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RESIDENTIAL BUILDING INSPECTION

6224 Ocean Terrace Dr
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Vicente Zarate

11/13/2024



Inspector

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Client: Vicente Zarate

How to read this report

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

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

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

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

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

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

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

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

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

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

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

SUMMARY

SUMMARY

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

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

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

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

-
- ⊖ 3.2.1 Exterior - Stucco: Stucco - Damage
 - ⊖ 4.4.1 Grounds - Vegetation : Vegetation - In Close Contact
 - ⚠ 4.8.1 Grounds - Stairs - Guardrails - Handrails: Handrails - Missing More Than 4 Steps
 - ⊖ 5.7.1 Electrical - Receptacles: Receptacle - Loose
 - ⊖ 5.11.1 Electrical - Smoke & Carbon Monoxide Alarms: Smoke and/or CO Alarm - Chirping
 - ⚠ 5.12.1 Electrical - GFCI & AFCI: GFCI Protection Not Installed
 - ⊖ 6.3.1 Plumbing - Water Supply: Hose Bib Missing Backflow Preventer
 - ⊖ 6.5.1 Plumbing - Faucets: Faucet - In Need of Repair
 - ⊖ 6.7.1 Plumbing - Toilet: Toilet - Loose
 - ⚠ 7.2.1 Heating - Forced Air Furnace: Furnace Red Tagged
 - ⊖ 9.3.1 Garage - Occupant Doors: Fire Rated Door Missing / Not Installed
 - ⚠ 12.4.1 Interior - Doors / Windows - Windows: Unable to Open
 - ⊖ 12.5.1 Interior - Doors / Windows - Floors: Flooring - Damage
 - 🔧 12.9.1 Interior - Doors / Windows - Countertops & Cabinets: Cabinets - Need adjustment

-
- ⊖ 17.1.1 Air Conditioning - Air Conditioning: Lifespan (10-15 years)
 - ⚠ 18.3.1 Swimming Pools and Spas - Safety Devices:: Does not comply with new safety requirements
 - ⚠ 18.3.2 Swimming Pools and Spas - Safety Devices:: Perimeter gates do not comply with barrier requirement.
 - ⊖ 18.8.1 Swimming Pools and Spas - Heating:: Leaking
 - ⊖ 18.10.1 Swimming Pools and Spas - Filtering/Cleaning Type:: Filter leaking
 - ⊖ 18.11.1 Swimming Pools and Spas - Pool Plumbing:: PVC piping should be painted.

1: INSPECTION DETAILS

Information

General: Overview

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

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

Repair Estimates

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

For Agents

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



General: Clients Name

Vicente Zarate

General: Type of Inspection

Pre-Listing

General: Type of Building

Single Family Residence

General: What really matters in a Home or Building Inspection

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

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

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

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

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

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

General: In Attendance

Listing Agent

General: Weather

Clear

General: Occupancy

Vacant

General: Things To Know

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

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

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

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

LIFE EXPECTANCIES

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

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

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

General: Added or Remodled

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

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

General: Repairs vs. Upgrades

REPAIRS VERSUS UPGRADES: We inspect buildings to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the building was constructed. Building standards change and are improved for the safety and benefit of the occupants of the building and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the buildings items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the building could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

Disclaimers: Items or Components not inspected

Fountain, Water Filtration, Water Softener, Cameras, Steam Shower

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

Limitations

General

OCCUPIED/FURNISHED DISCLAIMER

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

2: UTILITY SHUTOFF LOCATIONS

Information

Gas - Main Shut Off Valve: Location

Right side

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



Electrical - Main Disconnect: Location

Right side

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



Water - Main Shut Off Valve: Location

Front side, Left side

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



3: EXTERIOR

Information

General: Exterior Notes

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

General: Ok, Items to note

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

General: Construction Material

Wood Frame

Stucco: Stucco ok

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

Trim and Flashing: Trim ok

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

Doors: Ok both doors and windows

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

Windows: Caulk all windows

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

Observations

3.2.1 Stucco

STUCCO - DAMAGE

FRONT

There are sections of minor stucco damage. We recommend repair by a qualified stucco contractor.

