



Property Information Report

Michael and Deena Gribben

Property Address:
27846 Palos Verdes Dr E
Rancho Palos Verdes CA 90275



Anderson Inspections

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Date: 8/8/2025	Time: 10:30:00 AM	Report ID: 080825RA1
Property: 27846 Palos Verdes Dr E Rancho Palos Verdes CA 90275	Customer: Michael and Deena Gribben	Real Estate Professional: Rachael Ashley Harcourts Prime Properties

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT.

A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. ***Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.***

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI). In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit their inspection. Unless otherwise stated, this is **not** a code compliant inspection. Identifying or evaluating environmental hazards or the presence of any potentially harmful materials is beyond the scope of this inspection..

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation. These are also items that concern personal health and safety.

Consideration Item: Repair/replacement should be considered, but is not urgent. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Type:

One Story Single Family Dwelling

Home Viewed From:

Front Street

Attendees:

Client

Building Status: Occupied With a Normal Amount of Interior Furnishings	Approximate Year Built: 1950 to 1955	Temperature: 70 - 80 degrees
Lot Topography: Hillside	Weather: Clear	Precipitation: None
Standards of Practice: Standards and Practices of CREIA		

1. Introductory Notes

Items

1.0 LISTING INSPECTION INFORMATION

Comments: Inspected

 This Standard Residential Real Estate Inspection & Report was performed pursuant to a signed inspection agreement which contains certain terms, conditions, limitations, restrictions, obligations, and requirements. Third-party reliance on this inspection report requires the party seeking to rely on the report to contact the inspection company and request a “Post-Inspection Consultation”. A post-inspection consultation will include a verbal consultation with the home inspector regarding the inspection performed and the contents of the inspection report. The party requesting the post-inspection consultation will be required to sign a post-inspection agreement and pay a consultation fee. Should any party seeking to rely upon this inspection report disagree with, dispute, or in any way refuse to accept or agree to the terms, conditions, limitations, restrictions, obligations, and requirements contained within the inspection agreement or post inspection agreement they must immediately cease any reliance on the inspection report.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Items

2.0 FOUNDATION

Comments: Inspected

2.1 ROOF and CEILING FRAMING

Comments: Inspected

 There is evidence of a fire remediation in the attic. The owner, or the local building department, may have further information on the cause and extent of the fire, any repairs performed, and the status of building permits issued regarding any repairs. - A qualified contractor should determine if further repairs are needed.

Styles & Materials

Roof Structure:

Conventional Framing-Rafters

Foundation Type and Material:

Slab (poured in place concrete)

Ceiling Structure:

Wooden Joists

Wall Structure:

Wood

Floor Structure:

Not Visible

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Items

3.0 WALL CLADDING AND TRIM

Comments: Inspected

-  (1) There is earth-to-wood contact at the siding. This condition promotes infestation by wood destroying organisms and deterioration.
 - All earth/wood contact should be eliminated and proper clearances to soil should be provided. Any damaged material discovered in the course of repairs should be removed and replaced.
-  (2) Some of the exterior trim is damaged or deteriorated.
 - A qualified termite inspector should examine all exterior trim for damage or deterioration and a qualified technician should repair or replace material as necessary. Regular routine maintenance is recommended.

3.1 EAVES, SOFFITS, FASCIA AND PAINT

Comments: Inspected

-  (1) The eave is deteriorated at the some locations . - A qualified termite inspector should examine all exterior trim for damage or deterioration. A qualified technician should make any needed repairs or modifications.
-  (2) The fascia is deteriorated at some locations . - A qualified termite inspector should examine all exterior trim for damage or deterioration. A qualified technician should make any needed repairs or modifications.
-  (3) The eave is deteriorated at the Casita . - A qualified termite inspector should examine all exterior trim for damage or deterioration. A qualified technician should make any needed repairs or modifications.

3.2 DOORS

Comments: Inspected

-  A door jamb is deteriorated. - The jamb should be repaired as needed.

3.3 WINDOWS

Comments: Inspected

3.4 DRIVEWAYS AND WALKWAYS

Comments: Inspected

3.5 PATIOS and COVERS

Comments: Inspected

-  (1) Cracks were noted in the tile and/or grout at the front entry. - Repairs should be made as needed by a qualified specialist.
-  (2) One or more of the front patio cover support posts are damaged or deteriorated at their base. -All damaged posts should be repaired by a qualified contractor to ensure proper support of the structure.

