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Inspection reference: 401 Yarmouth Rd, PVE, CA 90274

Confidential Inspection Report
401 Yarmouth Rd.
Palos Verdes Estates CA 90274

May 12, 2026



Prepared for:
Jim Reeves

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GENERAL INFORMATION

This confidential report is exclusively for our Client's own information and is subject to the terms and conditions of our agreement. This report is nontransferrable and may not be relied upon by any other person without express written permission from Bluewater Inspections.

Inspection date 05/12/2026.
Inspection Address 401 Yarmouth Rd. Palos Verdes Estates 90274.
Client Jim Reeves

Buyers Agent

Sellers Agent Debbie Allen Estate Properties Malaga Cove
work 310-872-4164.
Inspector Shawn Foster.

SITE

Topography
Near level site.

INSPECTED BUILDINGS

Description
Single family house, and garage.

ADDITIONAL INFORMATION

Orientation
The front door is considered to be facing east for reporting purposes.

NOTES

ATTENDING THE INSPECTION

Present during the inspection

Client.
Client's agent.

Present for the review

Client.
Client's agent.

WEATHER

Weather

Sunny.

ACCESSIBILITY

Occupancy

Occupied.

EXTERIOR COMPONENTS

Our inspection of the exterior components include wall cladding, veneers, flashings, trim, eaves, attached decks, porches, balconies, columns, stairs, guardrails and handrails. Special attention should be given where evidence of moisture intrusion, moisture damage, poor ventilation, or inadequate clearance between wood and soil is present, as concealed damage or environmental issues could be present. We recommend further evaluation of those areas by a licensed pest control operator.

EXTERIOR WALLS

Stucco

MAINTENANCE: Some cracked or damaged stucco viewed. We recommend further evaluation and repairs as needed at this time to protect against moisture intrusion and to enhance the structure's appearance.





Siding

MAINTENANCE: Some loose or broken boards.

MAINTENANCE: Some loose or peeling paint viewed. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.





Ground Fault Circuit Interrupters
(GFCI)

Responded to test button operation.

TRIM AND EAVES

Trim

Window trim and sills.

DEFERRED: Rot/insect damage viewed one or more locations.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.







Eaves

Garage overhang is sagging.
DEFERRED: The support beam is split and sagging. Some repairs were made.
Overhang is still sagging. Recommend further inspection and repairs as needed.
Small crack at rear patio.





Fascias

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.





WINDOWS

Predominate type(s)

Horizontal sliding.
Casement.
Louver.

Observations

Many lower louver window screens.
MAINTENANCE: Screen was damaged at one or more windows sampled.





GROUNDS

Anything beyond a distance of six-feet from the primary structure and the primary parking structure is not within the scope of our inspection, and is specifically excluded. As a courtesy, we may include our observation of conditions elsewhere on the property that we think might be useful to you in maintaining the property. We do not render opinions regarding soil quality or stability, or determine property lines or ownership of fences.

SURFACE GRADE AT THE STRUCTURES

Surface grade at the structure(s)

SERVICEABLE.

Note, recommend removing trash and debris from yard.



GATES AND FENCES

Gates

Both gates to pool area.

Gates open in and do not self close and latch.

DEFECTIVE: Inadequate swimming pool safety barriers. Gates should swing away from the pool/spa area, be self closing and latching with the latches located out of reach of small children. We strongly recommend checking with the local building department for specific requirements in this area and corrections as needed.

SAFETY: Consumer's Product Safety Commission offers three free publications to help prevent child drowning: "Safety Barrier Guidelines for Pools," "How to Plan for the Unexpected" and "Guidelines for Entrapment Hazards: Making Pools and Spas Safer." Consumers can obtain copies of these publications by sending their names and addresses to "Pool Safety," CPSC, Washington, DC 20207. These publications can also be obtained by calling the CPSC Hotline at (800) 638-2772 or accessing CPSC's web site at www.cpsc.gov.

DEFECTIVE: Gates are in deteriorated condition and needs repair or replacement.



Wooden fences

DEFERRED: Fence is in overall poor condition and will require extensive repairs or replacement.





DRIVEWAY / WALKS / SLABS

Interlocking blocks

Brick

Driveway.
SERVICEABLE.

Rear patio.
DEFERRED: Bricks appear to be on grade (no apparent concrete base), undulated surface.

SAFETY: Missing/damaged spacer resulting in trip hazard. We recommend repairing trip hazards whenever they occur.

DEFERRED: Underground drainage system with area drains noted. We cannot confirm the condition or adequacy of the underground drainage system to provide proper site drainage due to concealment. We suggest asking the current owner to confirm that the site drainage system is currently in satisfactory working condition, and disclose any problems, past or present with site drainage, if any. We recommend annual maintenance and monitoring for peak performance during rainy periods.



EXCLUDED ITEMS

Present, not inspected

DEFERRED: The following items or system are beyond our expertise or the scope of this inspection, were not inspected, and are specifically excluded: Lawn or landscape sprinkler system(s). Sewer scopes, Water filters and softeners are not inspected other than for leaking, misting system.





FOUNDATION / FLOOR FRAMING / BASEMENT

Foundations and footings are part of the building's structural components. Many of these components are buried below grade, inaccessible, or otherwise hidden from view. We report signs of movement and the general condition of the readily viewable portions. We can make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. We report the presence or absence of foundation bolting, but do not identify size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems. The older a building is the more likely it could benefit from seismic reinforcement or "retrofitting" and we routinely recommend further evaluation to determine if seismic upgrades are practical on pre WWII structures. We recommend further evaluation by a licensed pest control operator when moisture, moisture stains, insects, rot, or insufficient clearance or contact between soil and wood are reported; hidden damage or wood destroying insects or fungus may be present.

SLAB FOUNDATION ON GRADE

Location

The entire dwelling is on a slab foundation.

Foundation perimeter

Most was not readily visible.

Anchor bolting

Foundation anchor bolts were observed at the main parking structure, not evaluated.



Observations

SERVICEABLE. The slab was not visible due to floor coverings; however, no signs of significant defects were observed.

ROOF COMPONENTS

Our evaluation of the roof is based on our observation of the surface materials, penetrations, and drainage. It is not a certification or warranty as to whether the roof is, or will remain, free of leaks; no water testing is performed. We do not predict life expectancy nor verify that materials are installed according to the various manufactures' specifications; if you want a roof certification you need to consult with a licensed roofing contractor. We suggest asking the current owner for documents if any roofing company warranty is in effect and transferable. We recommend further evaluation by a licensed pest control operator of all areas or items where moisture, moisture stains or evidence of insects are reported; hidden damage may be present. **Tenting a structure for fumigation may cause roof damage.** If the structure is tented, we recommend a follow-up inspection of the roof after tenting has been removed and before the close of this transaction. We further recommend deferring any needed roof repairs until after tenting has been removed.

ATTIC

Access location

Hallway.

Ventilation

Eave vents at east, south, west sides.

MAINTENANCE: Ventilation screens are damaged or missing at one or more locations. Attic space should be well ventilated to remove excessive moisture and heat, which can have an adverse affect on framing members, reduce the life expectancy of roofing materials, compress insulation reducing its efficiency and create an environment favorable for mold and mildew. We recommend repairing or replacing ventilation screens to prevent rodents, insects or birds from entering and to allow for proper air circulation.



Accessibility

SERVICEABLE.

Framing

SERVICEABLE.

Conventional framing. Solid sheathing over spaced sheathing.



Insulation

Type: Loose fill. Approximate thickness: 4-6 inches.



Observations

SAFETY: Droppings or other evidence of rodents viewed. Recommend further inspection and insulation may need to be replaced.

Left behind 2 Asbestos type ducts.

SAFETY: Possible asbestos vent pipe(s) observed. This type of material is known to contain asbestos and will need special handling if removed or repaired.





DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters

Not fully guttered, partial system only.

MAINTENANCE: We recommend installing rain gutters to control/divert roof runoff water away from the foundation.

DEFERRED: Gutters are repaired on north side.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.





Downspouts

Disconnected at N east corner.
DEFECTIVE: Downspout damaged at one or more locations.



FLASHINGS
Flashings

SERVICEABLE.

TILE

Location

House and garage.

Style

Hip.

Method of inspection

Camera pole.

Description

Cement.

