



Inspection Report

Wendy & Scott Fletcher

Property Address:
1102 7th Place
Hermosa Beach CA 90254



Ferguson Home Inspections

Ryan Bono

Ferguson Home Inspections
318 Ave I # 673
Redondo Beach, CA 90277



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Date: 10/13/2022	Time: 02:00 PM	Report ID: 10132022Prospect
Property: 1102 7th Place Hermosa Beach CA 90254	Customer: Wendy & Scott Fletcher	Real Estate Professional: Amy Teitelbaum

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed, venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Venting and ducting that is visible is inspected. The inspection does not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Suggest reviewing with the local city council/offices to determine/confirm any local city ordinances that are required during and/or prior to the close of escrow.

Standards of Practice: ASHI American Society of Home Inspectors	In Attendance: Customer's agent	Type of building: Single Family (Rear Detached Duplex)
Year Built: 1952	Dwelling Square footage: UTD, 2083 sq ft Total for the Duplex	Beds/Baths: 1/1
Weather: Sunny and cool	Rain in last 3 days: Yes	



1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Driveway:

Concrete

Walkways:

Concrete

Fences:

Wood
Block
Stucco over block

Gates:

Wood
Chain link

Siding Material(s):

Cement Stucco

Trim/Facia/Eaves Material(s):

Wood

Windows & Doors:

Wood
Louvered Windows

Gutters/Downspouts:

None, see Lot Grade/Drainage comments

Retaining Walls:

Stone over concrete

Planters:

Stone over concrete

Gas meter location:

Right side

Gas Seismic shut-off valve:

No

		IN	NI	NP	RR
1.0	Driveway				•
1.1	Walkways				•
1.2	Fences				•
1.3	Gates	•			
1.4	Siding				•
1.5	Trim/Eaves/Fascia				•
1.6	Windows				•
1.7	Doors	•			
1.8	Electrical				•
1.9	Gutters/Downspouts				•
1.10	Retaining Walls				•
1.11	Planters	•			
1.12	Gas Meter	•			
1.13	Comments				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 Patched and repaired areas of the driveway was noted. Suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

1.1 Minor settling cracks noted at various areas, suggest repairs as needed.



1.1 Item 1 (Picture)

1.2 (1) Deteriorated areas of the wood fence noted at the rear, suggest repair/replace as needed.



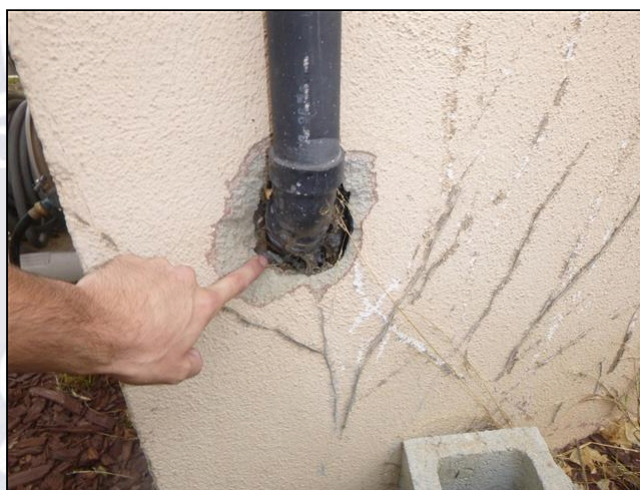
1.2 Item 1 (Picture)

1.2 (2) Cracks noted at the block fences, areas stable at the time of the inspection. Suggest repairs/maintenance as needed.



1.2 Item 2 (Picture)

1.4 (1) A large hole/gaps were noted at the stucco siding at the rear left near the plumbing vent. Suggest sealing around the siding penetration's to prevent future water/insect/rodent intrusion at these areas.



1.4 Item 1 (Picture)

1.4 (2) Suggest sealing around the siding penetration's to prevent future water/insect/rodent intrusion at these areas.

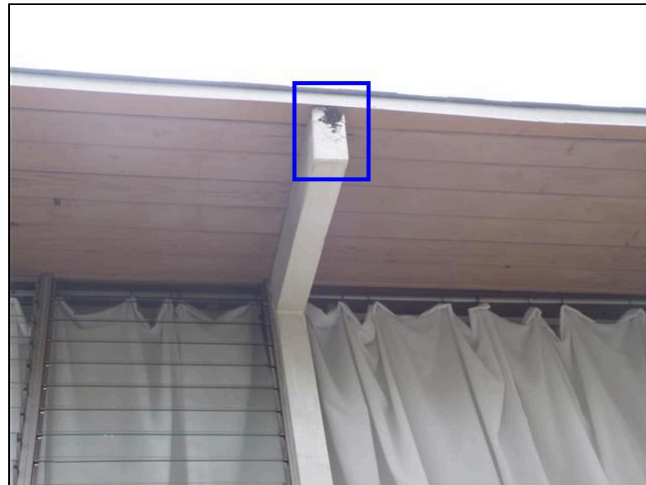


1.4 Item 2 (Picture)



1.4 Item 3 (Picture)

1.5 Paint blistering, peeling and wood deterioration noted at various trim areas. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



1.5 Item 1 (Picture)

1.6 (1) Aluminum louvered windows noted throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.



1.6 Item 1 (Picture)

1.6 (2) Wood deterioration noted at various windows. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.6 Item 2 (Picture)

1.6 (3) Cracked/damaged areas of the window glass was noted, suggest review with the seller and/or a glazier for replacement costs as needed.



1.6 Item 3 (Picture)

1.8 (1) Unable to test the outlet at the rear exterior area as there was no power to the outlet. Suggest review with a licensed electrician for repair/ replacement cost and confirm correct operation as needed.



1.8 Item 1 (Picture)

1.8 (2) The outside outlet is using an extension cord as permanent wiring, and needs to be properly wired or removed.



1.8 Item 2 (Picture)

1.8 (3) Minimal lighting installed at various areas on the exterior, common for age. Suggest review by a licensed electrician for estimates and installation of additional lighting to enhance safety.

1.9 Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.



1.9 Item 1 (Picture)

1.10 A stone was loose at the front retaining wall, suggest repairs as needed.



1.10 Item 1 (Picture)



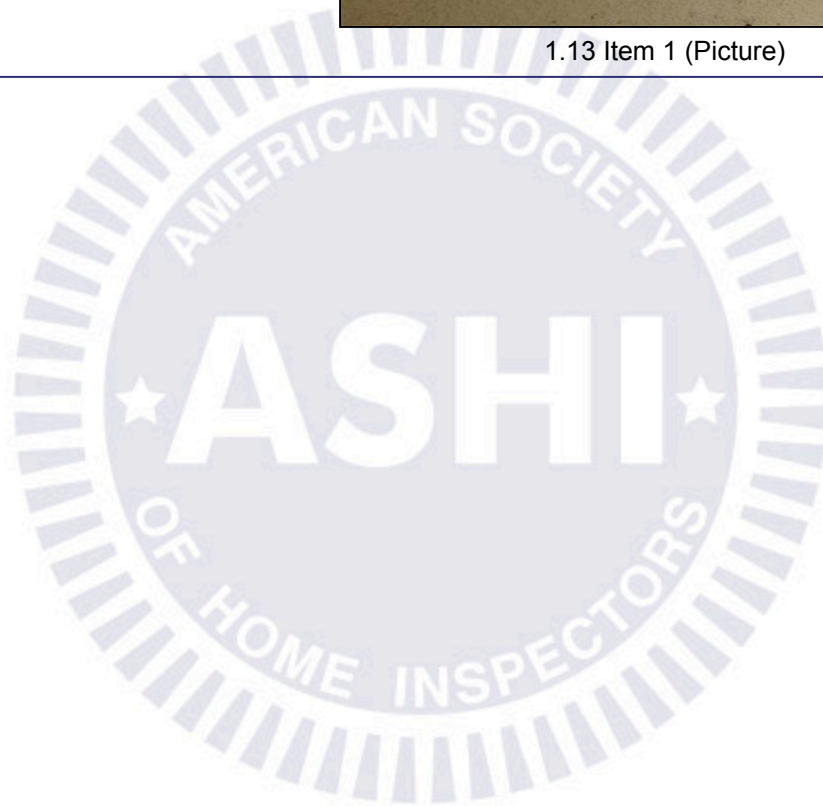
1.10 Item 2 (Picture)

1.13 (1) Suggest review of trees and root structures to prevent future damage to the property, drainage systems and structures.

1.13 (2) The vent to the garage area is deteriorated, suggest repairs/ replacement as needed.



1.13 Item 1 (Picture)



2. Exterior/Lot Grade/Drainage

Styles & Materials

Home is built on:

Sloped lot
Hillside

Grading at the foundation:

Inadequate

Lot drains towards:

Rear
Center
of the lot
The foundation at the rear

		IN	NI	NP	RR
2.0	Lot Grade/Drainage				•
		IN	NI	NP	RR

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Comments:

2.0 Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation, suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.



3. Foundation

The Home Inspector shall observe structural components including foundations, floors, columns or piers. The home inspector shall describe the type of Foundation, floor structure, columns or piers. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete slab
Masonry block

Interior footing/support:

Wood Pier/Wood Horizontal in Garage

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace				•
3.1	Floors (Structural)				•
		IN	NI	NP	RR

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Comments:

3.0 (1) Unable to verify (visually observe) the foundation bolting at the mud-sill and/or foundation due to the structure's construction on a concrete slab foundation and/or covered mud sills (wall construction). Generally a home built in the State of California was required to be structurally bolted after the 1930's. See the City or County Building Department for verification of foundation bolting, permits, final or Certificate of Occupancy. As stated in the inspection agreement, building permits are not investigated or reviewed by the inspector.

3.0 (2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



3.0 Item 1 (Picture)

3.0 (3) Limited review of the foundation and interior wood support members due to the excessive personal items

within the garage. Suggest review with a licensed contractor once the items have been removed.



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.1 (1) Water staining/deterioration noted at the interior floor support system at the garage area, suggest review with a licensed contractor and a licensed termite contractor as needed.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.1 (2) The subflooring below/adjacent to the shower area may be damaged but was not observable, suggest review with a licensed contractor for repairs as/if needed.



4. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Type & Material(s):

Pitched
Composition shingle

Roof viewed from:

Roof

Chimney (exterior):

Brick

Rain cap:

Yes

Spark arrestor:

Yes

		IN	NI	NP	RR
4.0	Roof				•
4.1	Flashings				•
4.2	Skylights, Chimneys and Roof Penetrations				•
		IN	NI	NP	RR

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Comments:

4.0 (1) Minor deterioration of the roofing was noted, suggest review with a licensed roofing contractor for repairs, periodic maintenance and to determine the remaining life expectancy of the roof.



4.0 Item 1 (Picture)



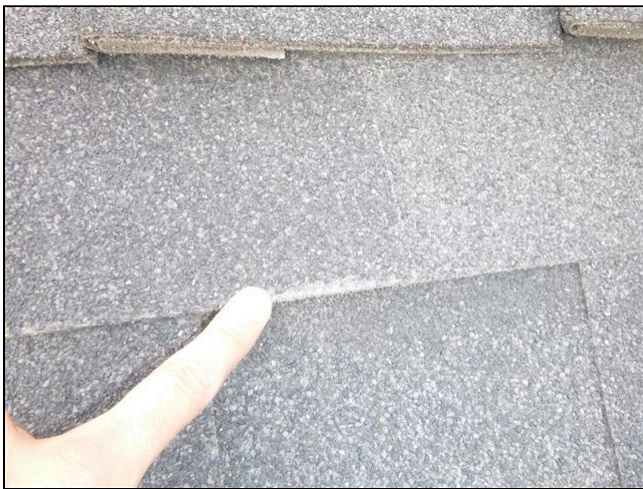
4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)

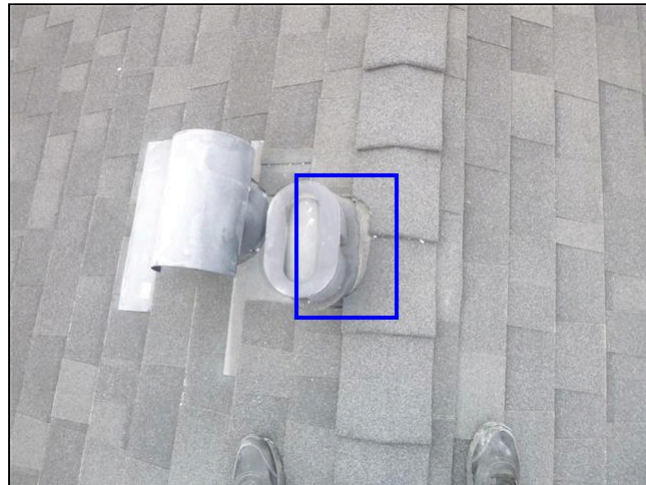


4.0 (2) An exposed nail head was noted, suggest repairs as needed to prevent future leakage.



