

Physical Inspection Report

LOCATED AT:
2407 Carnegie Lane #2
Redondo Beach, CA

PREPARED EXCLUSIVELY FOR:
Stacy Low

INSPECTED ON:
Tuesday, January 3, 2017 at 2:00 PM



Inspector, Bill Lugar
Lugar Inspection Services
(310) 798-2411



Tuesday, January 3, 2017
Stacy Low
2407 Carnegie Lane #2
Redondo Beach, CA

Dear Stacy Low,

We thank you for choosing Lugar Inspections. We have enclosed the report for the physical inspection we conducted for you on Tuesday, January 3, 2017 at:

2407 Carnegie Lane #2
Redondo Beach, CA

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

FE = Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

CR = Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

RU = Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

When the above listed items/abbreviations are stated in the report, we recommend the listed items be evaluated and/or corrected prior to the end of the contingency period.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Bill Lugar
Lugar Inspection Services

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INTRODUCTION

The goal of this inspection and report is to identify some of the visible risks/issues to put you in a better position to make an informed decision and is not intended to eliminate all risks associated with a home/property purchase. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, or to make any representations as to the adversity of the purchase. This inspection is not a guarantee or warranty of any kind.

The inspection is performed and compliant with the Standards of Practices of the California Real Estate Inspection Association (CREIA). A copy is available at www.creia.org/creia-standards-of-practices.html

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 an 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.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE END OF THE CONTINGENCY PERIOD**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard CREIA contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

WEATHER/SOIL

Partly cloudy
60-70 degrees
and the ground was dry

AGE/SIZE

Reported age: 1984, 3 story, 1,660 reported sq. ft., Townhouse unit

FOUNDATION

Concrete slab on grade


UTILITIES

Municipal:
All utilities on

ATTENDING

Buyers Agent Brent Talbot
Client(s)

OCCUPIED

 The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Bill Lugar, CREIA

IMPORTANT INFORMATION

Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building.

We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons.

The inspector has made a choice to include some photos of conditions identified in your inspection report. There are times when only a picture can fully explain the condition or location being identified. Sometimes, the client is unable to attend the inspection and the photo may to make a better identification. Photo inclusion is at the discretion of the inspector and in no way meant to emphasize or highlight only conditions that were seen. We always recommend full review of the entire inspection report. Some locations, like

crawlspace, attic space or tight space are difficult to take the camera to, so generally, these areas do not have pictures unless the inspector feels comfortable in going there with the camera/phone to take photos.

This report is solely produced for the client listed. Reproduction of this report is unauthorized and not to be used for insurance purposes or any other other matters.

The residential dwelling unit appears to be part of a complex that is managed and maintained by a Home Owners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the "common elements" such as, but not limited to, roofs; plumbing; foundation/crawlspace; electrical; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Home Owners Association or their representative. It is suggested that the Home Owners Association's Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed. It is also suggested that the current residential unit owner (the seller) and the Home Owners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C. & Rs" and Reserve Study for disclosure of pertinent facts effecting the current condition and market value of the residential unit, the complex's common elements and areas, and any existing or pending litigation."

If the interior of the home has been repainted and/or there have been flooring changes, each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. We recommend inquiring the sellers about any past conditions that may no longer be visible.

SC FE CR RU When the listed items/abbreviations are stated in the report. We recommend the listed items be evaluated and/or corrected prior to the end of the inspection contingency period.

SERVICEABLE

Serviceable; As defined in the Webster's Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended function and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individual's interpretation of an acceptable state.

FUNCTIONED

Functioned; as defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action".

FAILED

Failed; As defined in Webster's Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not function, then it was not serviceable and was considered to have failed.