3.6 GRADING, DRAINAGE, RETAINING WALLS

Comments: Inspected

-  All landscape drainage systems require ongoing maintenance to ensure proper function. Tree debris, roots and other materials can collect in drains or catch basins and clog the drainage system. - The drains should be checked and cleaned periodically.
(Testing the yard drains with water to verify the condition of the drains is beyond the scope of this inspection. We recommend asking the seller about the past performance of the drains.)

3.7 VEGETATION and PLANTERS

Comments: Inspected

-  Vegetation is growing up against the wall(s) at one or more location. This can hide and promote damage to the building.
 - Vegetation on the property should be maintained to allow for inspection and prevent possible damage to the structure.

3.8 LIMITATIONS: EXTERIOR

Comments: Inspected

-  Testing of irrigation (yard sprinklers) systems is beyond the scope of this inspection.
 - We suggest that you have the seller, or a qualified sprinkler specialist, demonstrate the irrigation system and any related timer controls.

Styles & Materials

Wall cladding:

Stucco
Wood Siding

Window Material:

Metal Frame

Patio or Balcony Surface:

Concrete on Grade

Driveway Surface:

Concrete on Grade

Walkway Surface:

Concrete on Grade

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Items

4.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

 Branches from the surrounding trees or vegetation are overhanging the roof, or are in contact with the roof surface. This can provide a route onto the roof and into the attic for pests. Nearby trees should be kept pruned.

4.1 ROOF COVERINGS

Comments: Inspected

 The roof shingles are weathered and damaged/deteriorated, mainly on the South side of the roof.
- A qualified roofer should evaluate the roof covering to estimate the remaining life of the roof.

4.2 FLUES and CAPS

Comments: Inspected

4.3 FLASHINGS

Comments: Inspected

4.4 GUTTERS/ DOWNSPOUTS AND DRAINS

Comments: Inspected

4.5 CHIMNEYS

Comments: Inspected

 A spark arrestor (but no rain cap) is installed above the chimney flue. (A rain cap helps prevent the rain entry.) - As an upgrade, a combination chimney cap/spark arrestor should be installed.

Styles & Materials

Method Used to Observe Roof Covering:

Walked Roof Surface

Roof Covering:

Wood Shakes

Gutters:

Partial Drainage System

Roof Sheathing:

Plywood Nailed Over Skip Sheathing

Sky Light(s):

Present

Valley Fishing Material:

Sheet Metal

5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Items

5.0 CLIENT INFORMATION

Comments: Inspected

 **Note: The water and gas utility meters are not easily located. - We recommend having the seller demonstrate the location of these utility meters.**

5.1 MAIN WATER SHUT-OFF

Comments: Inspected

5.2 PLUMBING WATER SUPPLY

Comments: Inspected

 Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. This is a one way valve that prevents water from being siphoned into the supply piping through a hose in a pool of water (in the event of negative pressure as would happen when working on the municipal water service.) - Upgrading the hose bibbs by installing backflow devices is especially important for house with pool/spa, ponds, and/or water features.

5.3 PLUMBING FIXTURES

Comments: Inspected

5.4 DRAIN, WASTE, and VENT PIPES

Comments: Inspected

 (1) There is a drain pipe under a sink or tub in the kitchen that does not have a proper trap in the drain. Traps are the gooseneck bends found in the pipes under most sinks, the purpose of which is to "trap" water in the bend to prevent sewer gases from entering the house through the waste pipes. - Consult a licensed plumber for installation of any missing trap.

 (2) A nonconforming, flexible rubber or plastic fitting is present at the drain trap under a Bathroom sink. However, the system is functional.
- Ideally, such fittings should be upgraded with an approved drain trap material. A qualified plumber should do the work.

5.5 TANKLESS WATER HEATER

Comments: Inspected

5.6 WATER HEATER

Comments: Inspected

 (1) The House water heater is at or beyond the end of its anticipated service life (unit is greater than 20 years old). This type of water heater averages 10-15 years of service life. -Although it is still operating, you should budget to replace it in the not too distant future.

 (2) The discharge pipe on the water heater's temperature-and-pressure (T&P) valve does not discharge at an exterior location. Its present location could be unsafe or cause damage to the surrounding materials. -A qualified plumber should install a discharge pipe to a location that meets the valve manufacturer's specifications.

 (3) The Casita water heater is at or beyond the end of its anticipated service life (unit is greater than 20 years old). This type of water heater averages 10-15 years of service life. -Although it is still operating, you should budget to replace it in the not too distant future.