4.0 Item 6 (Picture)

4.1 A flashing is incorrectly installed on the ridge (penetrations should not be installed on a ridge). Suggest review with a licensed roofer for repair/ relocation costs as needed to prevent future leakage.



4.1 Item 1 (Picture)

4.2 (1) The chimney ash clean out port door was deteriorated/rusted/loose at the time of the inspection, this is a possible fire spread hazard. Suggest repair/ replace as needed.



4.2 Item 1 (Picture)

4.2 (2) Minor cracks noted at the chimney crown and base, suggest repairs/sealing as needed to prevent future water intrusion and deterioration.



4.2 Item 2 (Picture)



4.2 Item 3 (Picture)



4.2 Item 4 (Picture)



5. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Hatch Location(s):

Vaulted ceilings

Framing:

4 x 6 Rafters

Sheathing:

Spaced Sheathing

Insulation:

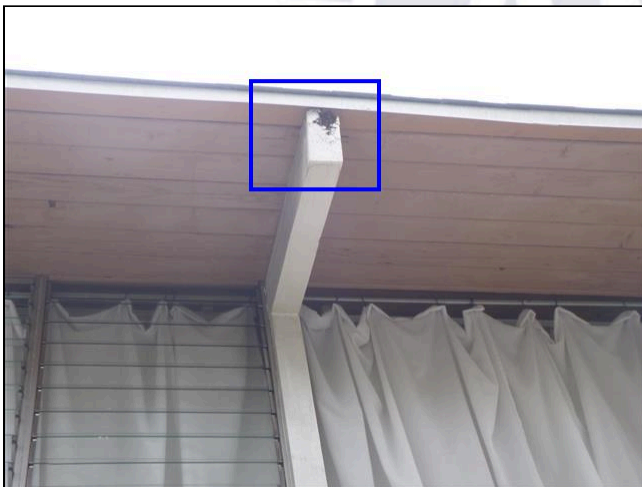
None, common for age

		IN	NI	NP	RR
5.0	Framing & Sheathing				•
5.1	Insulation			•	
		IN	NI	NP	RR

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Comments:

5.0 Wood deterioration was noted at the interior and exterior of the dwelling at the wood framing, suggest review with a licensed contractor and a licensed termite contractor for repair/replacement costs as needed.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

6. Laundry

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving the appliances or personal effects; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, the operation of ground fault circuit interrupters; report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Garage

Floor Covering(s):

Concrete

Dryer Fuel Supply:

Natural Gas

Dryer Vented to the exterior:

Yes

		IN	NI	NP	RR
6.0	Floors	•			
6.1	Ceilings				•
6.2	Electrical	•			
6.3	Washer Hook-Up	•			
6.4	Dryer Hook-Up				•
6.5	Comments				•
		IN	NI	NP	RR

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Comments:

6.1 (1) Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

6.1 (2) Water stains and deterioration noted at the ceiling, suggest repair/replace as needed.

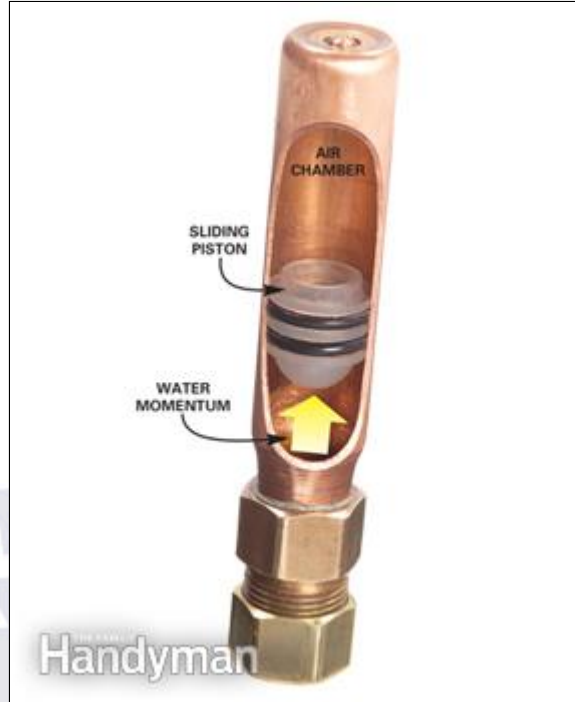


6.1 Item 1 (Picture)

6.3 Suggest upgrading with 'hammer valve' plumbing supply systems if a water sensor/efficient/smart washing machine is to be installed at this area.



6.3 Item 1 (Picture) HV



6.3 Item 2 (Picture) Hv



6.3 Item 3 (Picture)

6.4 (1) Suggest periodic cleaning of dryer vent to exterior to prevent blockages, which can result in extended drying times and leakage.

6.4 (2) The dryer vent was loose and deteriorated at the exterior, suggest replacement as needed.



6.4 Item 1 (Picture)

6.5 (1) No impact barrier installed as required due to the location of the appliance(s) in the garage. This is common for the original age of the dwelling. Suggest review with a licensed contractor for installation costs as needed as an upgrade.



6.5 Item 1 (Picture)

6.5 (2) The dryer is not 18 inches above the garage floor level to ensure separation from combustibles as required. This is a potential safety hazard. Suggest review by a licensed plumber for repairs/relocation costs as required for safety.



6.5 Item 2 (Picture)

7. Patio/Porch

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Location:

Right side
Rear

Cover:

Wood awning

Deck/Slab:

Concrete

Doors:

Wood - Single Pane - UTD Tempered

Doorbell/Chime:

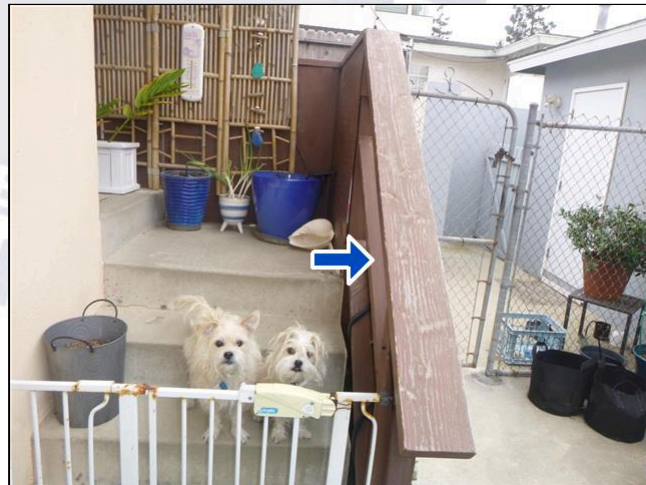
None

		IN	NI	NP	RR
7.0	Cover	•			
7.1	Deck/Slab	•			
7.2	Steps/Stairs/Railings				•
7.3	Electrical	•			
7.4	Doors				•
		IN	NI	NP	RR

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Comments:

7.2 (1) A non graspable handrail was noted at this area, this is a potential safety hazard. Suggest review with a licensed contractor for costs to upgrade to current standards for safety and/or as needed.



7.2 Item 1 (Picture)

7.2 (2) Wood deterioration noted at various areas of the railing, suggest review with a termite company and/or a licensed contractor for repairs as needed.



7.2 Item 2 (Picture)

7.4 Unable to determine if tempered glass is installed at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade and to enhance safety as needed.



8. Garage

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving the appliances or personal effects; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, the operation of ground fault circuit interrupters; report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Attached
 Below Structure
 Left side, single car

Garage Door & Type:

One, automatic

Garage Door Material:

Aluminum
 Non-Insulated

Auto-opener Manufacturer:

LIFT-MASTER

Optical sensors:

Yes

Safety reverse operating:

Yes

GFCI Outlets:

No, common for age

		IN	NI	NP	RR
8.0	Slab				•
8.1	Garage Door (s)	•			
8.2	Garage Door Hardware	•			
8.3	Door Opener	•			
8.4	Garage Walls & Ceilings (including Firewall & Ceiling Separation)				•
8.5	Electrical				•
8.6	Traps/Drains & Supply				•
8.7	Comments				•
		IN	NI	NP	RR

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Comments:

8.0 (1) Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)

8.0 (2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



8.0 Item 3 (Picture)

8.4 (1) Patched and uneven areas of the ceiling noted (likely from past water damage), suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)

8.4 (2) Holes and unfinished sections of firewall and ceiling were noted, this is a potential fire spread hazard. 5/8 inch sheetrock may be installed as a minimum standard material and as a requirement for a one hour burn through rating for firewall. Suggest review by licensed contractor for repair/installation costs as needed.



8.4 Item 3 (Picture)

8.4 (3) Holes and unfinished sections of the walls were noted, suggest review by licensed contractor for repair/ replacement costs as needed.



8.4 Item 4 (Picture)

8.5 (1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the

original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

8.5 (2) The cover globe(s) are missing at light fixture(s) at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.



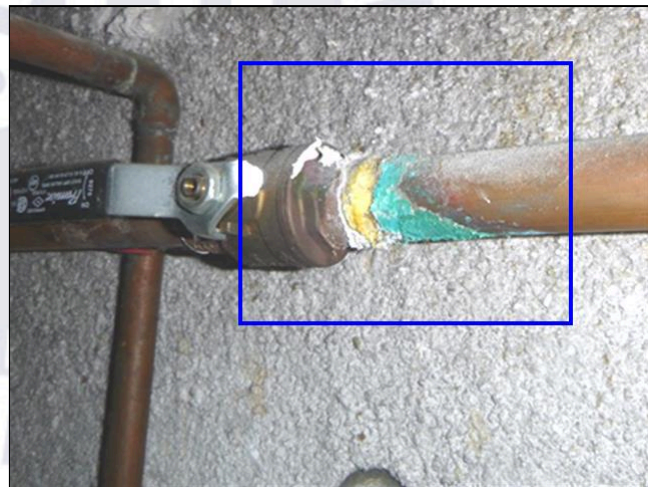
8.5 Item 1 (Picture)

8.5 (3) No GFCI outlet or protection installed in this garage. GFCI coverage has been required in garages since 1978, suggest review by a licensed electrician for installation as required for safety.

8.6 Excessive corrosion noted at the drains and supply lines at this area. Suggest review with a licensed plumber and repair/replace as needed.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)

8.7 Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



8.7 Item 1 (Picture)



8.7 Item 2 (Picture)



8.7 Item 3 (Picture)



9. Heating A/C System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Location: Living room	Heat Type: Wall unit	Energy Source: Natural gas
Filter Type: N/A	A/C Equipment Type: None	Thermostat location & Type: Mechanical Non-programable Manual, at base of the unit

		IN	NI	NP	RR
9.0	Heating Equipment				•
9.1	Venting				•
9.2	Thermostat	•			
		IN	NI	NP	RR

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Comments:

9.0 The heater/furnace is very old but did work at the time of inspection. The inspector is unable to determine remaining life expectancy of this system. Due to the age and style of this system, suggest review with the Gas company and/or a licensed heating company for further review to determine the remaining life expectancy of the unit and any repair/replacements costs as needed.



9.0 Item 1 (Picture)



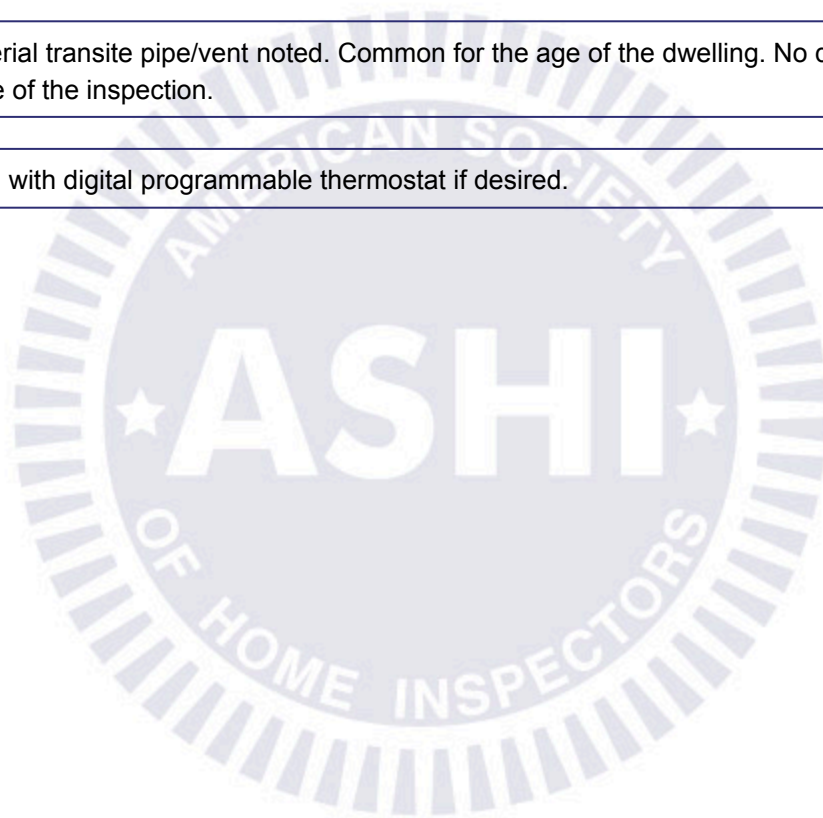
9.0 Item 2 (Picture)



9.0 Item 3 (Picture)

9.1 Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.