SPECIALIST

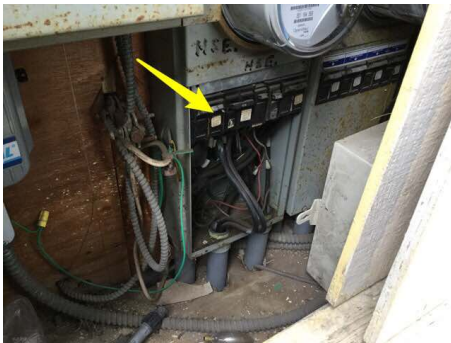
Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "Specialist" as well as qualified state licensed contractors in specific occupations.

EMERGENCY SHUT-OFF LOCATIONS

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you and your family familiarize yourself with their location and operation.

ELECTRICITY

The main electrical shutoff breaker was located at the front of the building.



GAS

The main gas shutoff valve was located at the front of the building.



WATER

The main water shutoff valve was located at the front of the building.



EXTERIOR & GROUNDS

The exterior surfaces of the structure are visually observed to determine their current condition. 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. Routine maintenance may extend the service life and minimize moisture intrusion. Areas hidden from view by vegetation and/or stored items can not be visually observed and are not included in this inspection.

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or geotech-engineer should be consulted. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping including municipal water and sewer service piping or septic systems.

ASSOCIATIONS

Please read the residential dwelling unit statement in the "Introductory Notes" section on the "Inspection Conditions" page of the report.

STUCCO SIDING

FE CR There were cracks/possible signs of movement in the rear left building stucco siding at the foundation area. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation of the source and corrections by a specialist in the appropriate trade.





EXTERIOR TRIM

FE CR The exterior trim materials paint/finish showed wear/deterioration/damage, but appeared to be in serviceable condition. We recommend routine maintenance/paint/finish to extend their service life.

DRIVEWAY

SC Portions of the wood expansion boards were damaged and/or missing. We recommend correcting any trip hazard conditions.

PATIOS

The patio appeared serviceable.

CR There was a gap between the patio and the foundation/door area. We recommend sealing the gap to keep moisture out.



GUARD RAILS

RU The guard rail(s) installed were in serviceable condition and appear to have meet the standards at the time of construction, however the wide spaces between the balusters pose a hazard for small children. Modern construction requires a maximum of 4 inch openings. While upgrading is not required, additional measures for child safety like netting or some other means is strongly recommended.

FE CR The front metal guard railings were damaged/rotted. We recommend further evaluation and corrections by a specialist in an appropriate trade. We also recommend inquiring with the Seller/Association on conditions known.



RETAINING WALLS

FE CR There were efflorescence (white mineral salts) stains/bubbling paint on the retaining walls. This condition is an indication of moisture intrusion. We recommend locating and correcting the source and any damaged materials.

SITE DRAINAGE

FE The operation of below garage area sump pump system is outside the scope of the inspection. The sump pump system was not operated/inspected.

FE CR The sump pump failed to function and had standing water present. We recommend further evaluation and corrections by a specialist in an appropriate trade.



ROOF COVERING

A roof system consists of surface materials, connections, penetrations and drainage (gutters and downspouts). The underlayment of the roof may be blocked from view and could not be inspected. We visually view 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.

ASSOCIATIONS

Please read the residential dwelling unit statement in the "Introductory Notes" section on the "Inspection Conditions" page of the report.

ROOF DRAINAGE

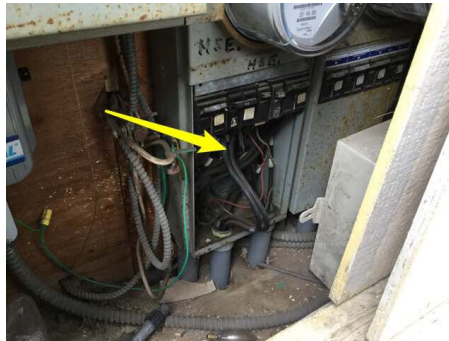
CR The metal rain gutters were damaged/rotted. We recommend further evaluation and corrections by a specialist in an appropriate trade. We also recommend inquiring with the Seller/Association on conditions known.

ELECTRICAL SYSTEM

An electrical system consist 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, over current protection devices and a random sampling of convenience outlets. We look of 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 system prevents inspection of every length of wire.