 (4) The Interior House water heater is at or beyond the end of its anticipated service life (unit is 19 years old). This type of water heater averages 10-15 years of service life. -Although it is still operating, you should budget to replace it in the not too distant future.

5.7 WATER HEATER GAS and ELECTRIC CONNECTIONS

Comments: Inspected

5.8 WATER HEATER COMBUSTION and VENTING

Comments: Inspected

 The single-wall vent connector for this gas-fired water heater passes through a concealed area. This can be unsafe, and current industry standards do not allow the use of single wall connectors in concealed spaces. - The present vent should be replaced with an approved double-wall vent connector by a qualified technician.

5.9 WATER HEATER SEISMIC STRAPS

Comments: Inspected

-  The seismic restraint for two of the water heater tanks does not meet current standards. These standards require adequate restraint provided by an approved strapping located in the top third and bottom third of the tank (the bottom strap should be at least 4" above the control valve).

5.10 WATER HEATER - GENERAL GUIDELINES/CONDITIONS

Comments: Inspected

-  There is no pan installed under the water heater. A pan is required by some jurisdictions when the water heater is located in certain areas of the structure to help prevent damage from leakage. - Consider installing a pan and drain pipe as an upgrade, if not now, certainly when the water heater is replaced.

5.11 WATER HEATER : LIMITATIONS

Comments: Inspected

-  The Interior House water heater was off at the time of this inspection. The water heater was not tested. The pilot should be lit and the water heater tested before closing escrow. - The gas utility provider will light the pilot for free. We recommend contacting them or a qualified plumber to verify the water heater is operational.

5.12 GAS SYSTEM

Comments: Inspected

(1) There was no "emergency seismic shut off" meter wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

-  (2) The meter is not equipped with an automatic seismic shutoff valve. This could prevent gas leakage in the event of an earthquake. Some jurisdictions require one to be installed as a requirement during the sale of a property. - A qualified plumbing contractor should install a shutoff, if needed.

5.13 GAS PIPES and VALVES

Comments: Inspected

-  The gas lines at the furnace and water heater were installed without a sediment trap. Gas valves installed on such appliances should be protected by a drip leg that is installed just before the appliance valve to capture any debris or moisture that might be in the gas line. - Consult a qualified gas plumbing contractor for further recommendations and repairs. (Home warranty companies may use the lack of such traps as a reason to deny repairs due to the gas appliances not being installed to "code".)

5.14 GAS VENTS AND FLUES

Comments: Inspected

5.15 LIMITATIONS: PLUMBING WATER SUPPLY

Comments: Inspected

-  Water softening/conditioning equipment has been added to the water supply system for this house. Evaluation of this equipment is outside the scope of this inspection.
-We recommend asking the seller for information about this equipment. Sometimes this equipment is leased from, and serviced by, a service provider.

5.16 WASTE and VENT PIPES:LIMITATIONS

Comments: Inspected

-  Note: The septic sewer system is beyond the scope of this inspection.

5.17 PLUMBING FIXTURES and DRAINS

Comments: Inspected

5.18 WASTE and VENT PIPES

Comments: Inspected

Styles & Materials

Water Pressure:

45 to 50 psi

Main Water Shutoff Location: Water Heater Power Source:

Left

Natural Gas

Front

Exterior

Gas Shutoff Location:

Rear

Gas Type:

Natural Gas

Plumbing Water Supply Material (into home):

Copper

Plumbing Water Distribution Material (inside home): Plumbing Waste Material:

Copper

ABS

Expansion Tank Present:

No

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Items

6.0 LIMITATIONS: ELECTRICAL

Comments: Inspected

-  This property has low voltage landscape lighting and/or fixtures controlled by timers or photo cells. An evaluation of these types of lighting is beyond the scope of this inspection.
- The function of these fixtures should be verified at or before the final walkthrough.

6.1 SERVICE ENTRANCE CONDUCTORS/AMPACITY

Comments: Inspected

-  Tree limbs are in contact with and may be deflecting the overhead service wires.
- The electrical utility provider or a qualified specialist should prune the trees as needed to prevent damage to the wires.

6.2 METER AND GROUNDING

Comments: Inspected

6.3 MAIN DISTRIBUTION PANEL

Comments: Inspected

-  The electrical panel breakers utilize older technology ("push-matic breakers"). These breakers do not trip sometimes when they should. Modern systems feature improvements in safety and convenience. - Consult with a qualified electrical contractor for further information.

