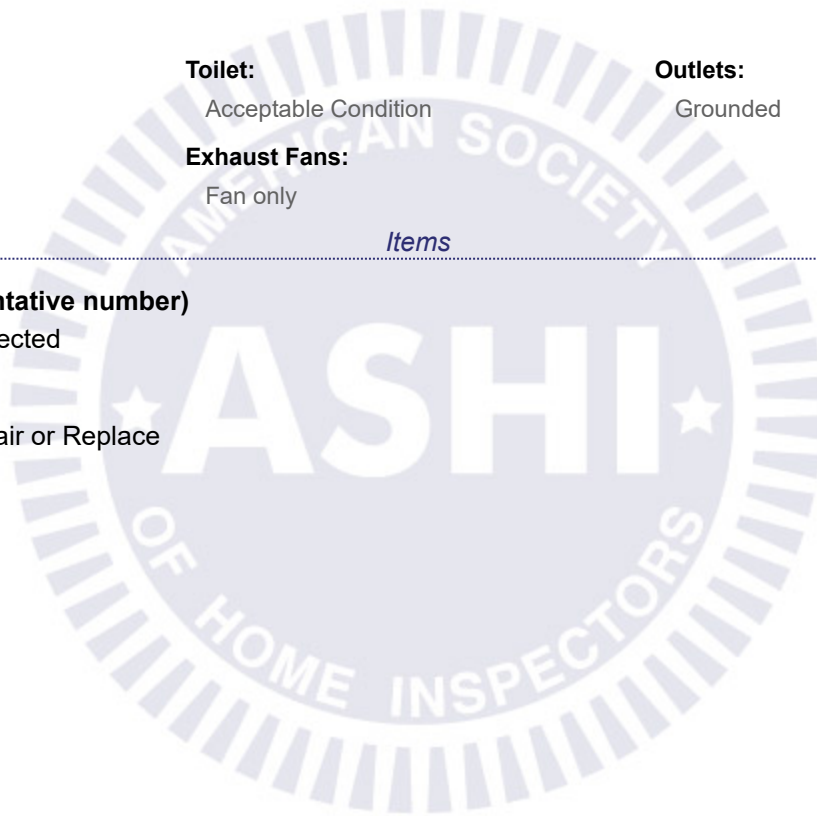
### Items

#### 8.0.A Doors (Representative number)

Comments: Inspected

#### 8.1.A Floors

Comments: Repair or Replace







8.1.A Item 1(Picture) The shower stall floor tiles are cracked in several areas and should be serviced.

- The shower stall floor tiles are cracked in several areas and should be serviced.

#### 8.2.A Walls

Comments: Inspected

#### 8.3.A Counters and Cabinets

Comments: Inspected

#### 8.4.A Windows

Comments: Not Present

#### 8.5.A Plumbing Drain & Waste Systems

Comments: Inspected

#### 8.6.A Plumbing Water Supply and Fixtures

Comments: Inspected

#### 8.7.A Lights, Outlets Switches and Fixtures

Comments: Inspected

#### 8.8.A Exhaust fan

Comments: Inspected

The interior of the home 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. The inspection did 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.

## 8(B) . Master Bathroom



The home inspector shall observe: Walls, ceiling, and floors; sinks, toilets, and outlets; 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; 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.

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not 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.

### Styles & Materials

<b>Location:</b> East	<b>Interior Doors:</b> Wood	<b>Floor Covering(s):</b> Carpet
<b>Wall Material:</b> Drywall Wallpaper	<b>Ceiling Materials:</b> Drywall	<b>Cabinets:</b> Wood
<b>Sink &amp; Countertop:</b> Acceptable Condition	<b>Toilet:</b> Acceptable Condition	<b>Outlets:</b> Grounded
<b>Lights:</b> Functional	<b>Exhaust Fans:</b> Fan only	

### Items

#### 8.0.B Doors (Representative number)

Comments: Inspected

#### 8.1.B Floors

Comments: Inspected

#### 8.2.B Walls

Comments: Inspected

#### 8.3.B Counters and Cabinets

Comments: Inspected

#### 8.4.B Windows

Comments: Not Present

#### 8.5.B Plumbing Drain & Waste Systems

Comments: Inspected

#### 8.6.B Plumbing Water Supply and Fixtures

Comments: Inspected

#### 8.7.B Lights, Outlets Switches and Fixtures

Comments: Inspected

#### 8.8.B Exhaust fan

Comments: Inspected

The interior of the home 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. The inspection did 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.