Observations

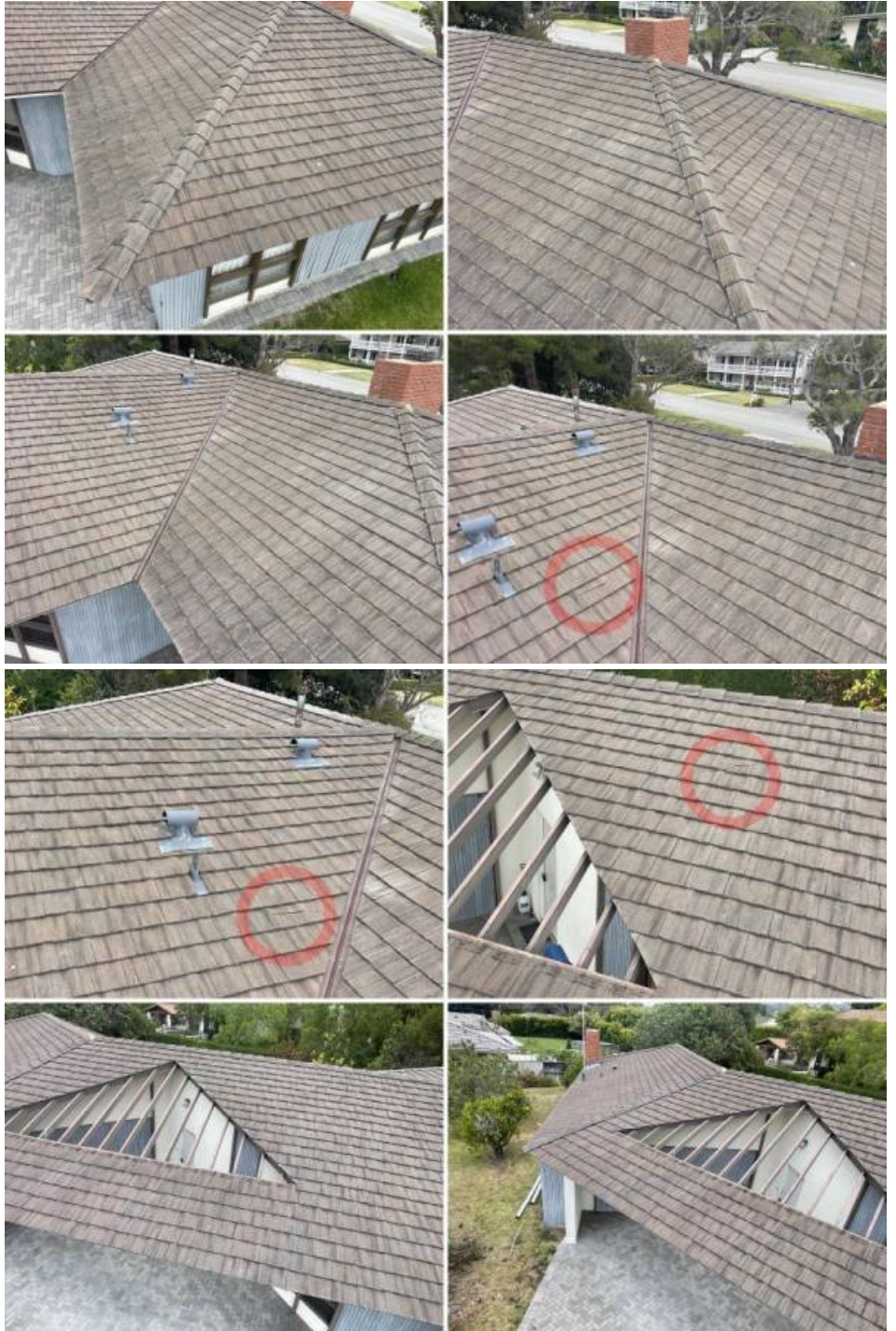
Roof approximately 10 yrs old.

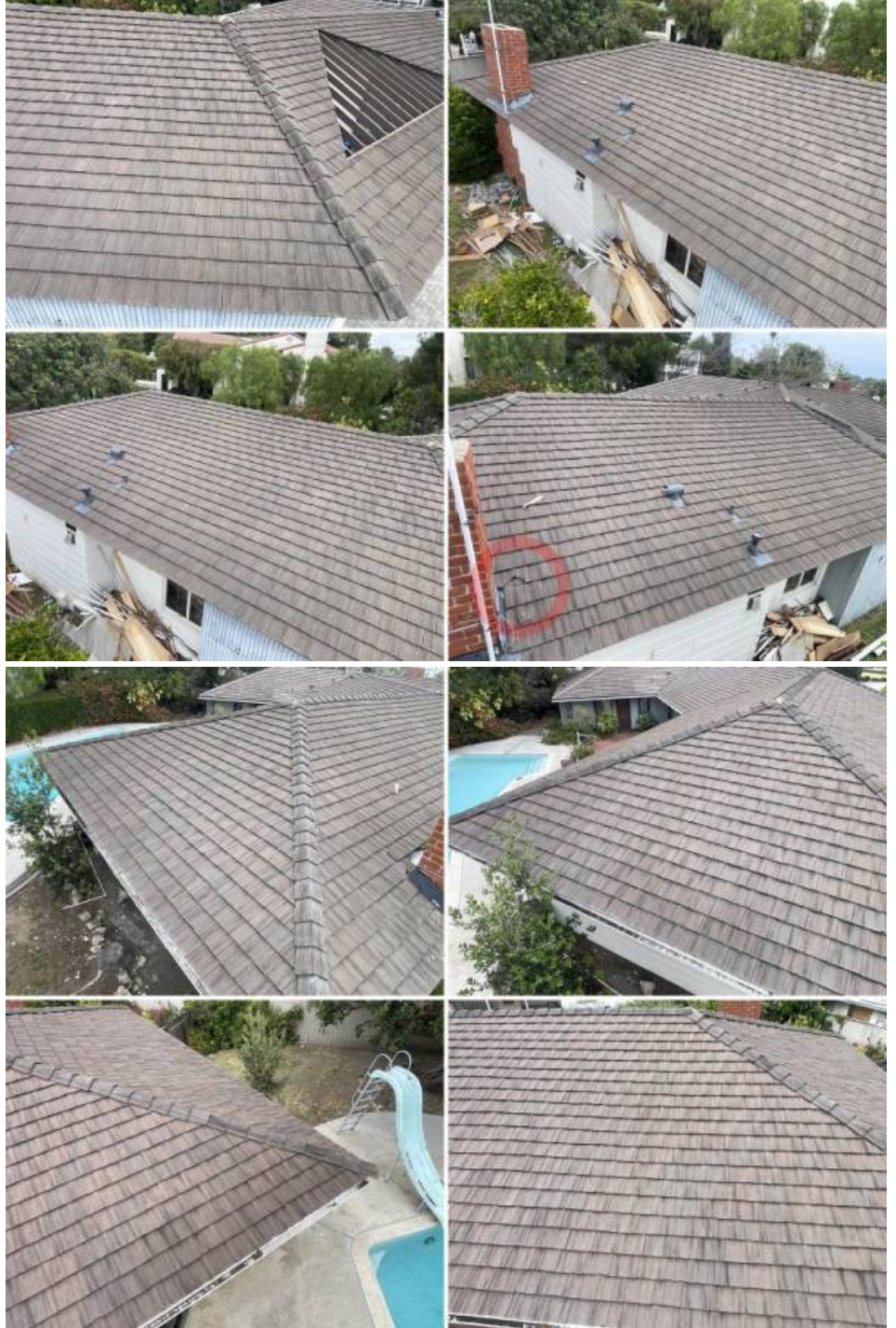
Cracked and chipped tiles viewed. North side.

DEFECTIVE: Some broken/cracked or loose tiles observed. Tiles protect the waterproof membrane from exposure to damaging UV rays and broken or loose tiles may fall causing injury to persons or property. We recommend further evaluation and repairs as needed by a licensed roofer at this time.











PARKING STRUCTURE

VEHICLE DOOR

Tilt-up

MAINTENANCE: Door is damaged, does not appear to affect operation.



AUTOMATIC OPENER

Observations

DEFECTIVE: Opener is plugged into an extension cord. Permanently plugged in devices should have an outlet within reach of the appliance's cord.



PEDESTRIAN DOORS

Fire door to interior

SERVICEABLE.

INTERIOR

Fire separation

SERVICEABLE.

Framing

SERVICEABLE.

Conventional framing. Solid sheathing over spaced sheathing.



Interior surfaces

SERVICEABLE.



Floor

SERVICEABLE.