6.4 SUB PANEL(S)

Comments: Inspected

-  (1) The neutral and ground wires are installed on the same buss bar in the subpanel. This creates a shock hazard in the event of a ground fault. - To reduce the risk to personal safety, a qualified electrician should evaluate the wiring and modify it as necessary to provide a single path to ground.
-  (2) Multiple wires are installed on one individual circuit breaker terminal at the subpanel. The breaker terminal is designed to accommodate one wire only. The connection may not be as secure with more than one wire. - A qualified electrician should evaluate the panel and correct all improper double taps.

6.5 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

-  Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the receptacles where this type of protection is presently required. This includes locations in kitchens, bathrooms, garages, and exterior receptacles.
- Upgrading unprotected receptacles in areas where GFCI protection is presently required is recommended.

6.6 CIRCUIT BREAKERS

Comments: Inspected

6.7 WIRING**Comments:** Inspected**6.8 INTERIOR RECEPTACLES AND FIXTURES****Comments:** Inspected**6.9 EXTERIOR RECEPTACLES AND FIXTURES****Comments:** Inspected

-  (1) One or more lights are not functional at the exterior. The bulbs may have burned out. Try replacing the bulbs and testing the fixtures. If new bulbs do not correct the problem, a qualified electrician should make repairs or modifications as necessary.
-  (2) There are one or more exterior lights that were not verified to be operational.
 - We recommend having the the seller demonstrate the light(s). If needed, a qualified electrician should repair as needed.
-  (3) A cover plate for a receptacle and/or switch at the rear exterior is not exterior-rated. This condition could pose a shock hazard if water enters the receptacle. -An exterior rated, water-resistant cover should be installed on every outdoor receptacle/switch.

Styles & Materials**Service Ampacity:**

Capacity by Main Shutoff

Grounding Type:

Water Supply Piping

GFCI's:

Some Installed

Electrical Service Conductors:

Under Ground Service

Circuit Protection Type:

Circuit Breakers

Branch Wiring:

Copper

Wiring Type(s):

Romex

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Items**7.0 LIMITATIONS - HEATING AND COOLING****Comments:** Inspected

-  The service clearances at the front of the furnace did not meet the minimum dimensions of the current standards. This can make servicing the unit difficult or unsafe and some home warranty companies may use this condition to deny claims for the furnace. - We recommend further review by a qualified HVAC contractor.

7.1 HEAT - GENERAL CONDITIONS**Comments:** Inspected

-  (1) Due to the age of the furnace (1994), a qualified HVAC technician should clean, inspect and service the system, and make any needed repairs to ensure that the system is in good and safe operating condition. (Posting a dated record on the furnace of the servicing is also recommended.)
-  (2) There is no permanent source of heat for the Casita. This condition does not meet modern standards for habitable buildings.
 - A qualified contractor should install a permanent heating system.

7.2 BURNER CONDITIONS**Comments:** Inspected**7.3 VENTS AND FLUES****Comments:** Inspected

7.4 DUCTING, FILTERS, PLENUM**Comments:** Inspected

-  (1) Filters should be changed (or cleaned if washable) regularly, depending on how often the blower is running. This is the most important maintenance item for the long-term operation of your HVAC system. Dirty filters will decrease system efficiency, and cause accelerated wear and tear on the system.
-  (2) A joint in the return air ductwork in the attic has come apart. This is energy inefficient and draws air from the attic that is after the filter.
- A qualified technician should repair the duct.

7.5 THERMOSTATS**Comments:** Inspected**7.6 SAFETY SWITCH and SENSORS****Comments:** Inspected**7.7 COMBUSTION AIR/RETURN AIR****Comments:** Inspected**7.8 A/C EQUIPMENT****Comments:** Inspected

-  (1) Vegetation is too close to the air conditioning compressor. Vegetation that is allowed to grow too close to or onto the compressor housing impedes airflow, and can contribute to damage of the system. -Vegetation should be kept trimmed back at least 12 inches away from all sides of the compressor housing.
-  (2) There is evidence that the condensing unit has been upgraded or replaced. We recommend checking with the owner or the local building department regarding necessary permits and any warranty information that may be available.

Styles & Materials

Filter Type: Disposable	Number of Heat Systems: One	Heat System Location: Attic
Heat Type: Forced Air	Energy Source: Natural gas	Number of AC Units: One
Cooling Equipment Type: Split System		

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Items**8.0 ATTIC INSULATION CONDITIONS****Comments:** Inspected**8.1 ATTIC VENTILATION CONDITIONS****Comments:** Inspected

-  One or more eave vent screens are painted over at the left side exterior. This can allow pest intrusion. - A qualified technician should repair or replace as needed.