Recommendation

Contact a stucco repair contractor





4: GROUNDS

Information

Grading: Grading Outline

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

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

Grading: Grading OK

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

Grading: Subsurface Drainage

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

Driveway - Patio, Walkways: Driveway - OK

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

Driveway - Patio, Walkways: Walkways - OK

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

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

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

Fence - Gates: Fences Gates ok

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

Stairs - Guardrails - Handrails: Stairs ok

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

Irrigation: Irrigation System Not Tested

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

Observations

4.4.1 Vegetation

VEGETATION - IN CLOSE CONTACT

Areas of vegetation are in close contact with the building. In order to prevent branches from chafing the siding or roof, leaves from clogging gutters, and roots from damaging the foundation, critters from having a way to get onto the roof, etc., I recommend having the vegetation around the home evaluated and addressed as necessary.

Recommendation

Contact a qualified landscaping contractor



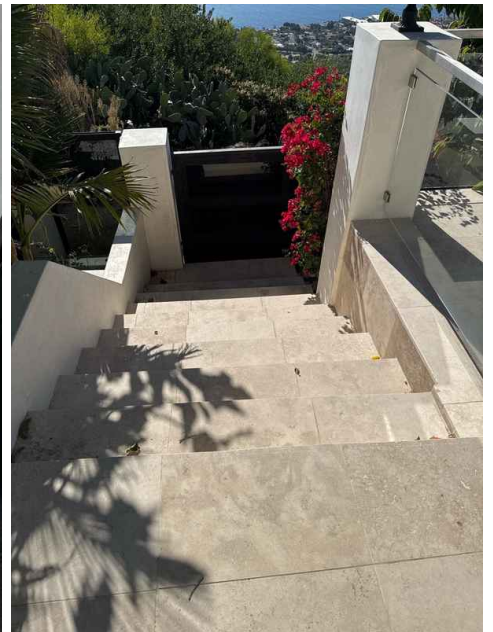
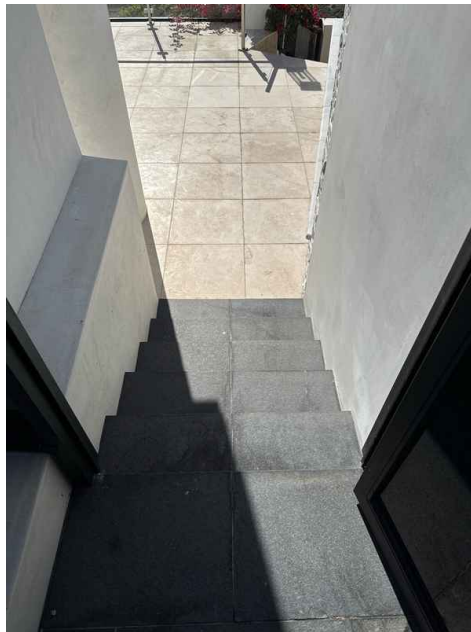
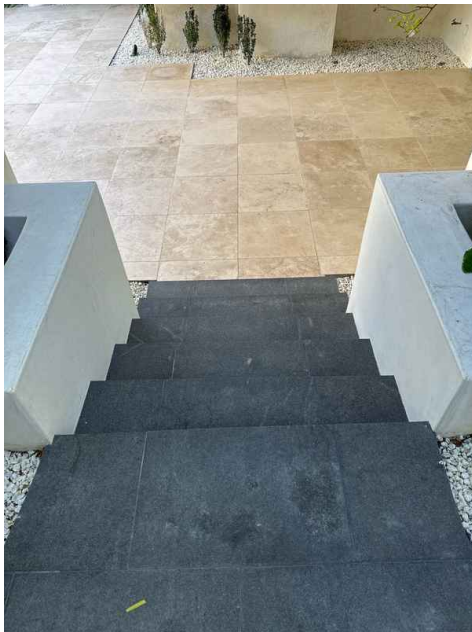
4.8.1 Stairs - Guardrails - Handrails

HANDRAILS - MISSING MORE THAN 4 STEPS

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

Recommendation

Contact a qualified general contractor.