MAIN PANEL

SC The protective "dead front" cover was missing from the panel. We recommend correcting the condition noted.



CR The circuit breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

DOOR BELL

The door bell functioned when the button was operated

ALARM SYSTEM

FE These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

SUBPANEL

LOCATION

Garage

PANEL RATING

120/240 volt, rated at 70 Amperes

DISCONNECT TYPE

Circuit breakers

ELECTRIC PANEL

CR The circuit breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

WORKMANSHIP

The wiring within the panel appeared serviceable.

CR The neutral wires and the grounding wires were connected to the same buss bar. This is an improper wiring arrangement in a subpanel. We recommend correcting the condition(s) noted.

BREAKERS/WIRE

The breakers to wire connections appeared compatible where visible within the panel

PLUMBING

A plumbing system consist of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing is limited to visible faucets, fixtures, valves, drains, traps, exposed piping and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. 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, camera, scope. Our review of the plumbing system does not include landscape watering/piping, fire suppression systems, private water supply/waste disposal systems, septic systems, sewer ejectors or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

MAIN WATER LINE

Copper piping where visible

WATER SHUTOFF

The main water shutoff valve was located at the front of the building.

FE CR The main water shutoff valve was buried in the dirt. We recommend correcting the condition(s) noted.

WATER PIPING

Copper piping where visible

The visible water supply piping appeared serviceable

WATER FLOW

A number of fixtures were operated simultaneously with a serviceable water flow.

WASTE LINES

ABS black plastic piping where visible

WASTE PIPING

The visible waste piping appeared serviceable.

FE The underground main sewer line is not visible to inspect and no representations are made about this system. We recommend further evaluation/scope/camera by a specialist in the appropriate trade.

WASTE FLOW

A number of drains were emptied simultaneously and appeared serviceable at the those fixtures.

VENT PIPING

The visible areas of the vent pipes appeared serviceable

GAS SHUTOFF

The gas meter and shutoff valve are located at the front of the building

CR RU The manual supply shutoff appeared serviceable, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

WATER HEATER

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

LOCATION

The water heater was located in an interior upper closet

MANUFACTURER

Bradford White

MANUFACTURE DATE

2006

SIZE / GALLONS

40 gallon

ENERGY TYPE

Natural gas

VENTING SYSTEM

The visible areas of the flue vent piping were intact and secured at the connections

WATER PIPES

The shutoff valve and visible water supply connectors appeared serviceable.

T&P VALVE

CR The temperature & pressure relief valve discharge line was routed in a material that was not rated for this application. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



UNIT

RU The water heater was an older unit and nearing the end of its expected service life. We recommend budgeting for replacement and upgrading the BTU & recovery rate for the next unit.

SEISMIC

The water heater was double strapped and stabilized/blocked to resist movement.

COMBUSTION AIR

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

ENERGY SUPPLY

The gas shutoff valve and flexible gas connector appeared serviceable.

CONTROLS

The temperature control was set in the "normal range" and was serviceable.

HEATING SYSTEM

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

LOCATION

The unit was located in an interior upper closet.

MANUFACTURER

Lennox

MANUFACTURE DATE

2014

TYPE & FUEL

Forced air natural gas fired system

APPROX. BTU

66,000 btu's

FILTER TYPE

Disposable

VENTING SYSTEM

The visible areas of the flue vent piping were intact and secured at the connections

SUPPLY PLENUM

The supply air plenum appeared serviceable

HEATING UNIT

The furnace was serviceable

COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

ENERGY SUPPLY

The gas shutoff valve and flexible gas connector appeared serviceable

BURNERS

The burner flame(s) appeared typical for this type of unit

HEAT EXCHANGER

FE The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

BLOWER / FILTER

The blower and filter appeared serviceable

RETURN PLENUM/DUCT

The return air ducting appeared serviceable

THERMOSTAT

The thermostat was operated and the system responded.