Ventilation

SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

Outlet on south wall only. Not all GFCI. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

ELECTRICAL SYSTEM

Our inspection of the electrical system includes the readily accessible components, service conductors, equipment panels, overcurrent protection and ground system. We look for unsafe wiring conditions and operate a representative sampling of the readily accessible switches, receptacles and lights. We recommend further evaluation and correction of all electrical defects and installing safety upgrades prior to occupancy. We suggest asking the seller to replace burned-out light bulbs so you can verify that all lights are operational, and recommend checking all receptacles for proper wiring and grounding prior to the close of this transaction. Landscape lights, lights on timers or sensors, alarm systems, intercoms, telephone wiring, cable TV and other low voltage systems and components are not evaluated. **Due to the complexity of the electrical system and possibly severe consequences of improper handling or workmanship we advise using a qualified licensed electrician for repairs, upgrades or modifications of the electrical system.**

ELECTRICAL SERVICE

| | |
|---------------------------|---------------------------------------|
| <i>Location</i> | North side of the main structure. |
| <i>Type of service</i> | Underground service. 120/240 Volt. |
| <i>Service conductors</i> | SERVICEABLE. Copper. |
| <i>Service disconnect</i> | 200 Amp. main breaker. |

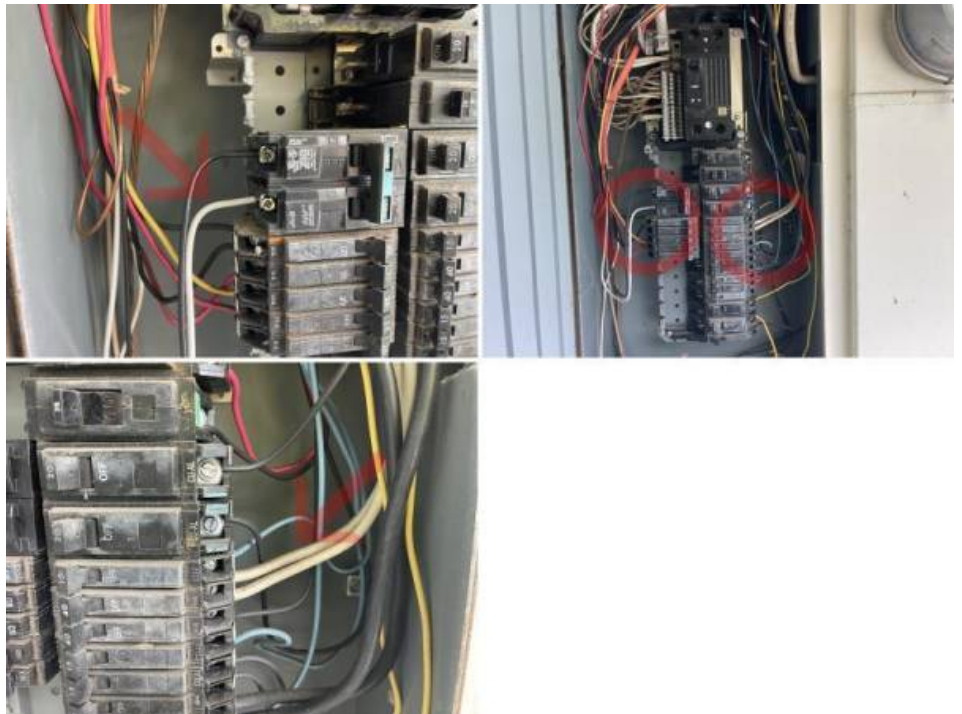


| | |
|-------------------------------------|--|
| <i>Branch circuit protection</i> | Circuit breakers. |
| <i>Panel observations, exterior</i> | SERVICEABLE. Small gap. DEFECTIVE: Unused openings in the panel are missing covers and exposing energized parts to accidental contact. |



Panel observations, interior

DEFECTIVE: Improper wiring. White or green wire used as current carrying conductor. This condition can compromise electricians' safety and wires should be properly identified.



GROUNDING SYSTEM

System ground

SERVICEABLE.

WIRING

Primary type

Copper wires with grounding conductor in nonmetallic sheathing.
Copper wires with grounding conductors in metal conduit.
DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician.



Interior wiring observations

SERVICEABLE.

Exterior wiring observations

SERVICEABLE.

Attic wiring observations

SERVICEABLE.

Garage wiring observations

SERVICEABLE.

LIGHTS AND OUTLETS

Lights and switches

Over all SERVICEABLE.
DEFERRED: Some lights or switches were not working or we did not determine what some switches control. We recommend asking the seller if all switches are operational and to replace defective light bulbs so you can verify their operation prior to the close of this transaction.
DEFERRED: Kitchen fluorescent light making a Buzzing noise, may need repairs.
Bedroom right.
SAFETY: Bare bulb light fixture in a closet, or light fixture is installed too close to storage space at one or more closets. We recommend further evaluation by a licensed electrician for improvement as needed for enhanced fire safety.



Electrical outlets

SAFETY: Some two-pronged receptacles viewed. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles where needed, especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

All 3 prong outlets.

SERVICEABLE.

Hall cabinet.

DEFECTIVE: Cover plate is missing or damaged at one or more locations. Risk of accidental contact with energized parts. We recommend installing or replacing damaged cover plates as needed at this time.



PLUMBING SYSTEM

Our inspection of the plumbing system includes piping and connections of gas, water supply lines, waste and vent piping. We operate all plumbing fixtures using normal user controls and observe their performance for functional flow and drainage. The main water shutoff valve and shutoff valves to the fixtures are not operated, as they are prone to leakage if they have not been turned regularly. The interior of the sewer line can be observed for breaks and root intrusion by means of a video scan service provided by others, if desired. Whether the building drain is connected to a private disposal system or the public sewer cannot be determined visually; we recommend reviewing public records for that information.

WATER SUPPLY

Main shutoff location

Street south end of property and S east corner.



Main shutoff location

Front of the main structure.

Main shutoff valve

Present, not operated.

Building supply line

Copper. Supply line material was based on the visible portion at the main shutoff valve. Water meters are not inspected.

Water lines

Copper.

Plastic, (Pex) in attic.

DEFERRED: Appears to have been completely re-piped in copper; however, old galvanized lines were left in place as is common practice and we are unable to state with certainty that none of these pipes are currently in use.



Hose faucets

SERVICEABLE: Sampling operated was serviceable.

SAFETY: We recommend installing anti-siphon devices at all hose connections to protect the potable water supply from possible cross contamination. The common anti-siphon device for this purpose will screw onto the existing hose faucet. These are required on new construction and when replacing water pipes in older structures. They are available at most hardware stores in the plumbing department and can be easily installed by most homeowners with minimal or no tools.

Note, hose frozen to spigot on west side by garage.

FUNCTIONAL FLOW AND PRESSURE

Water pressure

65 psi.
Regulator is present.
65-70 psi.



Functional flow

SERVICEABLE.

DRAIN, WASTE AND VENT SYSTEM

Type(s) material viewed

Cast iron and galvanized steel. Some lines and or fittings have been replaced with ABS (plastic).

Observations

Lines are mostly not visible.
Plumbing fixtures drained well at the time of our inspection with limited use. We recommend asking the current owner for any history of drain blockage or repair.

Inspector's comments

Clean out north side of front door.
Sewer camera scopes, we do not inspect or perform sewer inspections.



GAS FUEL SYSTEM

Gas shutoff at meter

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake. (A seismic shutoff valve is required to be installed on the gas system of residences in the City of Los Angeles prior to the transfer of title.)



Gas lines

SERVICEABLE.

WATER HEATER

Our inspection of the water heater includes ventilation, energy source connections, seismic bracing and safety valves. The seller is required by the California Health and Safety Code to strap, anchor or brace the water heater to resist toppling or horizontal displacement during seismic motion in a manner approved by the Department of the State Architect (DSA). Water in the heater is potable and can be used if the municipal water supply is interrupted. Our comments regarding seismic bracing are based on DSA recommendations.

WATER HEATER

Location

West side closet.

Inspector's notes

Camplux.



Capacity

Tankless.
68,000 btu.



Fuel

Natural gas.

Seismic bracing

SERVICEABLE.

Safety relief valve

West closet.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.



Vent system

Water connections

SERVICEABLE.

West closet.

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing corroded components when observed as preventative maintenance.



Combustion air

Burner compartment

Additional observations

SERVICEABLE.

Closed System, not inspected.

West closet.

DEFERRED: Unit is plugged into extension cord. Water heaters are to be plugged into an outlet.



WATER HEATER

Location

Inspector's notes

North side closet.

Noritz.



Year of manufacture

Capacity

Unable to access label.

Tankless.

Unable to access label.

Fuel North side.
Natural gas.
DEFERRED: No drip leg on gas line. Drip legs catch sediment. Sediment trap.