5: ELECTRICAL

Information

Basic Information: Electrical Notes

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

Basic Information: Electrical Service Conductors:

Underground service, Copper, 120/240 volt service

Basic Information: Service Panel Ampacity:

Unable to Determine (lack of information)

Appears adequate for this building.

Basic Information: Service Disconnect Type:

Breaker

Basic Information: Service Disconnect Location:

At Service Panel

Basic Information: Service Grounding Electrode:

Both Driven Rod and Water Pipe

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

YES

Basic Information: Ok, items to note

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

Sub Panel: Sub Panel Location

Numerous locations (5), Utility Room

Sub Panel: Picture of Sub Panel



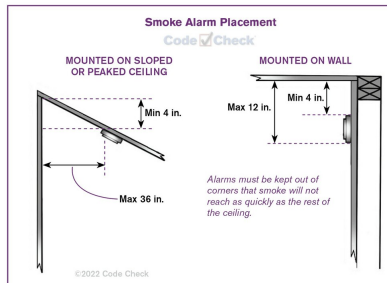
Branch Wiring : Branch Wiring

Copper

Receptacles: Exterior Light Fixtures Disclaimer

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

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



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

Smoke and Carbon Monoxide Detectors:

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

Carbon Monoxide Detectors:

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

Smoke & Carbon Monoxide Alarms: Units not tested

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

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

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

Smoke & Carbon Monoxide Alarms: Not tested

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

GFCI & AFCI: What are GFCI Outlets

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

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

Observations

5.7.1 Receptacles

Recommendation

RECEPTACLE - LOOSE

LIVING ROOM LEFT OF FIREPLACE

The receptacle(s) was not tightly secured to the box. When plugging something in, the receptacle has excessive movement. I recommend having the receptacle properly secured by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

5.11.1 Smoke & Carbon Monoxide Alarms

Recommendation

SMOKE AND/OR CO ALARM - CHIRPING

The smoke and/or carbon monoxide alarms were chirping, indicating that the batteries need to be replaced. I recommend replacing the batteries in all smoke and CO alarms, then every 6 months after that.

Recommendation

Contact a handyman or DIY project

5.12.1 GFCI & AFCI

Safety Hazard

GFCI PROTECTION NOT INSTALLED

GARAGE, WET BAR, 1ST FL BEDROOM BATHROOM

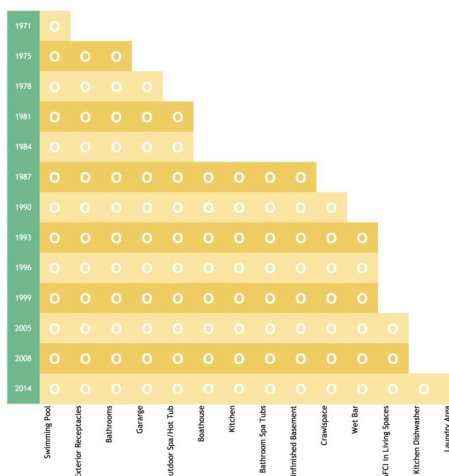
The receptacle(s) was not GFCI protected at the following areas. Although, these receptacles may not have been required at the original time of construction, we highly recommend they be installed in order to protect against electrical shock. Note: Anytime you upgrade or remodel an area, that area shall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

Recommendation

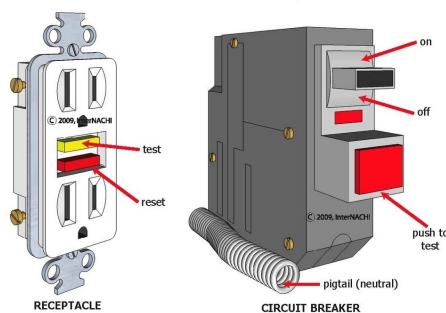
Contact a qualified electrical contractor.

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Ground Fault Circuit Interrupters



GFCI Not Required for disposals or refrigerators.