9.2 Suggest upgrading with digital programmable thermostat if desired.



10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Electrical Service: Overhead service	Main Panel Location: Left side exterior	Main Panel capacity: UTD, see the comments
Main disconnect: No, see comments	Panel Type: Circuit breakers	Branch wire (where visible): Copper
Wiring Methods (where visible): Romex Conduit	Grounding system: Yes	Future space at Panel(s): Yes

		IN	NI	NP	RR
10.0	Service Entrance Conductors				•
10.1	Service, Grounding Equipment, Main/Sub Panels				•
10.2	Branch Circuits, Overcurrent Devices				•
		IN	NI	NP	RR

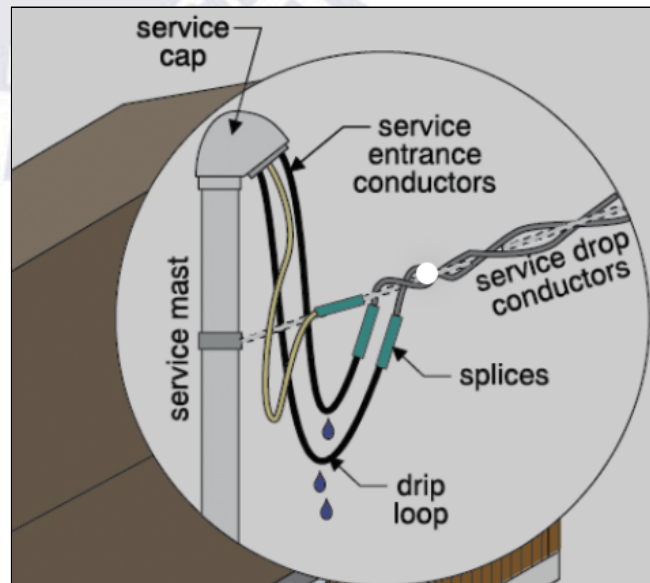
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Inadequate drip loop was noted, suggest review with a licensed electrician for repairs as needed.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

10.1 (1) Currently a Federal Pacific electrical panel is installed, please be aware that there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. There are problems with these panels that can, in some cases, be serious. Some Federal Pacific panels have aluminum bus bars (the bars that run down the middle of the panel to which the breakers connect). Over a period of years, oxide forms on the aluminum causing a poor connection with the breakers and leading to arcing, overheating, and, eventually, breaker failure. Other problems with Federal Pacific panels include circuit breakers (depending on the vintage) with a dismal performance record and the possibility of unbalanced multi-wire circuits. Also, please be aware that various insurance companies will not insure homes with this style of electrical panel. Suggest review by a licensed electrician for replacement costs as needed.

Below is a link to various documentation about the Federal Pacific Panel and Breaker defects:

[Federal Pacific Information](#)



10.1 Item 1 (Picture)



10.1 Item 2 (Picture)

10.1 (2) Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.



10.1 Item 3 (Picture)

10.1 (3) No main disconnect for this type panel, common for age and style of the panel. Suggest review by a licensed electrician for upgrading for safety.

10.1 (4) Due to the age and size/overall amperage of this system relative to the square footage of the dwelling,

suggest review with a licensed electrician for replacement cost to upgrade the electrical panel, increase the overall amperage and install additional circuits to the interior of the dwelling as needed/desired.

10.2 Minimal/inadequate circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to install additional circuits to the interior of the dwelling as needed.



11. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; piping supports and pipe insulation; leaks; and functional drainage. The home inspector shall describe: Water supply and distribution piping materials; Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The inspector will comment on any areas where the plumbing may be corroded and/or deteriorated where visible. Please be aware that the inspector cannot see inside the walls/ceiling/foundation where there may be areas of corrosion/deterioration to the plumbing. Please be aware that multiple cities/areas of Los Angeles are now obtaining their water supply from different sources and are also adding various chemicals which can cause corrosion, pin hole leaks and accelerate leaking in various plumbing supply lines. At the time of the inspection no active leaking was visible or present (unless otherwise stated in the inspection report), but leaks may develop in the future as the plumbing supply lines continue to corrode/deteriorate over time. Suggest review with a licensed plumber for repair/replacement costs as need

Styles & Materials

Main shut off location:
Front of dwelling

Main Water Supply (into home where visible):
Copper

Water Distribution (inside home where visible):
Copper, where visible

Water pressure - PSI:
75

Water Pressure Regulator Installed:
No

		IN	NI	NP	RR
11.0	Plumbing Water Supply and Distribution System				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

11.0 (1) Corroded plumbing and fittings noted at various areas within the dwelling/garage. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

11.0 (2) Various plumbing fixtures within the dwelling do not conform to the new low flow specifications required by the State of California as of January 1st, 2017.

Suggest review with a licensed plumber for replacement costs as required to conform to this new ordinance.

Below is the link to the State of California Legislative Low Flow plumbing ordinance.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407



12. Sewer/Waste System

The home inspector shall observe: Interior water drainage systems where visible, including: piping materials, leaks; and cross connections; piping supports and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

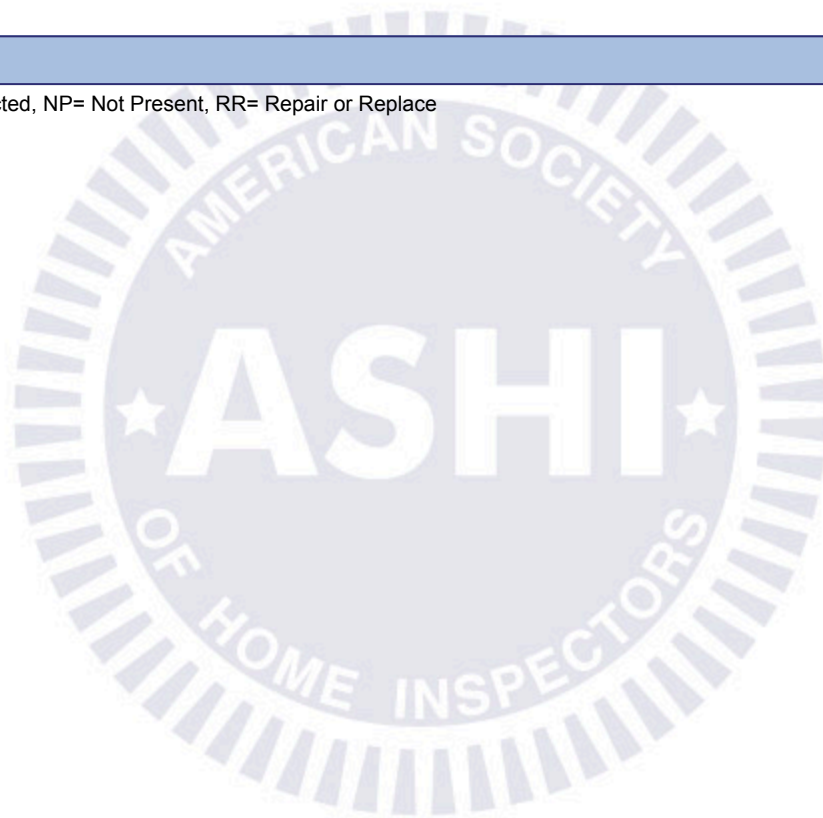
Styles & Materials

Waste/Drains (where visible):

- Cast iron
- Galvanized
- ABS

		IN	NI	NP	RR
12.0	Waste/Drains				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

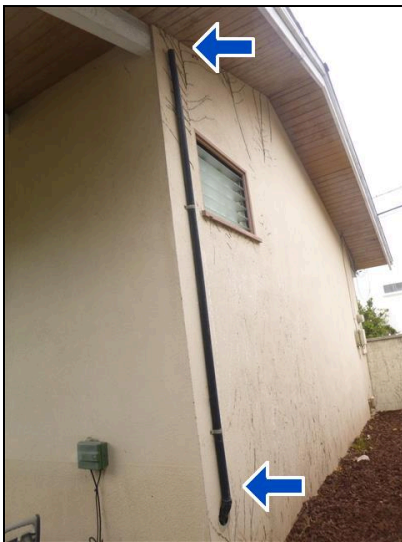


Comments:

12.0 (1) Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

12.0 (2) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

12.0 (3) The plumbing vent at the rear left is installed incorrectly and does not extend 12 inches past the roof as required. Suggest review with a licensed plumber for repairs as needed.



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)

12.0 (4) Excessive rust and corrosion noted at the drains within the garage. Suggest review by a licensed plumbing contractor for repair/replacement costs as needed.



12.0 Item 3 (Picture)

12.0 (5) Rust and corrosion was noted at the various cast iron drain lines that are embedded/installed within the slab

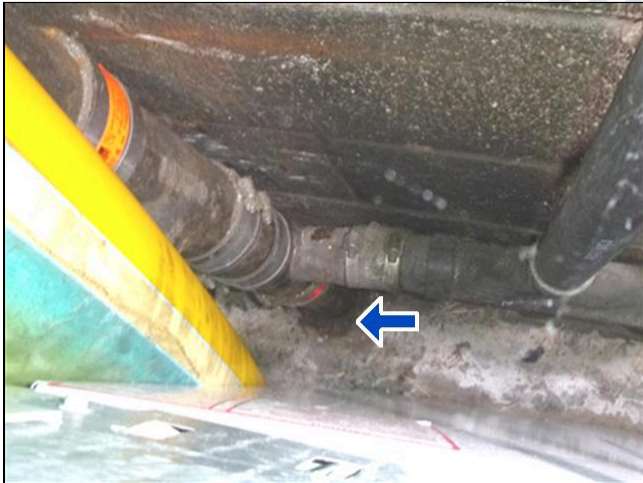
foundation. Suggest review by a licensed plumbing contractor to evaluate the condition of the cast iron drain lines and for removal/repair/replacement costs as needed.



12.0 Item 4 (Picture)



12.0 Item 5 (Picture)



12.0 Item 6 (Picture)



13. Water Heater

The home inspector shall observe: Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; flues, and vents; Fuel distribution systems including: interior supply piping, venting, and supports; leaks. The home inspector shall describe: Water heating equipment; and water supply shutoff device.

Styles & Materials

Water Heater Location: Exterior Rear	Water Heater Power Source: Tank (Gas)	Water Heater Capacity: 28 Gallon
Manufacturer: STATE	Manufactured Date: B-2005	Cold water shut off: Yes See comments
Gas Shut off: Yes	TP Valve & discharge installed: Yes	Seismic Strapping: Yes Two straps
Smitty pan: Yes	Gas supply line drip leg/sediment trap installed: No, see comments	

		IN	NI	NP	RR
13.0	Water Heater				•
13.1	Venting				•
13.2	Comments				•
		IN	NI	NP	RR

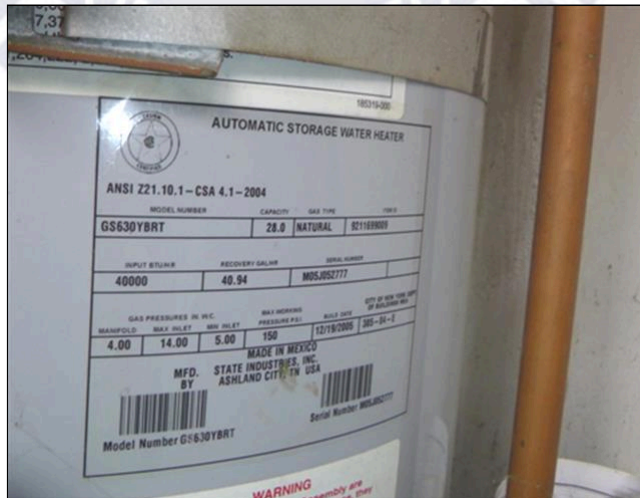
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

13.0 (1) Due to the age of this unit, suggest review with a licensed plumber for replacement costs as it has exceeded it's intended life span (12-15 years).



13.0 Item 1 (Picture)



13.0 Item 2 (Picture)



13.0 Item 3 (Picture)

13.0 (2) Rust and corrosion was noted at the cold water shut off and fittings, no leaking was visible at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.

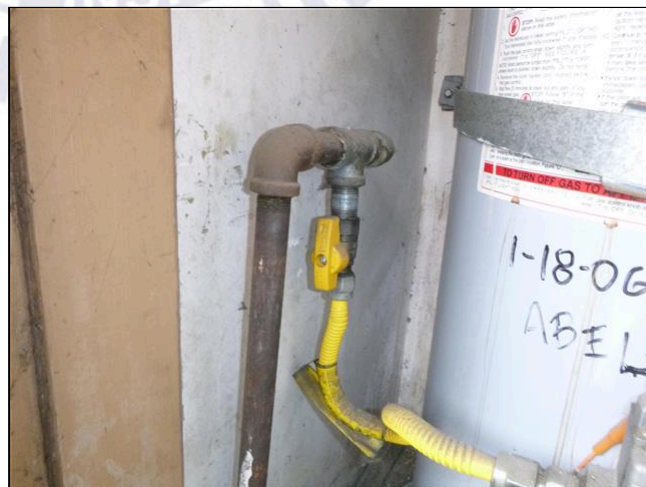


13.0 Item 4 (Picture)



13.0 Item 5 (Picture)

13.0 (3) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.