Seismic bracing SERVICEABLE.

Safety relief valve Present, not tested.

Vent system North side.
DEFECTIVE: Improper materials used. Improper vent materials can result in reduced life of the vent materials or the appliance or both, and in some circumstances can be hazardous.
End section to roof.
SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.
DEFECTIVE: Vent cap is missing at the roof. The purpose of a vent cap is to prevent wind and rain water from entering through the vent. We recommend installing a proper vent cap at this time.



Water connections SERVICEABLE.

Burner compartment Closed System, not inspected.

Enclosure DEFERRED: Moisture stains on the wall/platform. We suspect there are caused by an old/repared plumbing leak.
DEFERRED: Door is moisture/insect damaged. We recommend further evaluation by a licensed pest control operator.



HEATING & COOLING SYSTEMS

We inspect and operate the heating and central air conditioning systems using normal user controls, including a representative sampling of ducting, ducting insulation and outlets. Adequacy, efficiency, or the even distribution of air throughout a building is not a part of our inspection and is not evaluated. Thermostats are not checked for calibration or timed functions. Window mounted or through wall non-central units are not inspected or operated.

HEATING / AIR DISTRIBUTION

Location

Attic.



Type

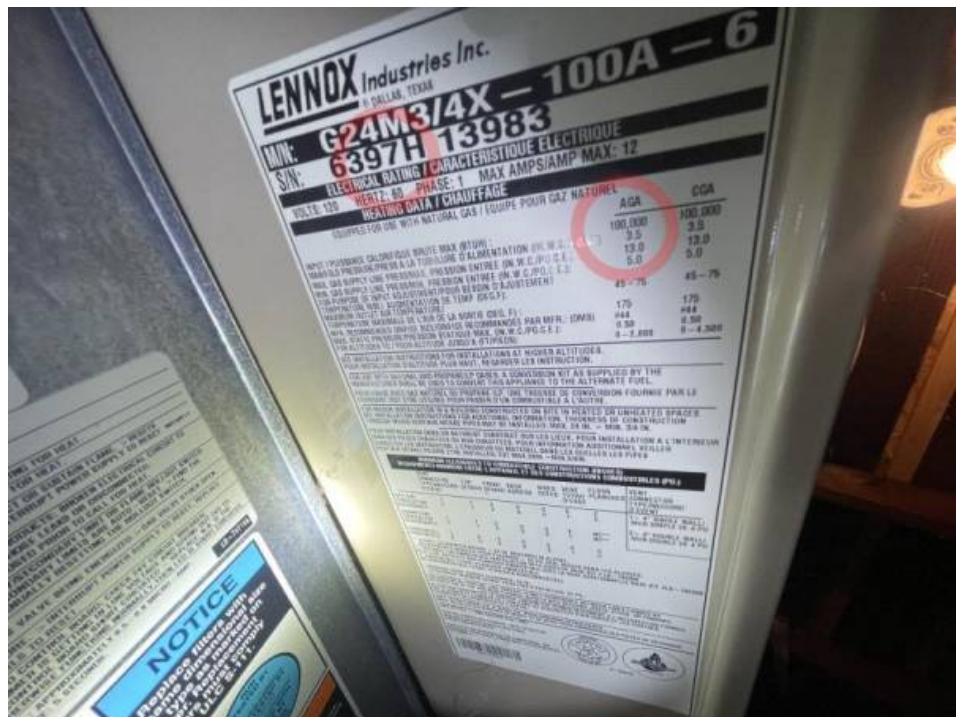
Lennox.
Forced air furnace.



Fuel

Rating

Electricity.
1997
BTU/H = 100,000.



Clearance

Burner

SERVICEABLE.

DEFERRED: Closed system, not observed.



Thermostat

SERVICEABLE. Heater responded to thermostat control.

Exhaust flue

SERVICEABLE.

Combustion air

SERVICEABLE.

Blower motor

SERVICEABLE.

Filter

Located inside the furnace.

MAINTENANCE: Filter is dirty. Filters should be checked every two to three months and cleaned or changed as needed. We recommend cleaning or replacing filters when any dust can be observed for increased efficiency and energy conservation.
Extras in attic.



Return Air

SERVICEABLE.

Plenum

SERVICEABLE.

Distribution ducts

Older.

Metal ducts wrapped with fiberglass.

MAINTENANCE: Insulation on the ducts is loose, damaged or missing. We recommend repairs as needed at this time for energy conservation reasons.

DEFERRED: The connectors were not replaced. The possible asbestos tape appears to have been sealed to harden the tape.

Recommend an upgraded more efficient duct system.



Inspector's notes

MAINTENANCE: Nearly all furnace manufacturers recommend annual inspection and servicing of their furnaces by a factory qualified technician. Such service requires some disassembly and may use specialized equipment resulting in a more thorough evaluation. If the furnace has not been serviced within the past 12 months we recommend doing so prior to the close of this transaction.

INTERIOR COMPONENTS

We look at the general condition of walls and floors and operate random sampling of doors and windows and report any material defects. We do not operate or evaluate window treatments. Cosmetic conditions including soil, stains, small cracks and normal wear and tear may not be reported. Furniture, area rugs and other personal items may hide wall, floor, or floor covering stains or damage. We recommend that you look at the floor and wall condition, especially inside closets and cabinets after personal items have been removed, and check all door and window locks for security and operation prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectional odors are present, particularly if pets were kept on the premises.

DOORS

Main entry door

MAINTENANCE: Door is weathered, recommend sealing the wood to prevent deterioration.



Exterior doors

Bedroom right,

DEFECTIVE: Evidence of moisture intrusion at one or more doors sampled.

Bedroom left,

MAINTENANCE: Door finish is weathered or not painted on all sides at one or more doors sampled. We recommend refinishing at this time as needed to preserve the wood. Most door manufacturers require that all six sides must be painted as a warranty requirement.

Both bedroom doors missing deadbolts.

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security standards.

Family room.

MAINTENANCE: Door needs minor repairs.



Sliding glass doors

Family room, rear bedroom.
SERVICEABLE.
Safety glass present.
MAINTENANCE: Screen door is damaged or missing at one or more doors sampled.



Interior doors

Bedroom left.

MAINTENANCE: Pocket door/s stick; hardware may need adjustment or repair or door may need to be trimmed or replaced.



WINDOWS

Interior observations

MAINTENANCE: Louver windows. These type of windows are difficult to secure and allow excessive amounts of air to infiltrate (drafty). We recommend upgrading to more secure and energy efficient windows for security and energy conservation.





WALLS AND CEILINGS

Plaster

MAINTENANCE: Some damaged viewed needs repairing.

DEFERRED: Entry, Front living room, Bedroom left, 1st bathroom walls and bedroom ceiling covered in wallpaper. walls were not viewed for cracks and damage.



Interior walls/ceiling

Bedroom left, Tape crack.

MONITOR: Some cracks in the walls and ceilings viewed at various locations likely

indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we recommend further evaluation by a structural engineer. SAFETY: Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: www.cpsc.gov. We also have that document available as a .pdf file, which we will e-mailed to you upon request.



FLOORING
Tile Floor

Hallway to garage,
DEFERRED: No trim and tiles are chipped at edge.
MAINTENANCE: Rear 3/4 bath, grout missing or worn.





Wood or wood-like flooring

Front living room, damage from sprinklers leaking through louver windows into living room.

DEFERRED: Buckled wood or open joints indicate excessive moisture.