6: PLUMBING

Information

Basic Information: Plumbing Notes

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

Basic Information: Main Water

Line

Copper

Basic Information: Supply Water Line

Copper

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

Basic Information: Water Service

Drain Type

Public

Basic Information: Sewer Drain Scope Advisory

Based on the inspection industries definition of a recommended water test for functional drainage in a plumbing system, the plumbing drain pipes appear operational at this time. However, only a video scan of the interior of drain pipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines video scanned prior to closing.

Basic Information: Ok, With Exceptions

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

Service / Water Pressure:

Pressure Regulator Present

No

Service / Water Pressure: Water

Pressure

60-70 PSI

Water Supply: Water Supply Serviceable

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

Drain, Waste, & Vent Systems: Plumbing Drainage System

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

Faucets: Low Flow Fixtures

Installed

Yes

Toilet: Low Flow Toilets Installed

Yes

Gas Supply: Overall Gas line condition

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

Limitations

Service / Water Pressure

NOT TESTED

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

Observations

6.3.1 Water Supply

HOSE BIB MISSING BACKFLOW PREVENTER

NUMEROUS LOCATIONS

One or more hose bib backflow preventers were missing at the time of our inspection. These are required to prevent the possibility of gray water entering back into the drinkable water supply. We recommend repair.

Recommendation

Contact a handyman or DIY project

 Recommendation



6.5.1 Faucets

FAUCET - IN NEED OF REPAIR

LAUNDRY SINK

The faucet(s) is in need of repair. I recommend having the faucet evaluated and repaired/replaced as necessary by a qualified plumbing contractor.(faucet touch feature not operating)

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



6.7.1 Toilet

TOILET - LOOSE

NUMEROUS

The toilet(s) was not tightly secured to the floor, which can result in leaks. I recommend having the toilet removed and a new wax seal installed before properly reinstalling the toilet.

 Recommendation

Recommendation

Contact a qualified plumbing contractor.

7: HEATING

Information

General Information: Your Responsibility

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

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

General Information: Heating Notes

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

General Information: Heating

Type

Gas Fired Forced Air

General Information: AFUE Rating

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

Forced Air Furnace: Furnace/Heater

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

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

o Opening readily accessible panels to visually inspect the system.

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

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

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

Any defects are noted below.

Forced Air Furnace: Equipment Photo



Forced Air Furnace: Heater Age(s)
Unknown

Forced Air Furnace: Energy Source
Natural Gas

Forced Air Furnace: Thermostat Location
Hallway

Forced Air Furnace: Ductwork
Insulated

Limitations

Forced Air Furnace

UNABLE TO INSPECT - THERMOSTAT LIMITATION

Due to the way the thermostats not connected to the local Wi-Fi, we could not test either of the air conditioning or heating systems.

Observations

7.2.1 Forced Air Furnace

FURNACE RED TAGGED

LOWER UNIT

The utility company has red tagged this unit down and deemed it as possibly hazardous. We recommend further inspection and repair by a qualified heating and air-conditioning contractor.

Recommendation

Contact a qualified professional.



8: WATER HEATER

Information

Water Heater: Water Heater Notes

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

Any defects are noted below.

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

Water Heater: Energy Source / Type

Tank, Gas

Water Heater: Capacity

50 Gallon

Water Heater: Water Heater Age(s)

2019

Water Heater: Ok

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



Water heater gas/TPR: TPR Valve

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

9: GARAGE

Information

General: Vehicle Door

Sectional, Roll-up

General: Method of Operation

Automatic Garage Door Opener

General: All OK

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

General: General Photos



Garage Door Opener and Safety: Photo Eye Safety Feature

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.

Garage Door Opener and Safety: Auto Reverse Safety Feature

The garage door opener(s) are equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, any defects are noted below.

Floor: Material

Concrete

Observations

9.3.1 Occupant Doors

FIRE RATED DOOR MISSING / NOT INSTALLED



The garage passage door is not fire rated for a garage entry. We recommend replacing this door with the proper door per current building standards.

Recommendation

Contact a qualified door repair/installation contractor.



10: ATTIC/ROOF STRUCTURE

Information

Access: How Viewed

No Walking Surface / Viewed
From Hatch

Access: Attic ok

The attic's major components were inspected and found to be in serviceable condition with exceptions noted to herein.