13.0 Item 6 (Picture)

13.0 (4) The pipe off the temperature pressure release valve is undersized, suggest review with a licensed plumber for replacement costs as required.

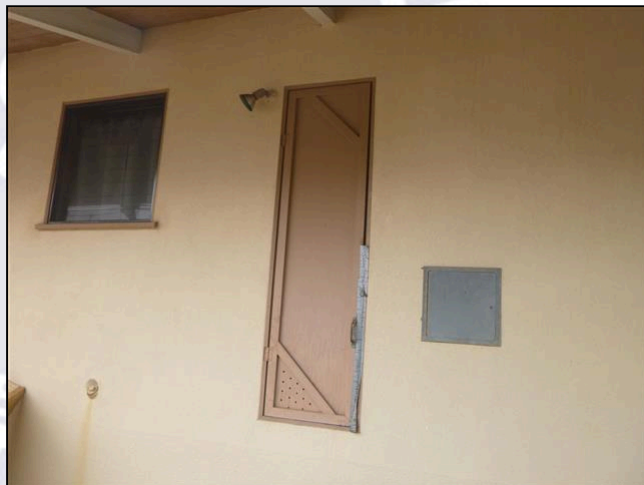


13.0 Item 7 (Picture)

13.1 Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.

13.2 (1) Water stains noted at the water heater closet walls/ceiling, this area tested dry at the time of the inspection. Suggest review with the seller to verify/determine the cause of the leak and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

13.2 (2) Inadequate combustion air source noted at the water heater closet, typically an upper and lower vent are required. Suggest review with a licensed contractor for installation costs as needed.



13.2 Item 1 (Picture)

14. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Floor Covering(s): Vinyl	Window Types: Louvered glass	Countertop/Backsplash: Composite
Sink(s): Stainless Steel	Disposal Brand: IN SINK ERATOR	Oven(s): FRIGIDAIRE
Range/Stove: GAS	Cooktop: GAS	Exhaust/Range hood: VENTED
Microwave: PORTABLE UNIT	Low flow sink fixture(s): Yes, 2.2 GPM Maximum	

		IN	NI	NP	RR
14.0	Floors	•			
14.1	Walls				•
14.2	Ceiling				•
14.3	Windows				•
14.4	Screens	•			
14.5	Cabinets				•
14.6	Counter Tops				•
14.7	Electrical				•
14.8	Sinks	•			
14.9	Faucets				•
14.10	Traps/Drains & Supply				•
14.11	Food Waste Disposal	•			
14.12	Ranges/Ovens/Cooktops	•			
14.13	Range Hood (s)				•
14.14	Microwave		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

14.1 Water damage/staining was noted under the sink, suggest review with a licensed contractor for removal/repair/ replacement costs as needed.



14.1 Item 1 (Picture)

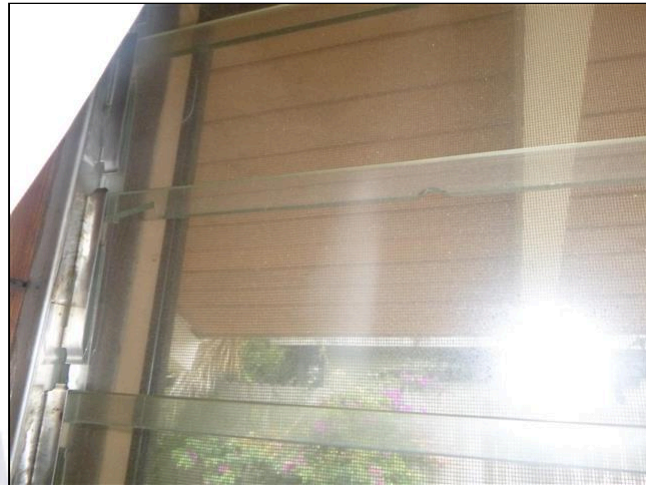
14.2 Water stains and deterioration noted at the ceiling, suggest repairs as needed.



14.2 Item 1 (Picture)

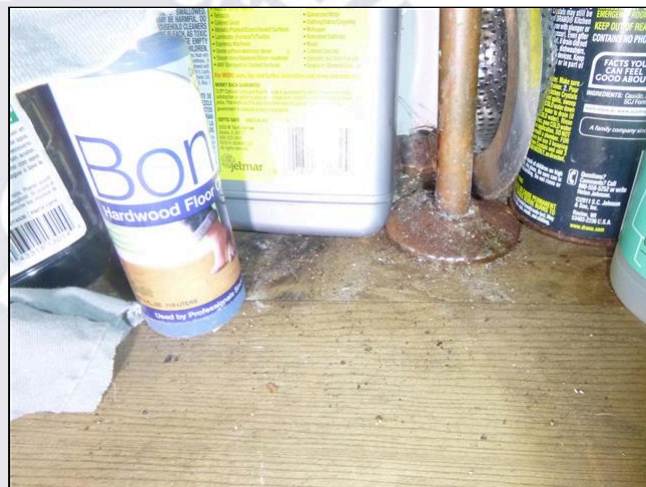
14.3 (1) Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

14.3 (2) Chipped glass noted at the window(s), this is a potential safety hazard. Suggest review with a licensed contractor/glazing company for replacement costs as required for safety.



14.3 Item 1 (Picture)

14.5 The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



14.5 Item 1 (Picture)

14.6 Minor deterioration noted at the countertop, suggest repair/replace as needed.



14.6 Item 1 (Picture)

14.7 (1) Inadequate countertop/appliance outlets/circuits installed, suggest review with a licensed electrician for installation costs as needed/required.

14.7 (2) A minimum number of light fixtures were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional light fixtures if desired as an upgrade.

14.9 Rust and corrosion noted at the base of the faucet, suggest replacement as needed.



14.9 Item 1 (Picture)

14.10 Corrosion noted at the sink angle valve(s) and drain, no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.

14.13 Excessive air leakage at the ducting connection in the upper cabinet, this is a potential fire spread hazard, suggest review with a licensed contractor and repair/replace as needed for safety.



14.13 Item 1 (Picture)

15. Bathroom #1

The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, all plumbing fixtures, including their faucets, except where the flow end of the faucet is connected to an appliance; The operation of ground fault circuit interrupters; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Left side
Rear
Off bedroom #1

Floor Covering(s):

Vinyl

Doors:

Wood

Window Types:

Louvered glass

Tub & Surround:

Fibreglass

Shower & Surround:

Tile
Shower curtains

GFCI Protection:

Yes

Heating source:

Electric wall heater

Low flow toilet:

Yes
1.6 GPF

Low flow sink fixture(s):

Yes, 2.2 GPM

Low flow shower fixture(s):

Yes, 2.5 GPM

Low flow tub faucet(s):

No, see comments



		IN	NI	NP	RR
15.0	Floors				•
15.1	Walls				•
15.2	Ceilings	•			
15.3	Doors	•			
15.4	Windows				•
15.5	Screens	•			
15.6	Electrical	•			
15.7	Exhaust Fan	•			
15.8	Heating				•
15.9	Tub & Surround	•			
15.10	Tub Faucet				•
15.11	Shower & Surround	•			
15.12	Shower Enclosure	•			
15.13	Shower Faucet	•			
15.14	Sink(s)				•
15.15	Sink Faucet(s)	•			
15.16	Traps/Drains & Supply				•
15.17	Toilets(s)	•			
15.18	Counter/Cabinets				•
		IN	NI	NP	RR

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Comments:

15.0 The flooring is soft between the shower and the cabinet, this is likely due to water leaking from the shower area and damaging the subflooring. Suggest review with a licensed contractor for removal/repair/replacement costs as needed.



15.0 Item 1 (Picture)

15.1 (1) Settling cracks and patching was noted, suggest repair as needed.

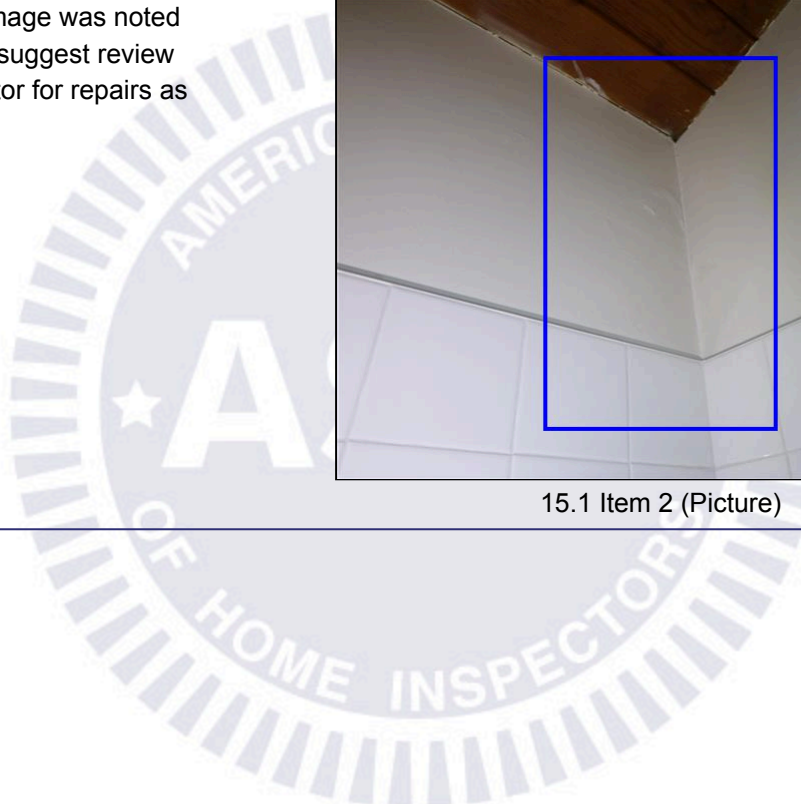


15.1 Item 1 (Picture)

15.1 (2) Old water damage was noted at the rear wall/corner, suggest review with a licensed contractor for repairs as needed.



15.1 Item 2 (Picture)



15.4 Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

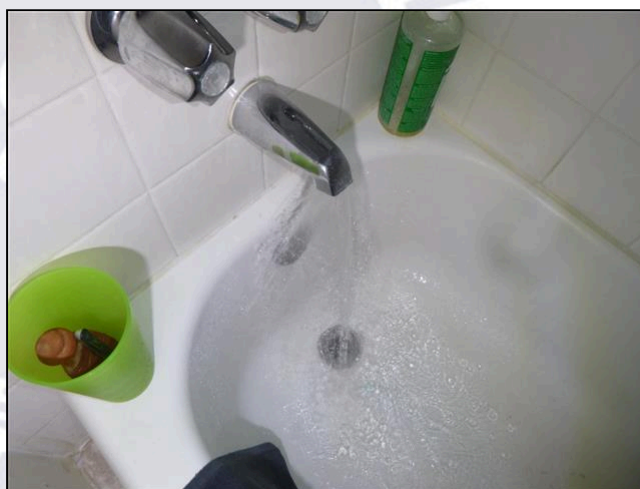
15.7 No exhaust fan installed, common for the age of the dwelling and not required when built. Suggest installation of the exhaust fan and vent to the exterior of the dwelling as an upgrade.

15.8 Due to the possible child safety hazard and possibly fire hazard due to proximity to towel racks, suggest review with a licensed contractor for costs to disconnect and/or remove the wall heat coil unit.



15.8 Item 1 (Picture)

15.10 The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.



15.10 Item 1 (Picture)

15.14 The sink stopper is faulty/ inoperable, suggest repair/replace as needed.



15.14 Item 1 (Picture)

15.16 Corrosion noted at the sink angle valve(s), no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.



15.16 Item 1 (Picture)

15.18 The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



15.18 Item 1 (Picture)

16. Entry

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving furniture and personal effects; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles located inside the house, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, the operation of ground fault circuit interrupters and Smoke & Carbon monoxide alarms and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Floor Covering(s):

Vinyl

Doors:

Wood - Single Pane - UTD Tempered

Closet/Cabinetry:

Wood

		IN	NI	NP	RR
16.0	Floors	•			
16.1	Walls	•			
16.2	Ceilings	•			
16.3	Doors				•
16.4	Electrical	•			
		IN	NI	NP	RR

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Comments:

16.3 (1) Unable to determine if tempered glass is installed at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade and to enhance safety as needed.

16.3 (2) Gaps and light noted at the front door, when closed, due to the age of the dwelling. Suggest repair/replacing as needed to prevent future drafts and insect intrusion as needed.