KITCHEN

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using Normal operating controls. Where they are present, this includes the dishwasher, garbage disposal, venting system, microwave and checking the burners or heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of the inspection. Refrigerators or other appliances were not tested or inspected unless specifically noted.

WALLS/CEILING

The visible areas of the walls and ceiling appeared serviceable

TILE FLOOR

The visible areas of the tile floor appeared serviceable

CR The tile floor had loose or missing grout in a couple areas. We recommend correcting the condition noted.

FE CR There were cracked/loose floor tiles. We recommend correcting the condition(s) noted.

WINDOWS

The accessible window was serviceable

CR The window screen frame was bent. We recommend correcting the condition noted.

LIGHTS/FIXTURES

The light(s) were serviceable

CR A light bulb failed to function. We recommend correcting the conditions noted.

RECEPTACLES

The accessible receptacles were serviceable and GFCI protected where required

SC CR The right sink GFCI receptacle failed to reset, this condition is safety hazard. We recommend correcting the condition noted.

CABINETS/TOPS

The cabinet(s)/ counter were serviceable

SINK/PLUMBING

The faucet, sink and piping were serviceable, no leakage observed

DISPOSAL

The garbage disposal functioned

DISHWASHER

The dishwasher functioned through the "Normal Cycle", no leakage observed

EXHAUST VENT

The exhaust fan/ light functioned

CR The visible portion of the exhaust vent ducting was a corrugated flexible material, these products were not approved for kitchen exhaust vents. We recommend correcting the condition(s) noted.



COOKTOP

Freestanding;

The range burners functioned

OVEN

Gas;

The oven functioned

MICROWAVE

The microwave oven functioned and heated a glass of water

REFRIGERATOR

FE These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

BUILDING INTERIOR

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.

FRONT ENTRY/LIVING ROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

EXTERIOR DOOR

CR The wood entry door & trim paint/finish was weathered/damaged and require refinishing to restore appearance and prevent moisture damage. It is important to paint all edges as these are the most common points of moisture intrusion and deterioration.

SC CR There was a pet access present, this condition is a potential security access hazard. We recommend correcting the condition noted.

FIREPLACE(S) TYPE

Manufactured fireplace
gas or wood burning

FIREPLACE

The fireplace and visible areas of the flue appeared serviceable.

FE The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a Level II camera inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as a property resale, is a time of higher risk. We suggest a Level II inspection by a F.I.R.E qualified fireplace and chimney specialist during your inspection contingency.

FE CR There were gaps at the fire box walls and the veneer facing transition. We recommend further evaluation and corrections by a specialist in the appropriate trade.

SMOKE/CARBON DETECTORS

There were carbon monoxide detectors installed. We recommend maintaining as per recommendations by the carbon monoxide detector manufacturers installation instructions.

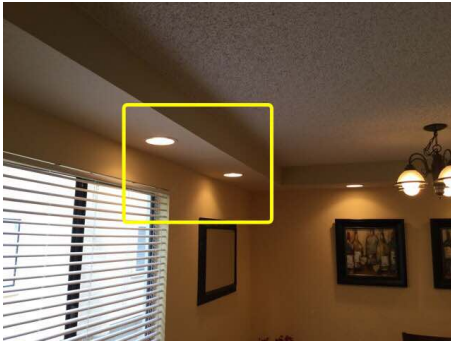
DINING ROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WALLS/CEILING

FE Past repairs were noted on the walls/ceiling. We recommend inquiring with the sellers about the condition noted.



TILE FLOOR

CR The tile floor had loose or missing grout in areas. We recommend correcting the condition noted.

FE CR There were cracked/loose floor tiles. We recommend correcting the condition(s) noted.

HALLWAY/STAIRWAY

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WINDOWS

CR The window screen was loose. We recommend correcting the condition noted.

LIGHTS/FIXTURES

CR A light bulb failed to function. We recommend correcting the conditions noted.

CR The upper hallway light globe was missing. We recommend correcting the condition noted.