Attic Insulation: Insulation Type

Fiberglass Roll

Exhaust & Ventilation: Sufficient

The existing attic ventilation system appeared to be serviceable.

11: BUILT-IN APPLIANCES

Information

General: All ok

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

Range Hood: Range Hood

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

Range Hood: Venting Method

Vented to Exterior

Dishwasher: Dishwasher

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

Wine Refrigerator : Wine Refrigerator

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

12: INTERIOR - DOORS / WINDOWS

Information

General: Interiors overall

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

General: Overall Ok

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

Surfaces Overall: Normal Wear and Tear

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

Doors: Doors and windows ok

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

Steps, Stairways & Railings: Stairs an Railings ok

The stairs railings and handrails for all found to be installed properly and in good condition with possible exception noted herein.

Observations

12.4.1 Windows

UNABLE TO OPEN

LOWER BEDROOM, UPPER SITTING AREA

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

Recommendation

Contact a qualified window repair/installation contractor.

 Safety Hazard



12.5.1 Floors

FLOORING - DAMAGE

LOFT

Areas of the flooring have damage/imperfections present. I recommend having the flooring evaluated and addressed as necessary by a qualified contractor prior to closing.

Recommendation

Contact a qualified flooring contractor

 Recommendation



12.9.1 Countertops & Cabinets

CABINETS - NEED ADJUSTMENT

LOFT DRAWER

One or more of the cabinets, drawers or doors, are in need of a minor adjustment in order for them to operate properly.

Recommendation

Contact a qualified professional.



13: LAUNDRY ROOM

Information

General: Unit installed

None



General: All ok

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

General: Dryer Power Source

110 Volt, Gas, 220 Electric

General: Dryer Vent

Metal

Dryer Vent: Dryer Vent Information

Dryer Vents

o Duct length - The maximum developed length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree (0.8 rad) bend, and 5 feet for each 90-degree (1.6 rad) bend. The maximum length of the exhaust duct does not include the transition duct.

o Termination Point Clearances - Dryer vent termination point should be a minimum of **3 feet from any other opening**; window, door, other vents, etc. Dryer vents termination point should be at least **6 feet from the A/C condensing unit**. Dryer vents should not terminate within **3 feet from the gas regulator**, since they could blow lint or moisture on the vent, which could then freeze. The dryer vent termination should be at least **12 inches from the ground**.

o No screws should be used as they can catch lint.

o Dryer ducts are required to be metal with a smooth interior. So no flexible materials (foil or semi-rigid aluminum).

o PVC can not be used. The static will cause lint to cling to it.

Dryer Transition Vents

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

14: ROOFING

Information

General: Roof Notes

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

General: Inspection Method

Drone

General: Roofing Material

Built Up Composition

Built-up Roofing: Built-up roof OK

At the time of the inspection, the roof covering was in serviceable condition with possible exceptions noted herein.



Flashings & Seals: Flashings ok

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

Chimneys & Other Roof Penetrations: Chimney ok

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

15: FOUNDATION & STRUCTURE

Information

Foundation: Foundation/Crawl Space

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

Foundation: Style

Slab on Grade

Foundation: Location of Crawl

Space Entrance

NA

Foundation: Material

Concrete

Foundation: Slab ok

Slab is not visible due to floor covering - no readily visible problem are noted. If the floor covering is removed there may be normal small cracks. We found no visible evidence of seepage or other moisture related conditions along the outer wall/floor areas.