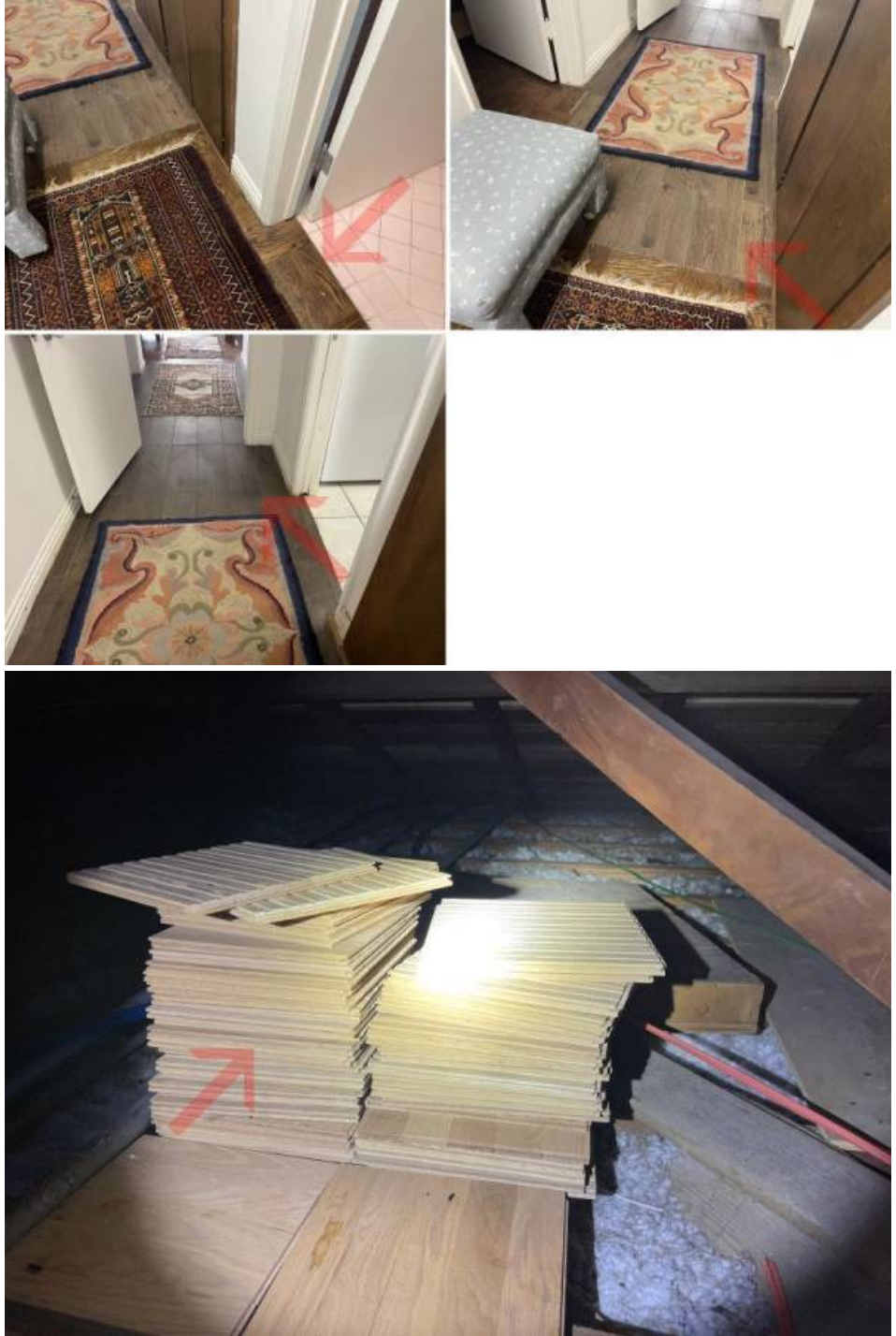
Bedroom left at closet.

DEFERRED: Damaged wood, unable to see cause.

Hallway to bedrooms at bathroom. 3 different types of wood. The plumbing line was repaired and floor wood was not matched when repaired.

Extra wood floor material in the attic.





SMOKE ALARMS

Present

Missing

Safety recommendations

Rear bedroom, hall to bedrooms, 2 hall bedrooms.

Hall to rear bedroom, missing smoke detector and carbon monoxide detectors.

Hallway to bedrooms missing carbon monoxide detector.

1st room/bedroom right missing smoke detector.

DEFERRED: We only note the presence of smoke alarms; we do not test them. We recommend installing approved smoke alarms as per the manufacturer's specifications

and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

SAFETY: The test button on smoke alarms only verifies that there is an active power source and that the sounding component works. It does not verify that the alarm will detect smoke particles in the air. The best method for testing smoke alarms is to perform a smoke test using real smoke or an aerosol spray specifically designed for this purpose. We recommend smoke testing all smoke alarms prior to occupancy and annually thereafter. (Note: When smoke tested alarms may sound for several minutes before resetting).

SAFETY: We suggest making sure that your family is prepared to quickly evacuate in the event of an emergency by making an escape plan and rehearsing it occasionally. Make sure that escape is possible from bedroom windows without the use of a key or tool, to an unimpeded path to a public way. Arrange to meet in a safe place away from the house after exiting.

KITCHEN

KITCHEN 1

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Garbage disposal

SERVICEABLE.

Counter tops

Formica or plastic laminate. Moderate to heavy wear, nicks, scratches or cracks etc.



Cabinets

MAINTENANCE: Moderate to heavy wear.



Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

Range vent

Older.
MAINTENANCE: Light is inoperative.
MAINTENANCE: Exhaust fan is dirty.



Built-in cooking appliance

Built-in ovens

Gas cooktop. Older.
SERVICEABLE.

Dishwasher

Electric.
DEFERRED: Oven is older and makes an unusual noise. Recommend further inspection and repairs as needed.

SERVICEABLE. Dishwasher was filled and drained. Operation of the timer is not tested.

LAUNDRY

We look at the permanently installed cabinets and countertop surfaces and operate the accessible plumbing fixtures. We do not operate or inspect clothes washing or drying machines.

LAUNDRY

Location

Hallway to bedroom.

Utilities Present

120 volt receptacle. Natural gas. 240 volt clothes dryer receptacle. Two water valves observed (hot and cold we assume; however, valves were not operated). Stand pipe drain. Dryer vent.

Observations

DEFERRED: Gas service is capped and not tested.
DEFERRED: Laundry machines and appliances are not inspected or operated.

Ventilation

Older fan.
SERVICEABLE. Fan.



BATHROOMS

We inspect and operate the accessible plumbing fixtures at the sinks, bathtubs, showers and toilets and report any material defects viewed. Hairline cracks in tiles that are cosmetic may not be reported. We do not inspect saunas, steam-shower equipment, water filtering systems, or small ancillary appliances. We look for ventilation and at the general state of repair of the permanently installed cabinets and countertop surfaces.

BATHROOM

Description

Primary bathroom,
3/4 Bath.

Location

Bedroom.

Ventilation

SERVICEABLE. Fan.

Heater

Heat light.

Ground Fault Circuit Interrupters (GFCI)

Responded to test button operation.

Sink

Primary bath.

MAINTENANCE: Pop-up stopper is missing parts.

MAINTENANCE: Deteriorated caulking at the counter connection. We recommend re-caulking as needed to prevent water intrusion and subsequent damage.



Faucet

SERVICEABLE.

Plumbing below sink

Primary bath.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Counter tops

Cabinets

Tile.

Primary bath.

Interior is worn.

MAINTENANCE: Moderate to heavy wear.



Toilet

Primary bath.

Seat missing.

DEFECTIVE: Seat is damaged or missing.

1.6.



Stall shower

SERVICEABLE.



Shower enclosure

Primary bath.
DEFERRED: Enclosure has been removed.



BATHROOM

Description

Main bathroom.
Full bath.

Location

Ventilation

Hallway to bedrooms.
Main bath.
MAINTENANCE: Exhaust fan makes unusual noises.

Heater

Central heating outlet.

Ground Fault Circuit Interrupters (GFCI)

Main bath.
SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.



Sink

SERVICEABLE.

Faucet

Main bath.
MAINTENANCE: Fixture is loosely mounted or leaking at the sink connection.



Plumbing below sink

Cabinets

SERVICEABLE.

Main bath.

MAINTENANCE: Moderate to heavy wear.



Toilet

Main bath.

MAINTENANCE: We recommended caulking at the base of the bowl to prevent sewer gases from escaping into the bathroom if the primary wax seal fails.

Loose seat.

DEFECTIVE: Seat is damaged or loose.



Bathub

Main bath.

MAINTENANCE: Tub spout is corroded.

MAINTENANCE: Shower diverter valve does not fully divert water to the shower head. We recommend repairs as needed for water and energy conservation.

MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.

MAINTENANCE: Mechanical drain stopper is missing, damaged or otherwise not operational.



Additional comments

Main bath.
 DEFERRED: Wallpaper in the bathroom can hold moisture. Recommend further inspection and repairs as needed.



BATHROOM

Description

3/4 Bath.

Location

Rear hallway.

Ventilation

SERVICEABLE. Window.

Heater

Central heating outlet.

Ground Fault Circuit Interrupters (GFCI)

Rear bath.
 SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

Rear bath.
 MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.
 MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Counter tops

SERVICEABLE.

Cabinets

Rear bath.
Finish is worn.
MAINTENANCE: Moderate to heavy wear.

Toilet

SERVICEABLE.
1.6.

Stall shower

Rear bath.
MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.

FIREPLACE

Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been inspected by a qualified fireplace professional within the past year we recommend this be done prior to use.