8.2 ATTIC ACCESS CONDITIONS**Comments:** Inspected**8.3 ATTIC CONDITIONS - PEST****Comments:** Inspected

 Identification and evaluation of pest infestations is beyond the scope of this inspection, however, there is evidence of pest activity (traps and droppings) in the Attic. - The advice and service of a qualified exterminator is recommended to determine if there is current infestation and what corrective measures may be advisable.

Styles & Materials

Attic Insulation:

Fiberglass
Batt

Method Used to Observe Attic:

Entered

Attic Ventilation:

Passive

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Items

9.0 CLIENT INFORMATION

Comments: Inspected

 The vehicle door is the only way into the garage. The door has a key-operated manual release for the door, in case the automatic door opener has no electricity or otherwise becomes inoperable.

-We recommend having the seller demonstrate the operation of the release, and also include the key with the other keys to the house.

9.1 GARAGE DOOR(S) and HARDWARE

Comments: Inspected

9.2 GARAGE DOOR OPERATORS

Comments: Inspected

 The garage door opener is an older unit and there is no safety sensor light beam installed. - We recommend installing a light beam as a child safety upgrade.

9.3 LIMITATIONS ABOUT INSPECTING GARAGE DOORS

Comments: Inspected

Note: The garage door opener(s) were not tested to check that the opener(s) reverse when the door(s) hit an obstruction. Too many doors have been damaged during this test. The door(s) should be verified to reverse when a 2x4 piece of wood is placed under the door(s).

9.4 PASSAGE DOOR FROM GARAGE TO INTERIOR

Comments: Inspected

9.5 GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)

Comments: Inspected

9.6 GARAGE CEILINGS

Comments: Inspected

9.7 GARAGE FLOOR

Comments: Inspected

 Large cracks with displacement are evident in the floor slab. The right front slab and foundation has settled.
- A qualified specialist should determine if repairs are necessary.

Styles & Materials

Garage Door Type:

One Automatic

Garage Style:

Detached

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Items

10.0 SMOKE DETECTORS/CO DETECTOR

Comments: Inspected

 (1) The smoke alarm(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

 (2) One or more smoke and carbon monoxide alarm(s) appear to be at least 10 years old (most manufacturers recommend replacing smoke alarms that are 10 years or older). - For improved fire safety, the smoke alarms should be upgraded with new alarms.

10.1 DOORS

Comments: Inspected

10.2 WINDOWS

Comments: Inspected

10.3 CEILINGS

Comments: Inspected

10.4 WALLS

Comments: Inspected

10.5 FLOORS

Comments: Inspected

10.6 BEDROOM FIRE SAFETY EGRESS

Comments: Inspected

10.7 CLOSETS/CABINETS

Comments: Inspected

10.8 FIREPLACE

Comments: Inspected

 (1) No glass doors were present at the fireplace(s). - We recommend installing glass doors as an upgrade for energy savings.

 (2) A gas pipe for a fireplace is installed through the concrete hearth of the fireplace. This type of pipe installation is subject to corrosion. (We do not light log lighters or gas logs and cannot determine the condition of the pipe that is not visible.) - We recommend review by a qualified plumber to determine if the pipe is serviceable.

 (3) The fire place damper at the is stuck/ rusted open. - A qualified technician should repair the damper as needed.

Styles & Materials

Types of Fireplaces:

Brick Masonry

Number of Fireplaces:

Two

Ceiling Materials:

Sheetrock/Drywall

Wall Material:

Sheetrock/Drywall

Smoke Alarms Present:

Yes

Carbon Monoxide Alarms Present:

Yes

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Items

11.0 KITCHEN EXHAUST SYSTEM

Comments: Inspected

 The kitchen exhaust vent pipe is an improper flexible material that may collect grease. This material may be unsafe in the event of a cooktop fire. - Have a qualified technician replace the vent pipe with an approved material.

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

11.2 COUNTERTOP/SINK

Comments: Inspected

11.3 DISHWASHER and AIR GAP

Comments: Inspected

11.4 WASTE DISPOSER

Comments: Inspected

11.5 CABINETS

Comments: Inspected

 There is evidence of moisture in the cabinet in the kitchen sink. The cabinet bottom and rear wall was moist when tested with a moisture meter. The source of the moisture was not determined, but a yard sprinkler at the exterior wall is a prime suspect. - We recommend further review and repair by a qualified specialist.