16: FIREPLACE & CHIMNEY

Information

General: NOTE:

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

General: Serviceable Condition

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



17: AIR CONDITIONING

Information

Air Conditioning: Air Conditioning

The cooling system for the building was visually inspected and tested (unless limitations are listed) with testing including the following:

- o Turning on the system at the operating control and ensuring the system operated properly.*
- o Inspecting the exterior compressor and coil, where present.*

- o Temperatures were taken from the registers to ensure the air is being cooled sufficiently.*

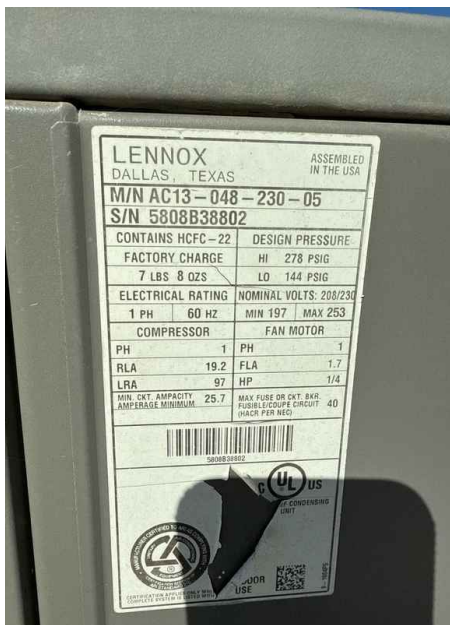
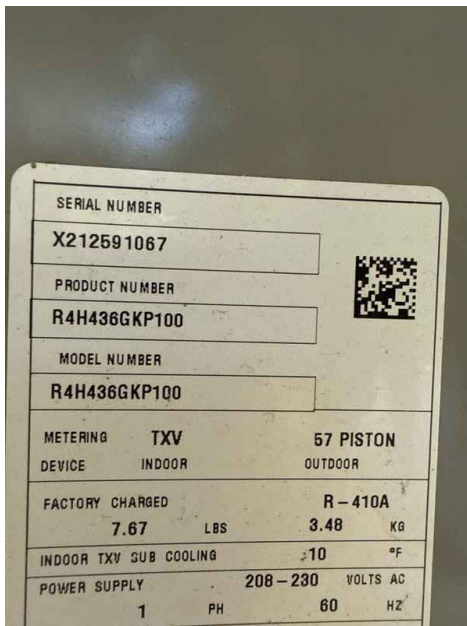
Any defects are noted below.

Air Conditioning: Estimated Year

Mfg.

2021, 2008, 2006

Air Conditioning: Equipment Photos



Air Conditioning: Energy Source
Electric

Air Conditioning: Maintenance
Resource

Click [HERE](#) for information on how to maintain your cooling system.

Air Conditioning: Attic Requirement Issues

Modern building standards require air handlers in attic spaces to have:

- ~ 30x22 minimum opening
- ~ the actual appliance no more than 20 feet from the opening
- ~ a walking board of minimum 3/4" thickness x 24" wide to and from the appliance
- ~ a light near appliance with a switch at the attic access
- ~ A level service platform or space at least 30" x 30" along all sides of the appliance.
- ~ A plug in receptacle outlet no further than 25 feet from unit

One or more of the above requirements were not in place at time of inspection. Client should evaluate improving the safety around this area to prevent injury to technicians servicing the unit.

Air Conditioning: Notes

BASIC INFORMATION

The following is a summary of the DOE (Department of Energy) SEER 13 Federal Ruling effective January 2006. This information is included in your report because it will affect the future repair and replacement costs of your air conditioning system if your system was manufactured before 2006:

The DOE has directed establishment of new minimum efficiency standards for central air conditioners and heat pumps. This new standard will lower consumer utility costs and reduce the environmental impact of the central air conditioning system's exterior mounted equipment.

The minimal Seasonal Energy Efficiency Standard (SEER) rating is being increased to 13 for central air conditioners and heat pumps. The standards will apply to products and replacement parts manufactured as of January 23, 2006. In order for manufacturers to meet these operational efficiency standards, the actual size of the exterior units (condensers) will increase 50% or more and the weight of the units will increase 30-100 pounds. The cost of a new condenser will also increase \$300-\$400 and eventually repair parts for pre-2006 equipment will no longer be available.

The age of the cooling equipment increases the risk for its replacement in the near future. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain.

New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system

Limitations

Air Conditioning

UNABLE TO INSPECT

The cooling system was unable to be inspected. We recommend further inspection once the unit is fully operational.