SMOKE/CARBON DETECTORS

There were carbon monoxide detectors installed. We recommend maintaining as per recommendations by the carbon monoxide detector manufacturers installation instructions.

MASTER BEDROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

HEAT & COOL

CR The grill made noises/rattling when in use. We recommend correcting the condition noted.

SECOND BEDROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

LOWER BONUS ROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

LIGHTS/FIXTURES

FE CR The ceiling fan made unusual noises during operation (older). We recommend correcting the condition(s) noted.

BATHROOM

Our review of the interior includes inspection of walls, ceiling, floors, doors, windows, steps, and plumbing fixtures. 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.

POWDER ROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

VENTILATION

CR The exhaust vent fan was older/noisy. We recommend correcting the condition(s) noted.

SINK/PLUMBING

CR The stopper mechanism was missing parts. We recommend correcting the condition noted.

TOILETS

RU Due to the type and age of the shut-off valve(s) (no leakage observed), we recommend changing (upgrading) the older type shut-off valve/hose by a specialist in an appropriate trade.



MASTER BATHROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

LIGHTS/FIXTURES

CR The light lens was missing. We recommend correcting the condition noted.

RECEPTACLES

RU The accessible receptacle was serviceable, it was not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacle for safety reasons.

SINK/PLUMBING

CR The handles were loose. We recommend correcting the conditions noted.

TOILETS

RU Due to the type and age of the shut-off valve(s) (no leakage observed), we recommend changing (upgrading) the older type shut-off valve/hose by a specialist in an appropriate trade.

BATHTUB

CR The faucet handles/trims were loose. We recommend correcting the condition noted.

CR The showerhead leaked when operated. We recommend correcting the condition noted.

SECOND BEDROOM BATHROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

INTERIOR DOOR

CR The door knob-set was loose. We recommend correcting the condition noted.

BATHTUB

CR The stopper mechanism was missing. We recommend correcting the condition noted.

MIRRORS

CR The mirror was loose at the sink area wall and broken at the bottom right. We recommend correcting the condition noted.

LAUNDRY ROOM

LOCATION

Located in an interior closet

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

INTERIOR DOOR

FE CR The door(s) had been removed. We recommend correcting the condition noted.

WASHER SERVICE

The laundry faucets were serviceable, no visible leaks, a machine was connected. We do not operate the faucets or the machine.

Note: We recommend installing braided steel flexible water hoses for washing machine hook up. The rubber hoses are more prone to possible rupturing and potential flooding.

RU There was no visible leak pan/drain line for the washing machine in the second story laundry area. We recommend correcting the condition(s) noted.

DRYER SERVICE

The dryer hookup was provided for a gas unit only. We do not operate the machine.

DRYER VENTING

Dryer venting was provided and terminated at the exterior.

GARAGE - CARPORT

TYPE & LOCATN

Garage;
Under main house structure
Two car

SIDING TYPE

The same as the main structure

INTERIOR WALLS

The visible areas of the walls and ceiling appeared serviceable

GARAGE FLOOR

The visible areas of the garage floor appeared serviceable

FIRE WALL

The visible areas of the garage firewall/ceiling appeared serviceable.

FIRE DOOR

CR The fire door between the garage and living space appeared to be of fire resistive construction. The automatic self closer was disconnected. We recommend correcting the condition noted.

CAR DOOR

Wood Tilt-up
The car door was operated and appeared serviceable.

SC CR The car door springs were too weak or improperly adjusted to properly support the weight of the door and prevent it from slamming shut when disconnected from the opener, this condition is a safety hazard. We recommend correcting the condition(s) noted.

DOOR OPENER

The automatic car door opener was operational and the automatic reversing system functioned when the door hit an object placed in its path.

CR The light bulb was not present in the garage door opener (no lights in garage when driving in). We recommend correcting the condition(s) noted.

LIGHTS/FIXTURES

The lights were serviceable

CR Some of the light bulbs failed to function. We recommend correcting the conditions noted.

RECEPTACLES

The accessible receptacles were serviceable