17. Living Room

Styles & Materials

Floor Covering(s):

Carpet

Window Types:

Louvered glass

Fireplace:

Masonry

Gas Log

Fireplace doors & screens:

Removable screen system

Fireplace damper fixed in open position: Fireplace Gas valve:

No, see comments

Yes, within 4 feet

Smoke alarms:

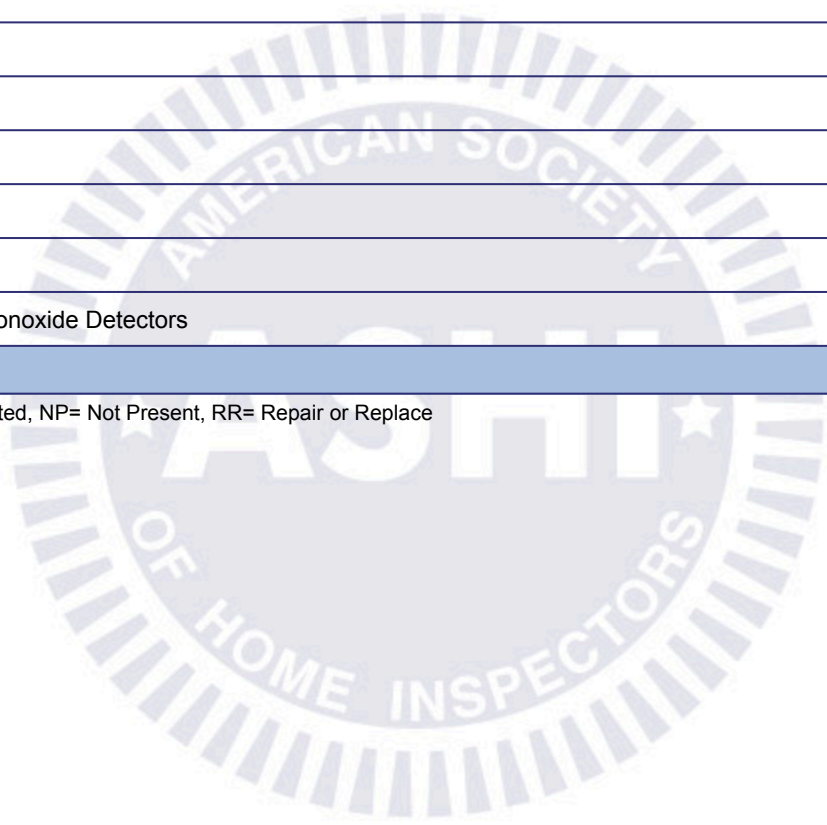
No, see comments

Carbon Monoxide alarms:

No, see comments

		IN	NI	NP	RR
17.0	Floors				•
17.1	Walls	•			
17.2	Ceilings				•
17.3	Windows				•
17.4	Screens	•			
17.5	Electrical				•
17.6	Fireplace				•
17.7	Smoke & Carbon Monoxide Detectors				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



Comments:

17.0 Squeaky/noisy floors noted, suggest repair as needed.

17.2 Wood deterioration noted at the vaulted ceiling, suggest review with a licensed contractor/licensed termite contractor as needed.

17.3 (1) Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

17.3 (2) Cracked/broken glass noted at the window(s), this is a potential safety hazard. Suggest review with a licensed contractor/glazing company for replacement costs as required for safety.

17.5 Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.

17.6 (1) The fireplace damper was operational at the time of the inspection. Suggest securing the damper to a fixed open position due to the gas installation per current requirements.



17.6 Item 1 (Picture)

17.6 (2) Excessive creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/ chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.

17.6 (3) Surface cracks noted at the rear firebrick, suggest review with a licensed chimney sweep/contractor for repairs/replacement as needed.

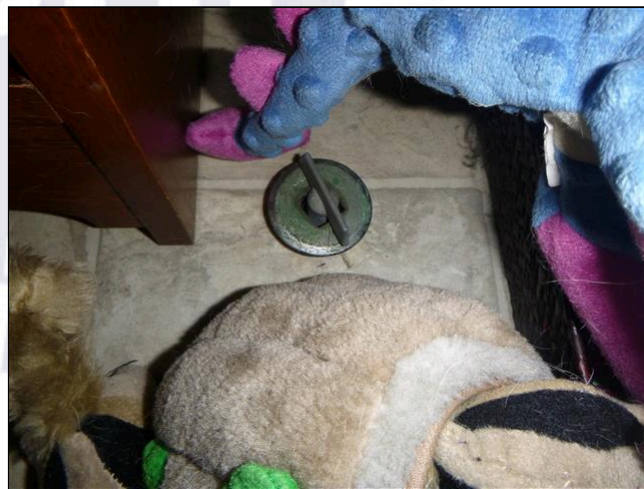


17.6 Item 2 (Picture)

17.6 (4) The tenant advised the inspector that the gas line was previously "Red Tagged" by the gas company which indicates a safety hazard. The tenant also advised that the tag was removed but no repairs were done/completed. Suggest review with the gas company as needed for safety.



17.6 Item 3 (Picture)



17.6 Item 4 (Picture)

17.7 (1) No smoke alarm, suggest installation to enhance safety and as required by the State of California.

17.7 (2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area and on every level of the home, including any basement areas, as required by the State of California.

18. Bedroom #1

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving beds, furniture and personal effects; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, smoke detectors, heat detectors, carbon monoxide detectors, and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, ; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Location:

Left side
Front

Floor Covering(s):

Carpet

Doors:

Vinyl

Window Types:

Louvered glass

Closet/Cabinetry:

Wood

Smoke alarms:

Yes

Carbon Monoxide alarms:

Yes

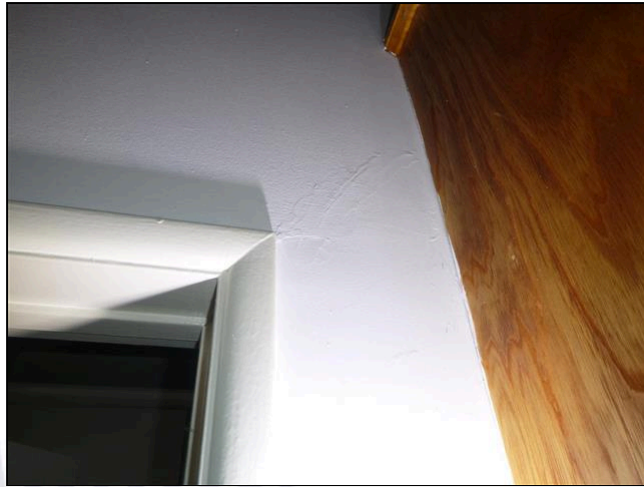
		IN	NI	NP	RR
18.0	Floors				•
18.1	Walls				•
18.2	Ceilings				•
18.3	Doors				•
18.4	Windows				•
18.5	Screens	•			
18.6	Electrical				•
18.7	Closet/Wardrobe(s)	•			
18.8	Smoke Alarms	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

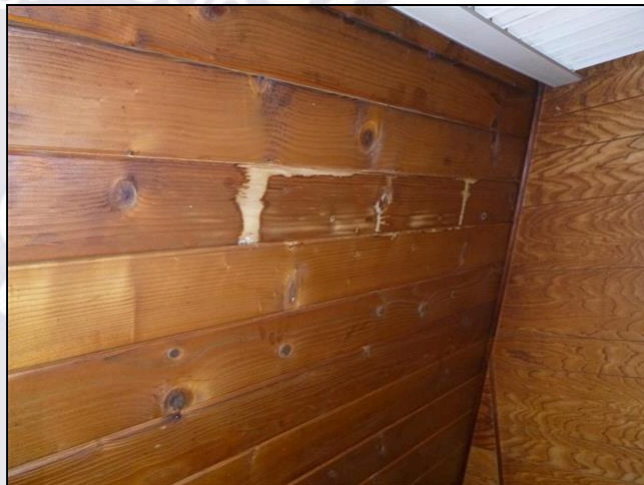
18.0 Squeaky/noisy floors noted, suggest repair as needed.

18.1 Settling cracks and patching was noted, suggest repair as needed.



18.1 Item 1 (Picture)

18.2 (1) Water stains and deterioration noted at the ceiling, suggest repairs as needed.



18.2 Item 1 (Picture)

18.2 (2) Wood deterioration noted at the vaulted ceiling, suggest review with a licensed contractor/licensed termite contractor as needed.



18.2 Item 2 (Picture)

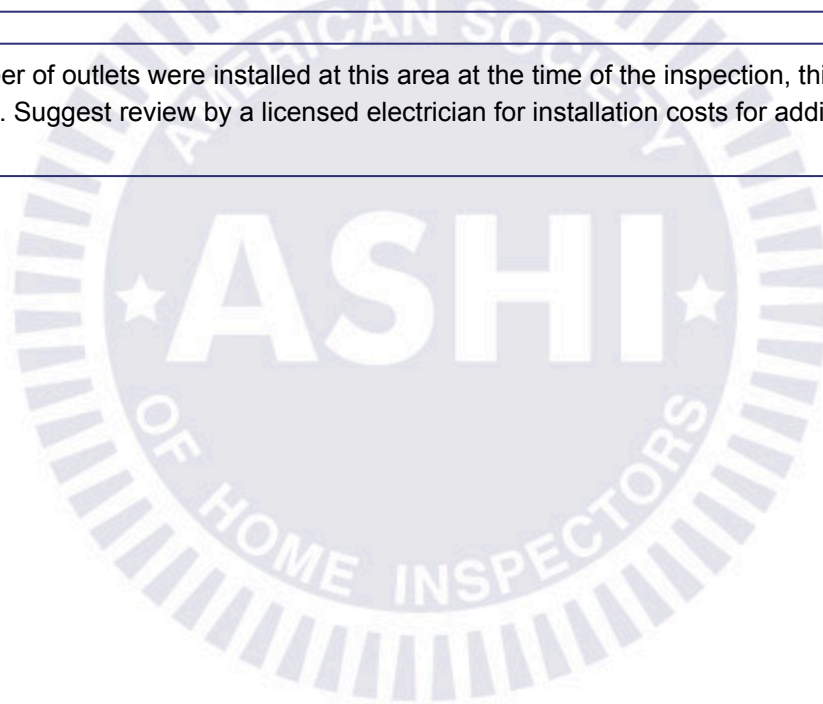
18.3 Generally a vinyl sliding door is not an acceptable door for a bedroom. A bedroom door should be able to be closed and blocked/barricaded at the interior for safety if required. Suggest review with the city and/or a licensed contractor for repairs/replacement as needed.



18.3 Item 1 (Picture)

18.4 Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

18.6 A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.



General Summary



Ferguson Home Inspections

Ferguson Home Inspections
 318 Ave I # 673
 Redondo Beach, CA 90277

Customer

Wendy & Scott Fletcher

Address

1102 7th Place
 Hermosa Beach CA 90254

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior



1.0 Driveway

Repair or Replace

Patched and repaired areas of the driveway was noted. Suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

1.1 Walkways

Repair or Replace

Minor settling cracks noted at various areas, suggest repairs as needed.

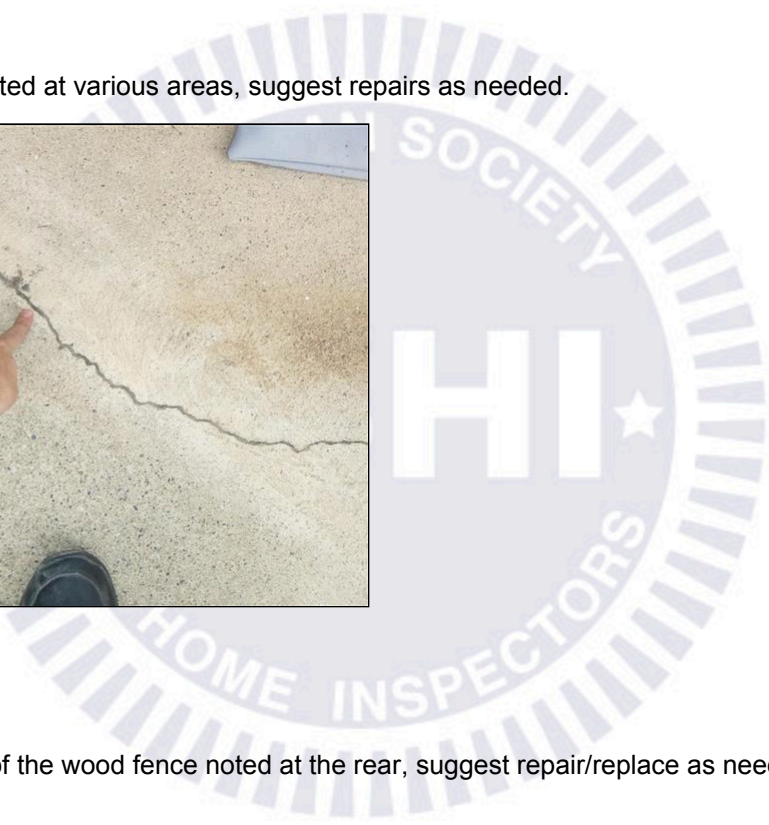


1.1 Item 1 (Picture)

1.2 Fences

Repair or Replace

(1) Deteriorated areas of the wood fence noted at the rear, suggest repair/replace as needed.