Observations

17.1.1 Air Conditioning

LIFESPAN (10-15 YEARS)

ROOF UNITS

The airconditioning system is reaching the end of its service life. They typically last approx. 10-15 years. We recommend replacement.

Recommendation

Recommend monitoring.



Recommendation



18: SWIMMING POOLS AND SPAS

Information

General: Type of Pool/Spa:

Inground Pool and Spa

General: Spa operated

The spa, and its related controls, operated properly when tested.

General: Pool/Spa View



General: Pool operated

The pool and or Spa operated properly with exceptions noted herein

General: Overall Condition - Minor Issues

The pool and/or equipment needs minor repair at this time. In most pools minor repairs are needed. With regular maintenance and upkeep including proper chemical and water balance these minor repairs often remain minor. When repairs are ignored for a prolonged time or the pool is not cared for properly, they can lead to major repairs. Many components such as pumps, filters, plaster, liners and heaters have a design life of 8-10 years.

Pool requirements change from year to year in many areas. There will occasionally be new requirements you will have to meet when repairs are done.

Heating:: Heating Type:

Natural Gas Heater

Heating:: Serviceable

The heater was found to be installed correctly and was operating properly when tested.

Filtering/Cleaning Type:: Water

Treatment:

Standard Chlorine

Pool Plumbing:: Pipes:

PVC

Observations

18.3.1 Safety Devices:

DOES NOT COMPLY WITH NEW SAFETY REQUIREMENTS

 Safety Hazard

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

Recommendation

Contact a qualified swimming pool contractor

18.3.2 Safety Devices:

PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.

 Safety Hazard

FRONT PEDESTRIAN GATE

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

Recommendation

Contact a qualified professional.

18.8.1 Heating:

LEAKING

 Recommendation

The heater piping show signs of leaking. We recommend repair or replacement by a qualified tradesperson.

Recommendation

Contact a qualified professional.



18.10.1 Filtering/Cleaning Type:

FILTER LEAKING

 Recommendation

Can you filter here or have me in the past. We recommend for their inspection and repair qualified pool contractor

Recommendation

Contact a qualified swimming pool contractor



18.11.1 Pool Plumbing:

PVC PIPING SHOULD BE PAINTED.

 Recommendation

PVC can be damaged by sunlight and should be painted or coated for UV protection.

Recommendation

Contact a handyman or DIY project



19: CONCLUSION

Information

General: Pre Closing Checklist

PRE-CLOSING WALK-THROUGH RECOMMENDATIONS

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

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

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

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

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

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

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

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

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

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

Enjoy your new home!

General: Refer to Summary

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

General: Home Reference Links

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

[ROOFING](#)

[ELECTRICAL](#)

[EXTERIOR](#)

[STRUCTURE](#)

[HEATING](#)

[AIR CONDITIONING](#)

[INSULATION](#)

[PLUMBING](#)

[INTERIORS](#)

[APPLIANCES](#)

[SYSTEM LIFE CYCLES](#)

[SUPPLEMENTARY INFORMATION](#)

[HOME SETUP AND MAINTENANCE](#)

[MORE ABOUT THE HOME INSPECTION PROCESS](#)

General: Thank You!

We appreciate your business!

20: VENDORS

Information

Recommended Vendors: General Handyman/Contractor

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

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

Recommended Vendors: Plumber Recommended Vendors: Video Sewer Line Inspections

Al Garcia Plumbing
310-533-9325

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

Recommended Vendors: Roofing Contractor / Repairs Replacement

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

Recommended Vendors: Structural, soils or geotechnical engineer

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

Alpha Sturctural, Inc
(323) 258-5482
www.alphastructrual.com

Cal-Quake Engineering
John Taferner 800-351-2969

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

Alpha Structural Inc.
323-258-5482

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

Recommended Vendors: Asbestos & Lead

JLM Environmental
310-978-8281

Recommended Vendors: Pool Services

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

Recommended Vendors: Radiant Heat (ceiling electric)

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

**Recommended Vendors: Termite
Inspection and Repair**

All Cities Termite
Corey Gerritse
(714) 895-1113

**Recommended Vendors: Chimney
Inspection**

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

STANDARDS OF PRACTICE