FIREPLACE

Location Front living room.

Type Masonry fireplace.

Firebox observations SERVICEABLE. No defects were viewed; appears to be operational from our limited general inspection.
Gas present not tested.

Masonry chimney SERVICEABLE.



FIREPLACE

Location Primary bedroom.

Type Masonry fireplace.

Firebox observations SERVICEABLE. No defects were viewed; appears to be operational from our limited general inspection.
No gas present.

Masonry chimney DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.
MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the

masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.

DEFECTIVE: No spark arrestor or improper spark arrestor. All fireplaces are required to have an approved spark arrestor installed to contain burning embers. We recommend correction by a qualified fireplace professional as needed prior to using this fireplace for safety reasons.

MAINTENANCE: No rain cap. Rain caps are not required on masonry chimneys; however, they protect the chimney and firebox from deterioration and we recommend installing them on all chimneys.



POOL / SPA

Our inspection of the pool and spa equipment is limited to those areas which are above the ground or water level. Equipment is operated using normal user controls. We inspect, but we do not evaluate the efficiency or inefficiency of pumps, heaters, filters and other equipment. We do not evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components. We do not measure the pool or spa for levelness or determine whether or not the pool or spa leaks. Water clarity and pool and spa body observations are from a cursory and casual view and are reported as a courtesy; water quality, pool and spa bodies and buried lines are not inspected.

POOL/SPA OVERVIEW

Safety barriers

MAINTENANCE: Barrier and gate in need of repairs. Worn from the elements.



Water appearance

SERVICEABLE. Clear.

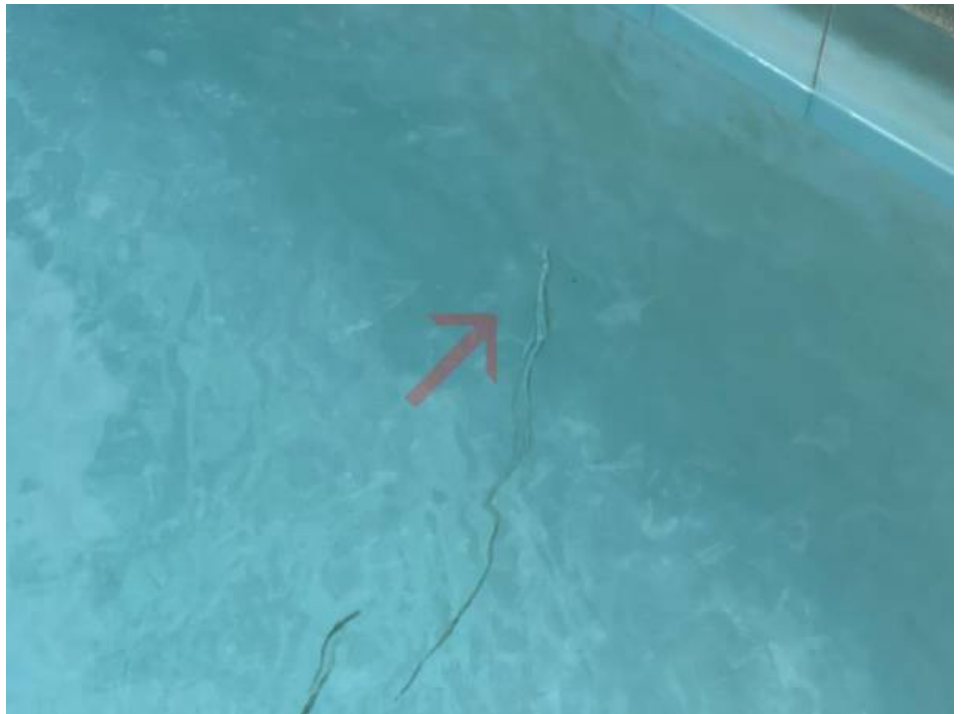


Pool/spa type

In-ground swimming pool.

Body materials

Plaster/Gunite,
DEFERRED: Cracks or blemishes viewed. We recommend further evaluation by a licensed swimming pool contractor at this time.



Concrete

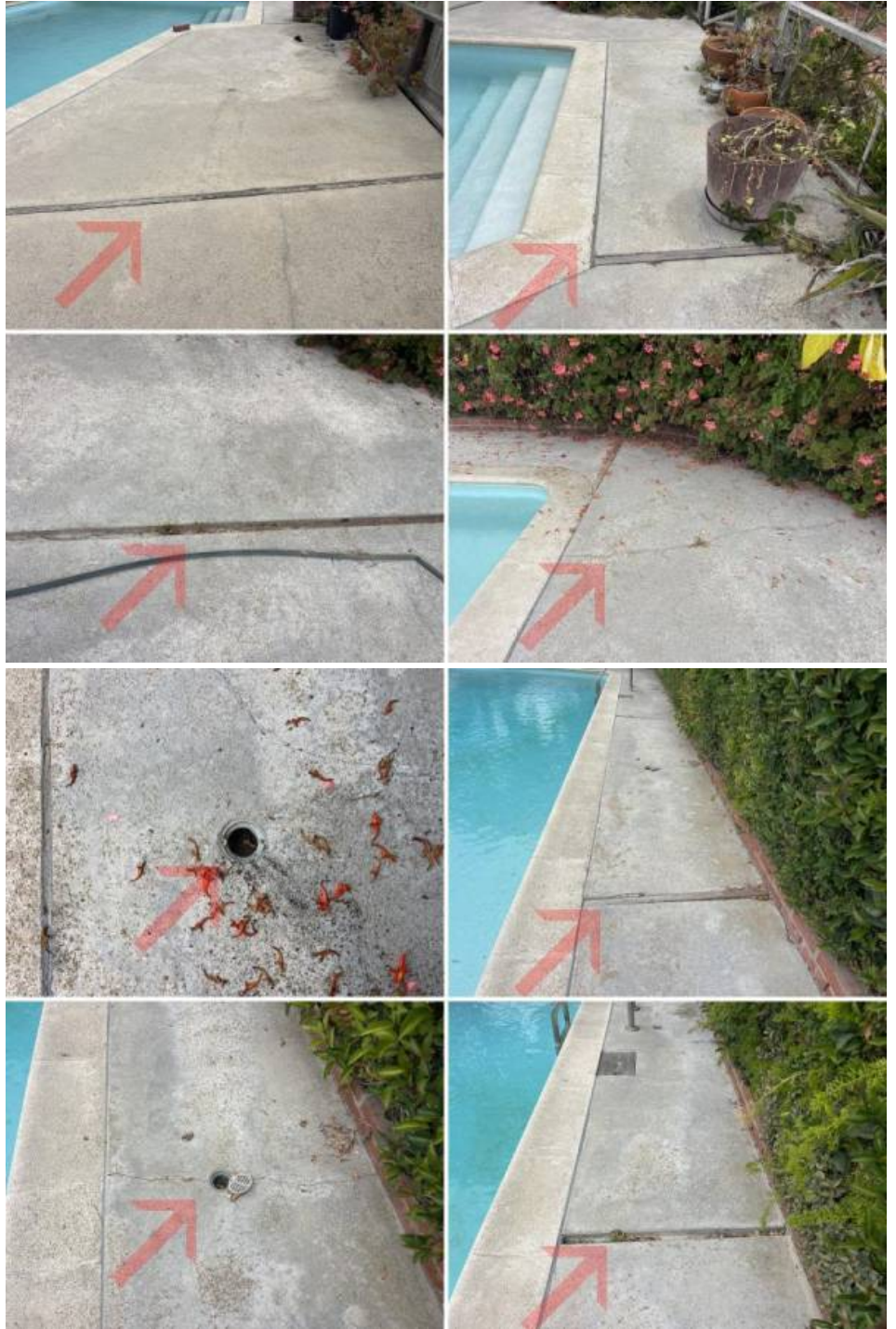
MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.

SAFETY: Missing/damaged spacer resulting in trip hazard. We recommend repairing trip hazards whenever they occur.

Drains missing or damaged covers.

DEFERRED: Underground drainage system with area drains noted. We cannot confirm the condition or adequacy of the underground drainage system to provide proper site drainage due to concealment. We suggest asking the current owner to confirm that the site drainage system is currently in satisfactory working condition, and disclose any problems, past or present with site drainage, if any. We recommend annual maintenance and monitoring for peak performance during rainy periods.







ELECTRICAL COMPONENTS

Underwater lighting

DEFERRED: We did not find the light switch and pool/spa light operation was not verified.

Equipment bonding

SERVICEABLE.