1.2 Item 1 (Picture)

(2) Cracks noted at the block fences, areas stable at the time of the inspection. Suggest repairs/maintenance as needed.



1.2 Item 2 (Picture)

1.4 Siding

Repair or Replace

(1) A large hole/gaps were noted at the stucco siding at the rear left near the plumbing vent. Suggest sealing around the siding penetration's to prevent future water/insect/rodent intrusion at these areas.



1.4 Item 1 (Picture)

(2) Suggest sealing around the siding penetration's to prevent future water/insect/rodent intrusion at these areas.



1.4 Item 2 (Picture)

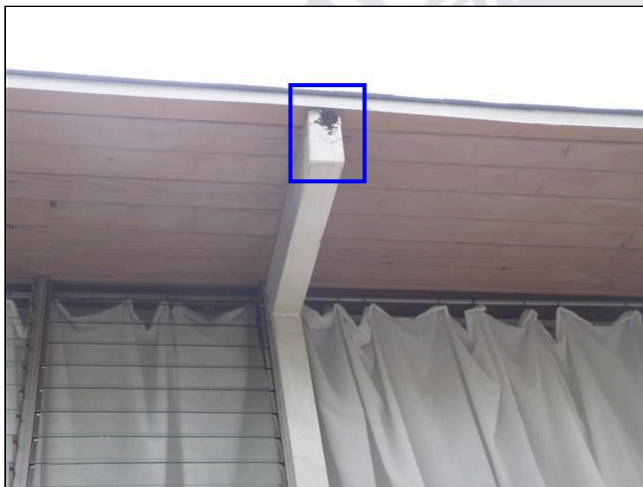


1.4 Item 3 (Picture)

1.5 Trim/Eaves/Fascia

Repair or Replace

Paint blistering, peeling and wood deterioration noted at various trim areas. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.

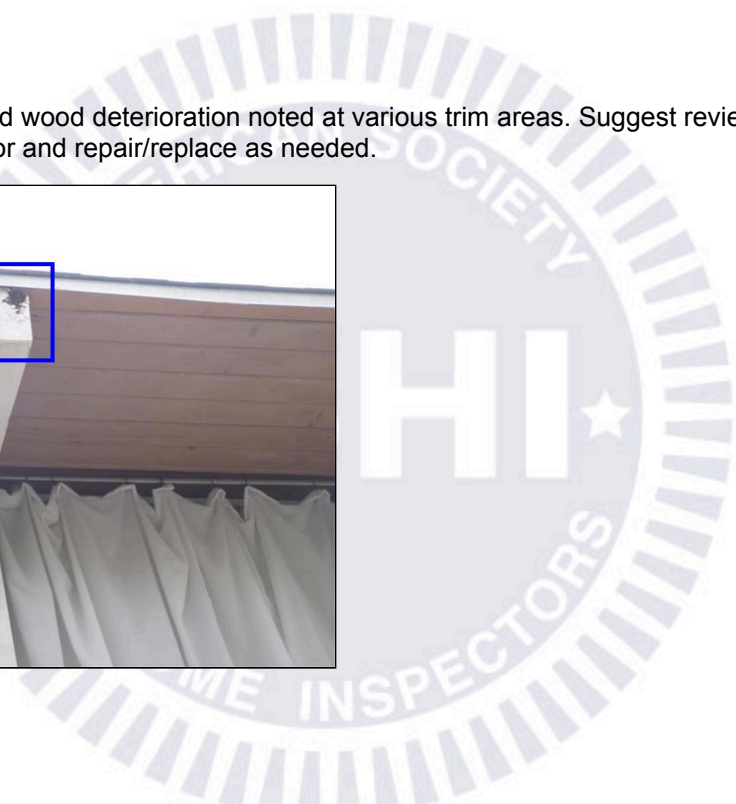


1.5 Item 1 (Picture)

1.6 Windows

Repair or Replace

(1) Aluminum louvered windows noted throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.





1.6 Item 1 (Picture)

(2) Wood deterioration noted at various windows. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.6 Item 2 (Picture)

(3) Cracked/damaged areas of the window glass was noted, suggest review with the seller and/or a glazier for replacement costs as needed.



1.6 Item 3 (Picture)

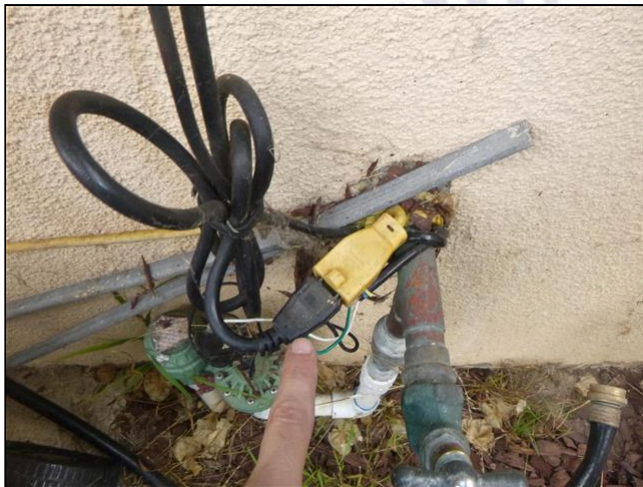
1.8 Electrical
Repair or Replace

(1) Unable to test the outlet at the rear exterior area as there was no power to the outlet. Suggest review with a licensed electrician for repair/replacement cost and confirm correct operation as needed.



1.8 Item 1 (Picture)

(2) The outside outlet is using an extension cord as permanent wiring, and needs to be properly wired or removed.



1.8 Item 2 (Picture)

(3) Minimal lighting installed at various areas on the exterior, common for age. Suggest review by a licensed electrician for estimates and installation of additional lighting to enhance safety.

1.9 Gutters/Downspouts

Repair or Replace

Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.



1.9 Item 1 (Picture)

1.10 Retaining Walls

Repair or Replace

A stone was loose at the front retaining wall, suggest repairs as needed.



1.10 Item 1 (Picture)



1.10 Item 2 (Picture)

1.13 Comments

Repair or Replace

- (1) Suggest review of trees and root structures to prevent future damage to the property, drainage systems and structures.
- (2) The vent to the garage area is deteriorated, suggest repairs/replacement as needed.



1.13 Item 1 (Picture)

2. Exterior/Lot Grade/Drainage

2.0 Lot Grade/Drainage

Repair or Replace

Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/movement to the foundation, suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.

3. Foundation

3.0 Foundations, Basement and Crawlspace

Repair or Replace

(1) Unable to verify (visually observe) the foundation bolting at the mud-sill and/or foundation due to the structure's construction on a concrete slab foundation and/or covered mud sills (wall construction). Generally a home built in the State of California was required to be structurally bolted after the 1930's. See the City or County Building Department for verification of foundation bolting, permits, final or Certificate of Occupancy. As stated in the inspection agreement, building permits are not investigated or reviewed by the inspector.

(2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



3.0 Item 1 (Picture)

(3) Limited review of the foundation and interior wood support members due to the excessive personal items within the garage. Suggest review with a licensed contractor once the items have been removed.



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)

3.1 Floors (Structural)

Repair or Replace

(1) Water staining/deterioration noted at the interior floor support system at the garage area, suggest review with a licensed contractor and a licensed termite contractor as needed.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

(2) The subflooring below/adjacent to the shower area may be damaged but was not observable, suggest review with a licensed contractor for repairs as/if needed.

4. Roofing

4.0 Roof

Repair or Replace

(1) Minor deterioration of the roofing was noted, suggest review with a licensed roofing contractor for repairs, periodic maintenance and to determine the remaining life expectancy of the roof.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)

(2) An exposed nail head was noted, suggest repairs as needed to prevent future leakage.



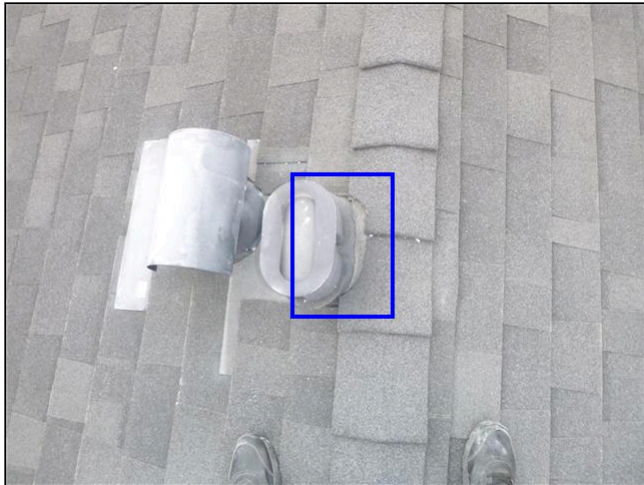
4.0 Item 6 (Picture)

4.1 Flashings

Repair or Replace

A flashing is incorrectly installed on the ridge (penetrations should not be installed on a ridge). Suggest review with a licensed roofer for repair/relocation costs as needed to prevent future leakage.





4.1 Item 1 (Picture)

4.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

(1) The chimney ash clean out port door was deteriorated/rusted/loose at the time of the inspection, this is a possible fire spread hazard. Suggest repair/replace as needed.



4.2 Item 1 (Picture)

(2) Minor cracks noted at the chimney crown and base, suggest repairs/sealing as needed to prevent future water intrusion and deterioration.



4.2 Item 2 (Picture)



4.2 Item 3 (Picture)



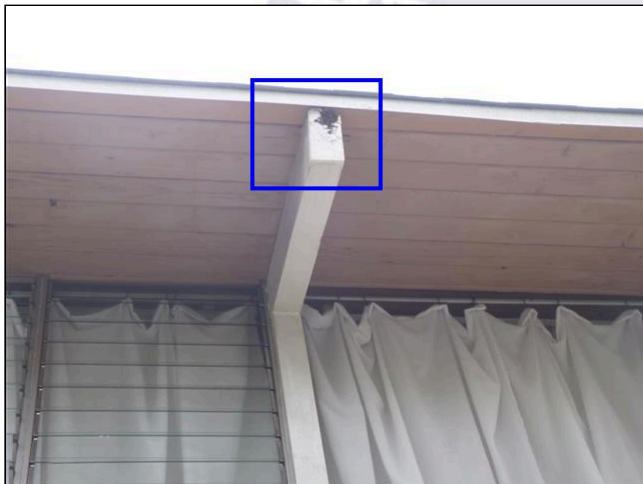
4.2 Item 4 (Picture)

5. Attic

5.0 Framing & Sheathing

Repair or Replace

Wood deterioration was noted at the interior and exterior of the dwelling at the wood framing, suggest review with a licensed contractor and a licensed termite contractor for repair/replacement costs as needed.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

6. Laundry

6.1 Ceilings

Repair or Replace

(1) Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

(2) Water stains and deterioration noted at the ceiling, suggest repair/replace as needed.



6.1 Item 1 (Picture)

6.4 Dryer Hook-Up

Repair or Replace

(2) The dryer vent was loose and deteriorated at the exterior, suggest replacement as needed.



6.4 Item 1 (Picture)

6.5 Comments

Repair or Replace

(1) No impact barrier installed as required due to the location of the appliance(s) in the garage. This is common for the original age of the dwelling. Suggest review with a licensed contractor for installation costs as needed as an upgrade.



6.5 Item 1 (Picture)

(2) The dryer is not 18 inches above the garage floor level to ensure separation from combustibile materials as required. This is a potential safety hazard. Suggest review by a licensed plumber for repairs/relocation costs as required for safety.



6.5 Item 2 (Picture)

7. Patio/Porch

7.2 Steps/Stairs/Railings

Repair or Replace

(1) A non graspable handrail was noted at this area, this is a potential safety hazard. Suggest review with a licensed contractor for costs to upgrade to current standards for safety and/or as needed.



7.2 Item 1 (Picture)

(2) Wood deterioration noted at various areas of the railing, suggest review with a termite company and/or a licensed contractor for repairs as needed.



7.2 Item 2 (Picture)

7.4 Doors

Repair or Replace

Unable to determine if tempered glass is installed at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade and to enhance safety as needed.

8. Garage

8.0 Slab

Repair or Replace

(1) Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)

(2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.