11.6 REFRIGERATOR

Comments: Not Inspected

 Tip: Inspection and evaluation of the refrigerator is beyond the scope of this inspection. Periodic cleaning of the refrigerator coils is recommended to keep the unit operating at peak efficiency. Referral to the owner's manual is recommended for information on access and cleaning of the coils.

Styles & Materials

Cooking Fuel:

Natural Gas

Range/Cooktop:

Yes

Disposal:

Yes

Dishwasher:

Yes

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Items

12.0 BATHROOM VENTILATION

Comments: Inspected

12.1 WASH BASIN(S)

Comments: Inspected

12.2 TOILET(S)

Comments: Inspected

12.3 CABINETS/COUNTERTOP

Comments: Inspected

12.4 SHOWER WALLS

Comments: Inspected

12.5 SHOWER PAN(S)**Comments:** Inspected**12.6 SHOWER ENCLOSURE(S)****Comments:** Inspected

 The glass at the Hall Bathroom shower/tub enclosure has no visible markings indicating that it is safety glass. (A thorough cleaning of the glass may reveal the label indicating its composition). -We recommend having a qualified technician install a new enclosure in accordance with present standards as an upgrade.

12.7 BATHTUB(S)**Comments:** Inspected**12.8 CEILINGS****Comments:** Inspected**12.9 WALLS****Comments:** Inspected**12.10 FLOOR****Comments:** Inspected**Styles & Materials**

Bathrom Ventilation:

Fan

Window

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Items

13.0 VISIBLE CLOTHES DRYER VENT**Comments:** Inspected**Styles & Materials**

Dryer Power Source:

Gas

14. Pools/Spas

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

Items

14.0 GENERAL COMMENTS: POOL or SPA**Comments:** Inspected



We recommend having the seller (or a qualified pool technician who is familiar with this installation) demonstrate the operation, and maintenance, of the pool/spa equipment to help familiarize you with the operation of the pool/spa.

14.1 FENCES, GATES and ACCESS

Comments: Inspected



(1) This property does not meet the standards of the new legislation passed for child safety, as specified below. A qualified contractor familiar with this legislation should make repairs as needed to meet the following criteria.

Effective 1/1/2018, CA Senate Bill 442 has added to the existing Pool Safety Act the following provisions for child safety.

"... the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME)."



(2) The gates do not fully close and self-latch correctly. This is a child safety feature. - The self closer spring and/or latch should be adjusted as needed.

14.2 FLATWORK and COPING

Comments: Inspected

14.3 VESSEL CONDITION

Comments: Inspected

14.4 SKIMMER and DRAIN COVERS

Comments: Inspected



The existing drain covers were not verified to be the anti-entrapment style as now required since December 2008. Anti-entrapment drains help prevent drownings and bodily injury. - For these safety reasons, a qualified pool technician should install proper drain covers where needed that are compliant with the Virginia Graeme-Baker Pool and Spa Safety Act (ASME/ANSI A112.19.8-2007).

14.5 POOL and SPA PUMPS/PLUMBING

- Comments:

Inspected
- 

(1) There are sections of exposed PVC plastic piping in the pool circulation system. The piping is exposed to physical damage and damage from ultraviolet rays.
- All exposed plastic piping should be painted or buried in accordance with industry standards to prevent deterioration or damage.
- 

(2) The water fill valve for the pool/spa equipment leaks when the valve is opened. - A qualified plumber should make repairs or modifications as necessary.
- 

(3) The plumbing valves were not labeled or were only partially labeled. - We recommend having a qualified specialist label and demonstrate the valves where needed.

14.6 FILTER

- Comments:

Inspected
- 

The diatomaceous filter should be backwashed on a regular basis. - We recommend asking the seller (or the pool service provider if applicable) when the filter was last serviced.

14.7 POOL and SPA HEATERS

- Comments:

Not Present
- 

There is no heater for the spa. - Gas is present, but no heater is present.

14.8 ELECTRIC and BONDING

- Comments:

Inspected
- 

Ground fault interrupt protection was not located for the underwater light(s). GFCI protection is an important safety feature that provides protection against possible electrical shock. GFCI protection should be installed by a qualified electrician where needed.

Styles & Materials

Pool or Spa: Pool and Spa	Style: In Ground	Wall Material: Plaster
Filter Type: Diatomaceous Earth	Number of Pumps: One	Underwater Lights: Pool Light Present Spa Light Present