CIRCULATION SYSTEM / PUMP / FILTER

Drain

SERVICEABLE.

Skimmer

SERVICEABLE.

Pool refill valve

No pool/spa fill plumbing device installed. Fills/refills with a garden hose. Unable to test for leaks.



Type filter / Observations

Cartridge,
SERVICEABLE.



Circulation pump

SERVICEABLE.



Timer

DEFECTIVE: Unit did not shut off at the timer switch, recommend further inspection and repairs as needed.



HEATER

Fuel type

Natural gas.

Observations

Plastic cover of unit is cracked.

Gas was off to unit and not operated.



ENERGY CONSERVATION

These generally applicable notes are given as a courtesy and are items or conditions we have identified at this property where energy conservation improvements may be feasible.

RESOURCES FOR LOWERING YOUR ENERGY COSTS

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database:
www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

California Energy Commission, 1-800-772-3300 or www.consumerenergycenter.org for information on utility bill assistance programs

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or www.cpuc.ca.gov for information on baseline and other optional rates and bill assistance programs

Local Utility Companies, So. Calif. Edison 1-800-655-4555, So. Calif. Gas Company 1-800-427-2200, City of Los Angeles, Department of Water and Power 1-800-342-5397

HELP FOR LOW INCOME RESIDENTS

California Department of Community Services and Development, 1-800-433-4327 or www.csd.ca.gov/liheap.htm for Low Income Home Energy Assistance Program

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

SENIORS AND SPECIAL NEEDS

Medical Baseline Emergencies: People of all ages and income levels on life-support or with certain medical conditions where a loss of electricity could be a threat to their lives should contact their electric company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating power outages. A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electric bills is available at www.dca.ca.gov/energy_emergency_tips.pdf.

Report Summary

Client:
Jim Reeves

Buyers Agent:

Seller's Agent:
Debbie Allen Estate Properties Malaga Cove
work 310-872-4164.

Inspection Address:
401 Yarmouth Rd. Palos Verdes Estates 90274.

Inspection Date: 05/12/2026.

Inspector: Shawn Foster

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as areas of concern. This summary is not comprehensive, and should not be used as a substitute for reading the entire report. The report is based on a visual inspection of the above referenced property at the time of the inspection only. hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the Inspection Agreement.

We would like to bring the following items to your attention.

POSSIBLE SAFETY HAZARDS

Items that are possible SAFETY HAZARDS and should be addressed immediately by qualified licensed trades people:

GROUND

GATES AND FENCES

Gates

Both gates to pool area.

Gates open in and do not self close and latch.

DEFECTIVE: Inadequate swimming pool safety barriers. Gates should swing away from the pool/spa area, be self closing and latching with the latches located out of reach of small children. We strongly recommend checking with the local building department for specific requirements in this area and corrections as needed.

SAFETY: Consumer's Product Safety Commission offers three free publications to help prevent child drowning: "Safety Barrier Guidelines for Pools," "How to Plan for the Unexpected" and "Guidelines for Entrapment Hazards:

Making Pools and Spas Safer." Consumers can obtain copies of these publications by sending their names and addresses to "Pool Safety," CPSC, Washington, DC 20207. These publications can also be obtained by calling the CPSC Hotline at (800) 638-2772 or accessing CPSC's web site at www.cpsc.gov.

DEFECTIVE: Gates are in deteriorated condition and needs repair or replacement.

INTERIOR COMPONENTS

SMOKE ALARMS

Missing

Hall to rear bedroom, missing smoke detector and carbon monoxide detectors.

Hallway to bedrooms missing carbon monoxide detector.

1st room/bedroom right missing smoke detector.

MAJOR CONCERNS

Items that are a MAJOR CONCERN and require further evaluation and repair by qualified licensed trades people:

EXTERIOR COMPONENTS

TRIM AND EAVES

Eaves

Garage overhang is sagging.

DEFERRED: The support beam is split and sagging. Some repairs were made. Overhang is still sagging.

Recommend further inspection and repairs as needed.

GROUNDS

GATES AND FENCES

Wooden fences

DEFERRED: Fence is in overall poor condition and will require extensive repairs or replacement.

ROOF COMPONENTS

DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters

Not fully guttered, partial system only.

MAINTENANCE: We recommend installing rain gutters to control/divert roof runoff water away from the foundation.

DEFERRED: Gutters are repaired on north side.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.

TILE

Observations

Roof approximately 10 yrs old.

Cracked and chipped tiles viewed. North side.

DEFECTIVE: Some broken/cracked or loose tiles observed. Tiles protect the waterproof membrane from exposure to damaging UV rays and broken or loose tiles may fall causing injury to persons or property. We recommend further evaluation and repairs as needed by a licensed roofer at this time.

PARKING STRUCTURE

VEHICLE DOOR

Tilt-up

MAINTENANCE: Door is damaged, does not appear to affect operation.

AUTOMATIC OPENER

Observations

DEFECTIVE: Opener is plugged into an extension cord. Permanently plugged in devices should have an outlet within reach of the appliance's cord.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE

Panel observations, interior

DEFECTIVE: Improper wiring. White or green wire used as current carrying conductor. This condition can compromise electricians' safety and wires should be properly identified.

WATER HEATER

WATER HEATER

Vent system

SERVICEABLE.

Water connections

West closet.

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing corroded components when observed as preventative maintenance.

Additional observations

West closet.

DEFERRED: Unit is plugged into extension cord. Water heaters are to be plugged into an outlet.

INTERIOR COMPONENTS

FLOORING

Wood or wood-like flooring

Front living room, damage from sprinklers leaking through louver windows into living room.

DEFERRED: Buckled wood or open joints indicate excessive moisture.

Bedroom left at closet.

DEFERRED: Damaged wood, unable to see cause.

Hallway to bedrooms at bathroom. 3 different types of wood. The plumbing line was repaired and floor wood was not matched when repaired.

Extra wood floor material in the attic.

KITCHEN

KITCHEN 1

Plumbing below sink

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

BATHROOMS

BATHROOM

Plumbing below sink

Primary bath.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Main bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Rear bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Plumbing below sink

Rear bath.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.

FIREPLACE

FIREPLACE

Masonry chimney

DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.

MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.

DEFECTIVE: No spark arrestor or improper spark arrestor. All fireplaces are required to have an approved spark arrestor installed to contain burning embers. We recommend correction by a qualified fireplace professional as needed prior to using this fireplace for safety reasons.

MAINTENANCE: No rain cap. Rain caps are not required on masonry chimneys; however, they protect the chimney and firebox from deterioration and we recommend installing them on all chimneys.

POOL / SPA

POOL/SPA OVERVIEW

Safety barriers

MAINTENANCE: Barrier and gate in need of repairs. Worn from the elements.

CIRCULATION SYSTEM / PUMP / FILTER

Timer

DEFECTIVE: Unit did not shut off at the timer switch, recommend further inspection and repairs as needed.

MINOR CONCERNS

Items that are a MINOR CONCERN and warrant attention, repair and/or monitoring by qualified licensed trades or maintenance professionals:

EXTERIOR COMPONENTS

EXTERIOR WALLS

Stucco

MAINTENANCE: Some cracked or damaged stucco viewed. We recommend further evaluation and repairs as needed at this time to protect against moisture intrusion and to enhance the structure's appearance.

Siding

MAINTENANCE: Some loose or broken boards.

MAINTENANCE: Some loose or peeling paint viewed. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

TRIM AND EAVES

Trim

Window trim and sills.

DEFERRED: Rot/insect damage viewed one or more locations.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

Eaves

Small crack at rear patio.

Fascias

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

WINDOWS

Observations

Many lower louver window screens.

MAINTENANCE: Screen was damaged at one or more windows sampled.

GROUNDS

DRIVEWAY / WALKS / SLABS

Brick

Rear patio.

DEFERRED: Bricks appear to be on grade (no apparent concrete base), undulated surface.

SAFETY: Missing/damaged spacer resulting in trip hazard. We recommend repairing trip hazards whenever they occur.

DEFERRED: Underground drainage system with area drains noted. We cannot confirm the condition or adequacy of the underground drainage system to provide proper site drainage due to concealment. We suggest asking the current owner to confirm that the site drainage system is currently in satisfactory working condition, and disclose any problems, past or present with site drainage, if any. We recommend annual maintenance and monitoring for peak performance during rainy periods.

EXCLUDED ITEMS

Present, not inspected

DEFERRED: The following items or system are beyond our expertise or the scope of this inspection, were not inspected, and are specifically excluded: Lawn or landscape sprinkler system(s). Sewer scopes, Water filters and softeners are not inspected other than for leaking, misting system.