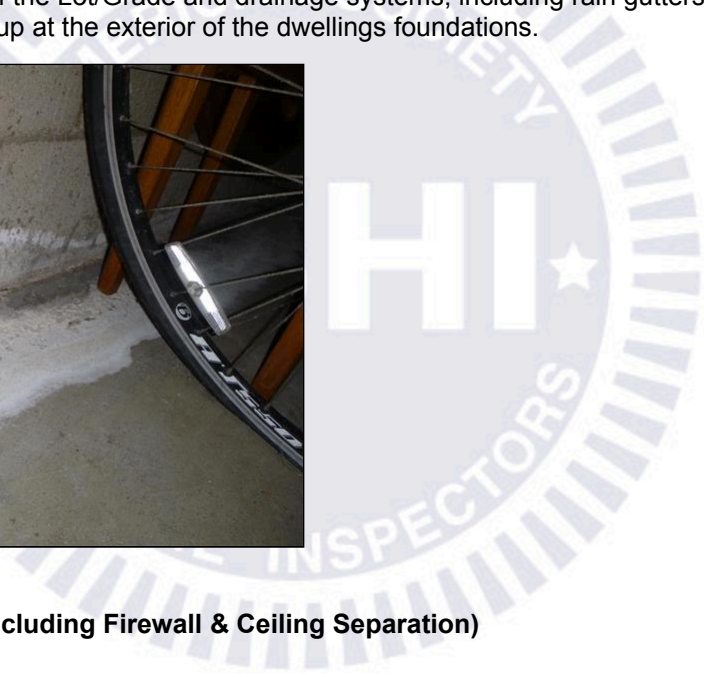


8.0 Item 3 (Picture)

8.4 Garage Walls & Ceilings (including Firewall & Ceiling Separation)

Repair or Replace

(1) Patched and uneven areas of the ceiling noted (likely from past water damage), suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.





8.4 Item 1 (Picture)



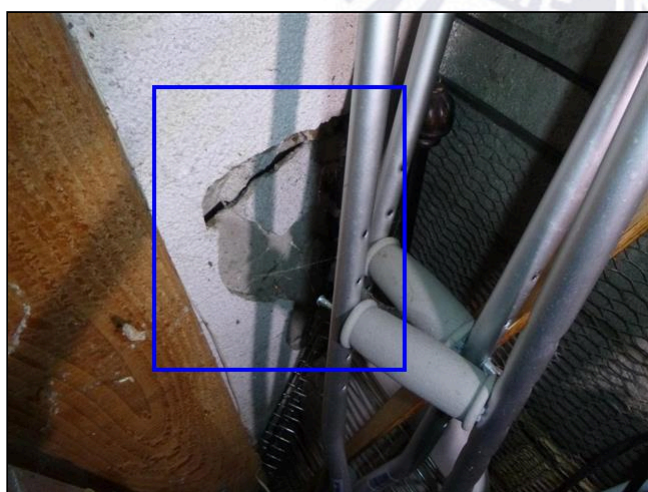
8.4 Item 2 (Picture)

(2) Holes and unfinished sections of firewall and ceiling were noted, this is a potential fire spread hazard. 5/8 inch sheetrock may be installed as a minimum standard material and as a requirement for a one hour burn through rating for firewall. Suggest review by licensed contractor for repair/installation costs as needed.



8.4 Item 3 (Picture)

(3) Holes and unfinished sections of the walls were noted, suggest review by licensed contractor for repair/ replacement costs as needed.



8.4 Item 4 (Picture)

8.5 Electrical

Repair or Replace

(1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

(2) The cover globe(s) are missing at light fixture(s) at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.

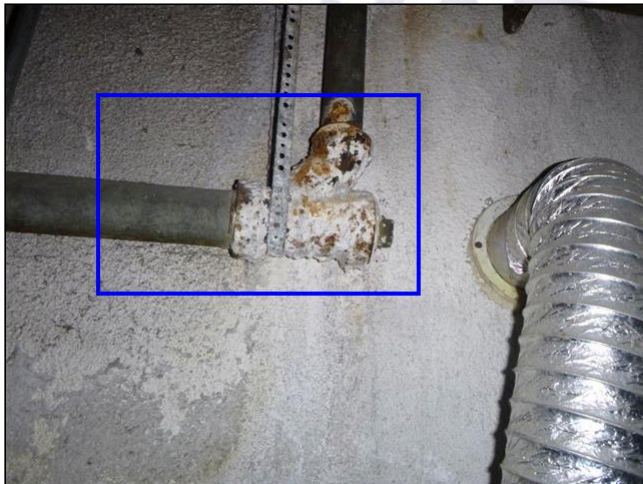


8.5 Item 1 (Picture)

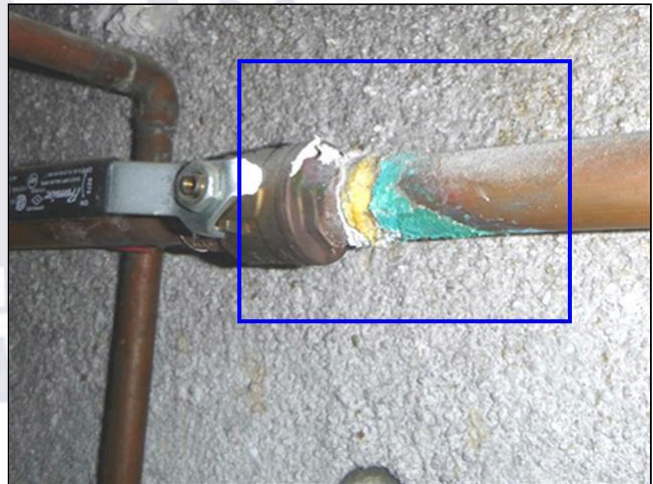
(3) No GFCI outlet or protection installed in this garage. GFCI coverage has been required in garages since 1978, suggest review by a licensed electrician for installation as required for safety.

8.6 Traps/Drains & Supply**Repair or Replace**

Excessive corrosion noted at the drains and supply lines at this area. Suggest review with a licensed plumber and repair/replace as needed.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)

8.7 Comments**Repair or Replace**

Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



8.7 Item 1 (Picture)



8.7 Item 2 (Picture)



8.7 Item 3 (Picture)

9. Heating A/C System

9.0 Heating Equipment

Repair or Replace

The heater/furnace is very old but did work at the time of inspection. The inspector is unable to determine remaining life expectancy of this system. Due to the age and style of this system, suggest review with the Gas company and/or a licensed heating company for further review to determine the remaining life expectancy of the unit and any repair/replacements costs as needed.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)



9.0 Item 3 (Picture)

9.1 Venting

Repair or Replace

Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.

10. Electrical System

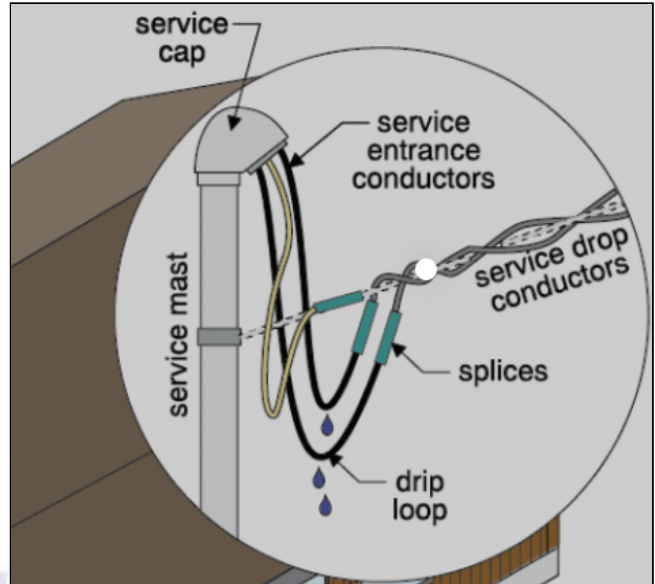
10.0 Service Entrance Conductors

Repair or Replace

Inadequate drip loop was noted, suggest review with a licensed electrician for repairs as needed.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

10.1 Service, Grounding Equipment, Main/Sub Panels

Repair or Replace

(1) Currently a Federal Pacific electrical panel is installed, please be aware that there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. There are problems with these panels that can, in some cases, be serious. Some Federal Pacific panels have aluminum bus bars (the bars that run down the middle of the panel to which the breakers connect). Over a period of years, oxide forms on the aluminum causing a poor connection with the breakers and leading to arcing, overheating, and, eventually, breaker failure. Other problems with Federal Pacific panels include circuit breakers (depending on the vintage) with a dismal performance record and the possibility of unbalanced multi-wire circuits. Also, please be aware that various insurance companies will not insure homes with this style of electrical panel. Suggest review by a licensed electrician for replacement costs as needed.

Below is a link to various documentation about the Federal Pacific Panel and Breaker defects:

[Federal Pacific Information](#)



10.1 Item 1 (Picture)



10.1 Item 2 (Picture)

(2) Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.



10.1 Item 3 (Picture)

(3) No main disconnect for this type panel, common for age and style of the panel. Suggest review by a licensed electrician for upgrading for safety.

(4) Due to the age and size/overall amperage of this system relative to the square footage of the dwelling, suggest review with a licensed electrician for replacement cost to upgrade the electrical panel, increase the overall amperage and install additional circuits to the interior of the dwelling as needed/desired.

10.2 Branch Circuits, Overcurrent Devices

Repair or Replace

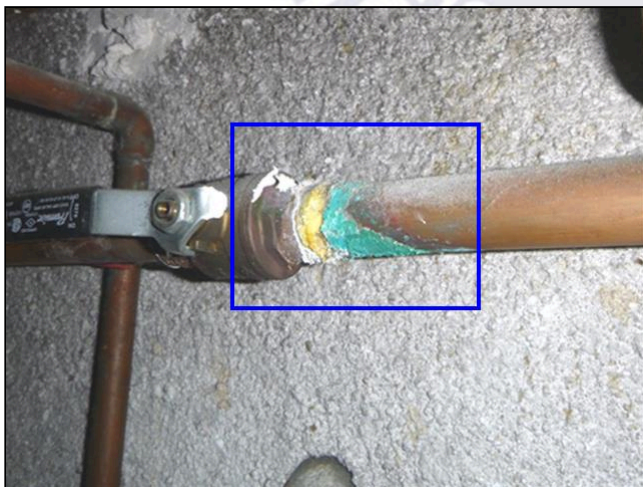
Minimal/inadequate circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to install additional circuits to the interior of the dwelling as needed.

11. Plumbing System

11.0 Plumbing Water Supply and Distribution System

Repair or Replace

(1) Corroded plumbing and fittings noted at various areas within the dwelling/garage. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

(2) Various plumbing fixtures within the dwelling do not conform to the new low flow specifications required by the State of California as of January 1st, 2017.

Suggest review with a licensed plumber for replacement costs as required to conform to this new ordinance.

Below is the link to the State of California Legislative Low Flow plumbing ordinance.

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407

12. Sewer/Waste System

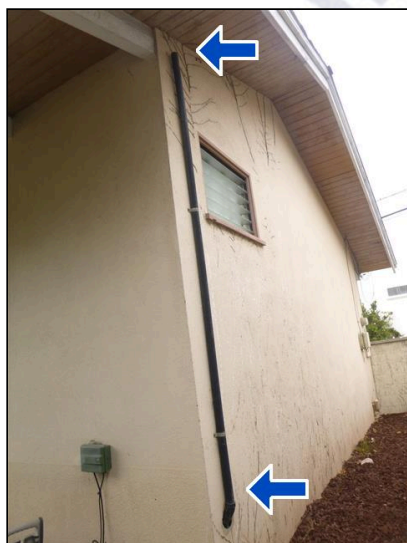
12.0 Waste/Drains

Repair or Replace

(1) Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

(2) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

(3) The plumbing vent at the rear left is installed incorrectly and does not extend 12 inches past the roof as required. Suggest review with a licensed plumber for repairs as needed.



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)

(4) Excessive rust and corrosion noted at the drains within the garage. Suggest review by a licensed plumbing contractor for repair/replacement costs as needed.

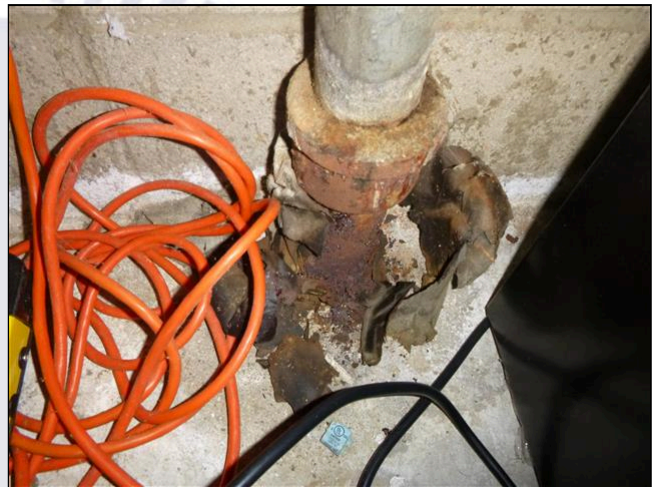


12.0 Item 3 (Picture)

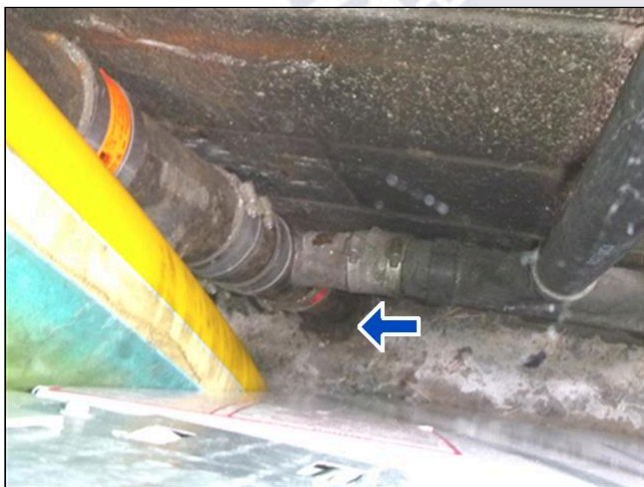
(5) Rust and corrosion was noted at the various cast iron drain lines that are embedded/installed within the slab foundation. Suggest review by a licensed plumbing contractor to evaluate the condition of the cast iron drain lines and for removal/repair/replacement costs as needed.