ROOF COMPONENTS

ATTIC

Ventilation

Eave vents at east, south, west sides.

MAINTENANCE: Ventilation screens are damaged or missing at one or more locations. Attic space should be well ventilated to remove excessive moisture and heat, which can have an adverse affect on framing members, reduce the life expectancy of roofing materials, compress insulation reducing its efficiency and create an environment favorable for mold and mildew. We recommend repairing or replacing ventilation screens to prevent rodents, insects or birds from entering and to allow for proper air circulation.

Observations

SAFETY: Droppings or other evidence of rodents viewed. Recommend further inspection and insulation may need to be replaced.

Left behind 2 Asbestos type ducts.

SAFETY: Possible asbestos vent pipe(s) observed. This type of material is known to contain asbestos and will need special handling if removed or repaired.

DRAINS / GUTTERS / DOWNSPOUTS

Downspouts

Disconnected at N east corner.

DEFECTIVE: Downspout damaged at one or more locations.

PARKING STRUCTURE

INTERIOR

Ground Fault Circuit Interrupters (GFCI)

Outlet on south wall only. Not all GFCI. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE

Panel observations, exterior

SERVICEABLE.

Small gap.

DEFECTIVE: Unused openings in the panel are missing covers and exposing energized parts to accidental contact.

WIRING

Primary type

Copper wires with grounding conductor in nonmetallic sheathing.

Copper wires with grounding conductors in metal conduit.

DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician.

LIGHTS AND OUTLETS

Lights and switches

Over all SERVICEABLE.

DEFERRED: Some lights or switches were not working or we did not determine what some switches control. We recommend asking the seller if all switches are operational and to replace defective light bulbs so you can verify

their operation prior to the close of this transaction.

DEFERRED: Kitchen fluorescent light making a Buzzing noise, may need repairs.

Bedroom right.

SAFETY: Bare bulb light fixture in a closet, or light fixture is installed too close to storage space at one or more closets. We recommend further evaluation by a licensed electrician for improvement as needed for enhanced fire safety.

PLUMBING SYSTEM

GAS FUEL SYSTEM

Gas shutoff at meter

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake. (A seismic shutoff valve is required to be installed on the gas system of residences in the City of Los Angeles prior to the transfer of title.)

WATER HEATER

WATER HEATER

Safety relief valve

West closet.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.

WATER HEATER

Fuel

North side.

Natural gas.

DEFERRED: No drip leg on gas line. Drip legs catch sediment. Sediment trap.

Vent system

North side.

DEFECTIVE: Improper materials used. Improper vent materials can result in reduced life of the vent materials or the appliance or both, and in some circumstances can be hazardous.

End section to roof.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

DEFECTIVE: Vent cap is missing at the roof. The purpose of a vent cap is to prevent wind and rain water from entering through the vent. We recommend installing a proper vent cap at this time.

Enclosure

DEFERRED: Moisture stains on the wall/platform. We suspect there are caused by an old/repaired plumbing leak.

DEFERRED: Door is moisture/insect damaged. We recommend further evaluation by a licensed pest control operator.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION

Filter

Located inside the furnace.

MAINTENANCE: Filter is dirty. Filters should be checked every two to three months and cleaned or changed as needed. We recommend cleaning or replacing filters when any dust can be observed for increased efficiency and energy conservation.
Extras in attic.

Distribution ducts

Older.

Metal ducts wrapped with fiberglass.

MAINTENANCE: Insulation on the ducts is loose, damaged or missing. We recommend repairs as needed at this time for energy conservation reasons.

DEFERRED: The connectors were not replaced. The possible asbestos tape appears to have been sealed to harden the tape.

Recommend an upgraded more efficient duct system.

Inspector's notes

MAINTENANCE: Nearly all furnace manufacturers recommend annual inspection and servicing of their furnaces by a factory qualified technician. Such service requires some disassembly and may use specialized equipment resulting in a more thorough evaluation. If the furnace has not been serviced within the past 12 months we recommend doing so prior to the close of this transaction.

INTERIOR COMPONENTS

DOORS

Main entry door

MAINTENANCE: Door is weathered, recommend sealing the wood to prevent deterioration.

Exterior doors

Bedroom right,

DEFECTIVE: Evidence of moisture intrusion at one or more doors sampled.

Bedroom left,

MAINTENANCE: Door finish is weathered or not painted on all sides at one or more doors sampled. We recommend refinishing at this time as needed to preserve the wood. Most door manufacturers require that all six sides must be painted as a warranty requirement.

Both bedroom doors missing deadbolts.

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security standards.

Family room.

MAINTENANCE: Door needs minor repairs.

Sliding glass doors

Family room, rear bedroom.

SERVICEABLE.

Safety glass present.

MAINTENANCE: Screen door is damaged or missing at one or more doors sampled.

Interior doors

Bedroom left.

MAINTENANCE: Pocket door/s stick; hardware may need adjustment or repair or door may need to be trimmed or replaced.

WALLS AND CEILINGS

Interior walls/ceiling

Bedroom left, Tape crack.

MONITOR: Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we

recommend further evaluation by a structural engineer.

SAFETY: Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: www.cpsc.gov. We also have that document available as a .pdf file, which we will e-mailed to you upon request.

FLOORING

Tile Floor

Hallway to garage,

DEFERRED: No trim and tiles are chipped at edge.

MAINTENANCE: Rear 3/4 bath, grout missing or worn.

KITCHEN

KITCHEN 1

Counter tops

Formica or plastic laminate. Moderate to heavy wear, nicks, scratches or cracks etc.

Cabinets

MAINTENANCE: Moderate to heavy wear.

Range vent

Older.

MAINTENANCE: Light is inoperative.

MAINTENANCE: Exhaust fan is dirty.

Built-in ovens

Electric.

DEFERRED: Oven is older and makes an unusual noise. Recommend further inspection and repairs as needed.

BATHROOMS

BATHROOM

Sink

Primary bath.

MAINTENANCE: Pop-up stopper is missing parts.

MAINTENANCE: Deteriorated caulking at the counter connection. We recommend re-caulking as needed to prevent water intrusion and subsequent damage.

Cabinets

Primary bath.

Interior is worn.

MAINTENANCE: Moderate to heavy wear.

Toilet

Primary bath.

Seat missing.

DEFECTIVE: Seat is damaged or missing.

1.6.

Shower enclosure

Primary bath.
DEFERRED: Enclosure has been removed.

BATHROOM

Ventilation

Main bath.
MAINTENANCE: Exhaust fan makes unusual noises.

Faucet

Main bath.
MAINTENANCE: Fixture is loosely mounted or leaking at the sink connection.

Cabinets

Main bath.
MAINTENANCE: Moderate to heavy wear.

Toilet

Main bath.
MAINTENANCE: We recommended caulking at the base of the bowl to prevent sewer gases from escaping into the bathroom if the primary wax seal fails.
Loose seat.
DEFECTIVE: Seat is damaged or loose.

Bathtub

Main bath.
MAINTENANCE: Tub spout is corroded.
MAINTENANCE: Shower diverter valve does not fully divert water to the shower head. We recommend repairs as needed for water and energy conservation.
MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.
MAINTENANCE: Mechanical drain stopper is missing, damaged or otherwise not operational.

Additional comments

Main bath.
DEFERRED: Wallpaper in the bathroom can hold moisture. Recommend further inspection and repairs as needed.

BATHROOM

Stall shower

Rear bath.
MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.

POOL / SPA

POOL/SPA OVERVIEW

Body materials

Plaster/Gunite,
DEFERRED: Cracks or blemishes viewed. We recommend further evaluation by a licensed swimming pool contractor at this time.

Concrete

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed

masonry contractor.

SAFETY: Missing/damaged spacer resulting in trip hazard. We recommend repairing trip hazards whenever they occur.

Drains missing or damaged covers.

DEFERRED: Underground drainage system with area drains noted. We cannot confirm the condition or adequacy of the underground drainage system to provide proper site drainage due to concealment. We suggest asking the current owner to confirm that the site drainage system is currently in satisfactory working condition, and disclose any problems, past or present with site drainage, if any. We recommend annual maintenance and monitoring for peak performance during rainy periods.

ELECTRICAL COMPONENTS

Underwater lighting

DEFERRED: We did not find the light switch and pool/spa light operation was not verified.

HEATER

Observations

Plastic cover of unit is cracked.

Gas was off to unit and not operated.

This report is only a summary of findings from the inspection completed today. Please read the full Inspection Report when it is provided later.