12.0 Item 4 (Picture)



12.0 Item 5 (Picture)



12.0 Item 6 (Picture)

13. Water Heater

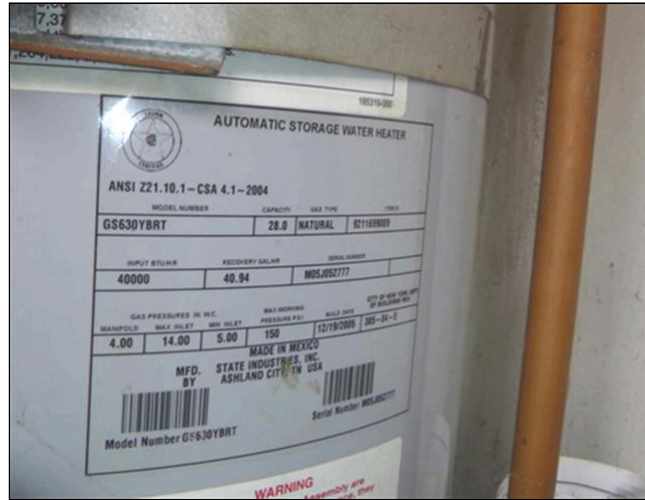
13.0 Water Heater

Repair or Replace

(1) Due to the age of this unit, suggest review with a licensed plumber for replacement costs as it has exceeded it's intended life span (12-15 years).



13.0 Item 1 (Picture)



13.0 Item 2 (Picture)



13.0 Item 3 (Picture)

(2) Rust and corrosion was noted at the cold water shut off and fittings, no leaking was visible at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



13.0 Item 4 (Picture)



13.0 Item 5 (Picture)

(3) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.



13.0 Item 6 (Picture)

(4) The pipe off the temperature pressure release valve is undersized, suggest review with a licensed plumber for replacement costs as required.



13.0 Item 7 (Picture)

13.1 Venting

Repair or Replace

Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.

13.2 Comments

Repair or Replace

(1) Water stains noted at the water heater closet walls/ceiling, this area tested dry at the time of the inspection. Suggest review with the seller to verify/determine the cause of the leak and any repairs needed. Suggest review with a licensed contractor for any repair/removal/replacement costs as needed.

(2) Inadequate combustion air source noted at the water heater closet, typically an upper and lower vent are required. Suggest review with a licensed contractor for installation costs as needed.



13.2 Item 1 (Picture)

14. Kitchen

14.1 Walls

Repair or Replace

Water damage/staining was noted under the sink, suggest review with a licensed contractor for removal/repair/replacement costs as needed.



14.1 Item 1 (Picture)

14.2 Ceiling

Repair or Replace

Water stains and deterioration noted at the ceiling, suggest repairs as needed.



14.2 Item 1 (Picture)

14.3 Windows

Repair or Replace

(1) Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

(2) Chipped glass noted at the window(s), this is a potential safety hazard. Suggest review with a licensed contractor/glazing company for replacement costs as required for safety.

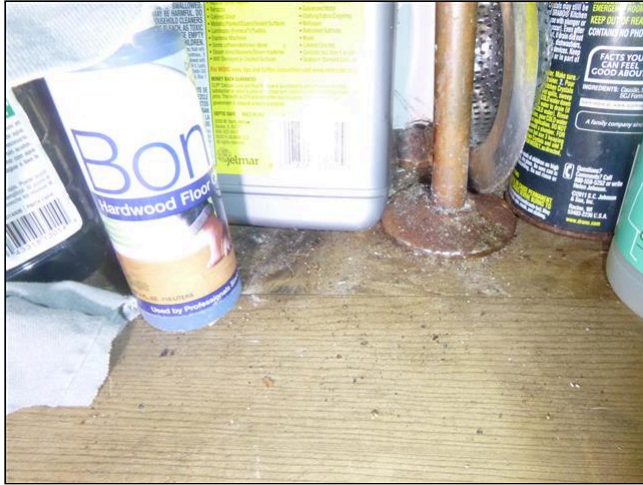


14.3 Item 1 (Picture)

14.5 Cabinets

Repair or Replace

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.



14.5 Item 1 (Picture)

14.6 Counter Tops**Repair or Replace**

Minor deterioration noted at the countertop, suggest repair/replace as needed.



14.6 Item 1 (Picture)

14.7 Electrical**Repair or Replace**

(1) Inadequate countertop/appliance outlets/circuits installed, suggest review with a licensed electrician for installation costs as needed/required.

(2) A minimum number of light fixtures were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional light fixtures if desired as an upgrade.

14.9 Faucets**Repair or Replace**

Rust and corrosion noted at the base of the faucet, suggest replacement as needed.



14.9 Item 1 (Picture)

14.10 Traps/Drains & Supply

Repair or Replace

Corrosion noted at the sink angle valve(s) and drain, no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.

14.13 Range Hood (s)

Repair or Replace

Excessive air leakage at the ducting connection in the upper cabinet, this is a potential fire spread hazard, suggest review with a licensed contractor and repair/replace as needed for safety.



14.13 Item 1 (Picture)

15. Bathroom #1

15.0 Floors

Repair or Replace

The flooring is soft between the shower and the cabinet, this is likely due to water leaking from the shower area and damaging the subflooring. Suggest review with a licensed contractor for removal/repair/replacement costs as needed.



15.0 Item 1 (Picture)

15.1 Walls

Repair or Replace

(1) Settling cracks and patching was noted, suggest repair as needed.



15.1 Item 1 (Picture)

(2) Old water damage was noted at the rear wall/corner, suggest review with a licensed contractor for repairs as needed.



15.1 Item 2 (Picture)

15.4 Windows**Repair or Replace**

Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

15.8 Heating**Repair or Replace**

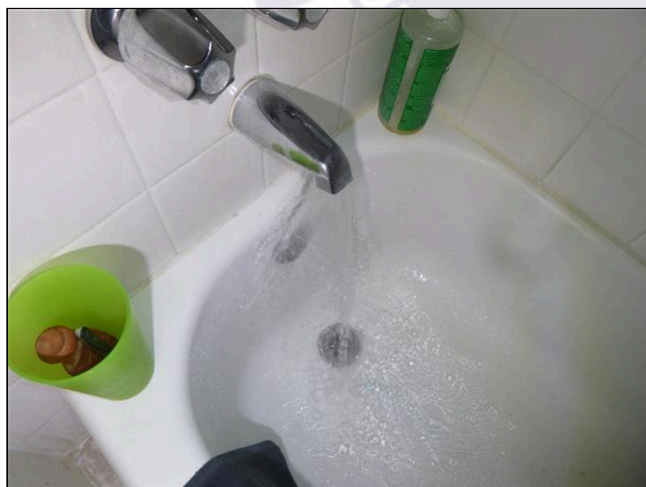
Due to the possible child safety hazard and possibly fire hazard due to proximity to towel racks, suggest review with a licensed contractor for costs to disconnect and/or remove the wall heat coil unit.



15.8 Item 1 (Picture)

15.10 Tub Faucet**Repair or Replace**

The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.



15.10 Item 1 (Picture)

15.14 Sink(s)**Repair or Replace**

The sink stopper is faulty/inoperable, suggest repair/replace as needed.



15.14 Item 1 (Picture)

15.16 Traps/Drains & Supply

Repair or Replace

Corrosion noted at the sink angle valve(s), no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.

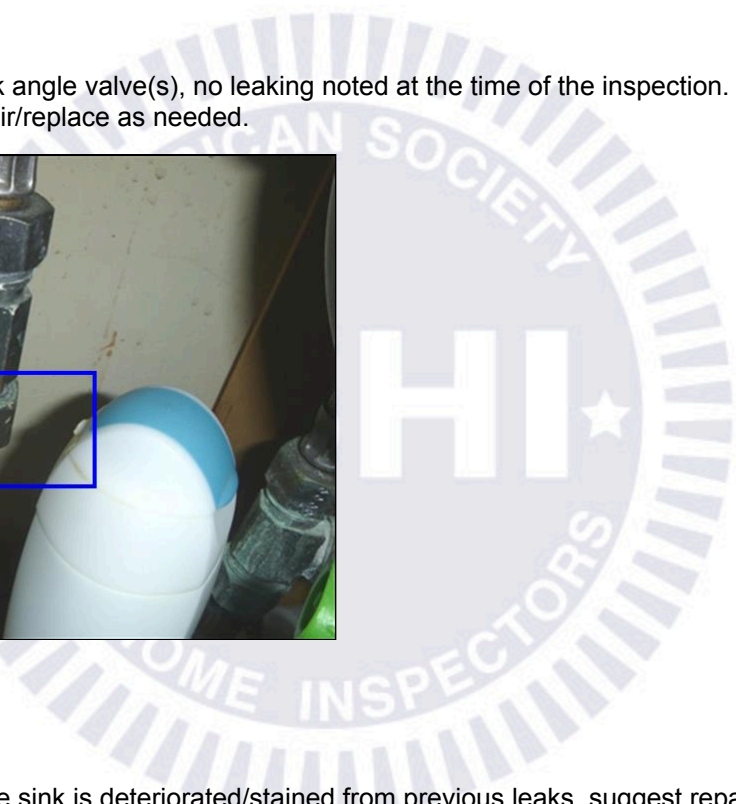


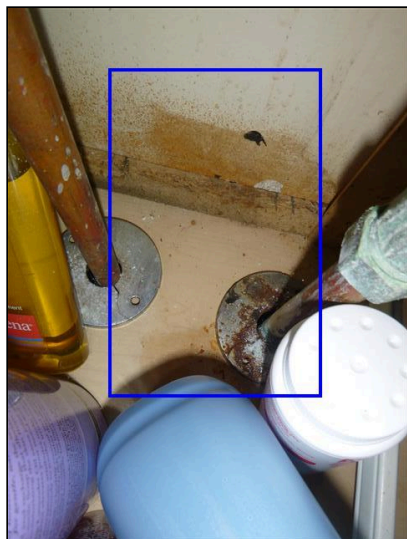
15.16 Item 1 (Picture)

15.18 Counter/Cabinets

Repair or Replace

The base cabinet under the sink is deteriorated/stained from previous leaks, suggest repair/replace as needed.





15.18 Item 1 (Picture)

16. Entry

16.3 Doors

Repair or Replace

(1) Unable to determine if tempered glass is installed at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade and to enhance safety as needed.

(2) Gaps and light noted at the front door, when closed, due to the age of the dwelling. Suggest repair/replacing as needed to prevent future drafts and insect intrusion as needed.

17. Living Room

17.0 Floors

Repair or Replace

Squeaky/noisy floors noted, suggest repair as needed.

17.2 Ceilings

Repair or Replace

Wood deterioration noted at the vaulted ceiling, suggest review with a licensed contractor/licensed termite contractor as needed.

17.3 Windows

Repair or Replace

(1) Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

(2) Cracked/broken glass noted at the window(s), this is a potential safety hazard. Suggest review with a licensed contractor/glazing company for replacement costs as required for safety.

17.5 Electrical

Repair or Replace

Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.

17.6 Fireplace

Repair or Replace

(1) The fireplace damper was operational at the time of the inspection. Suggest securing the damper to a fixed open position due to the gas installation per current requirements.



17.6 Item 1 (Picture)

(2) Excessive creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.

(3) Surface cracks noted at the rear firebrick, suggest review with a licensed chimney sweep/contractor for repairs/ replacement as needed.



17.6 Item 2 (Picture)

(4) The tenant advised the inspector that the gas line was previously "Red Tagged" by the gas company which indicates a safety hazard. The tenant also advised that the tag was removed but no repairs were done/completed. Suggest review with the gas company as needed for safety.



17.6 Item 3 (Picture)



17.6 Item 4 (Picture)

17.7 Smoke & Carbon Monoxide Detectors

Repair or Replace

- (1) No smoke alarm, suggest installation to enhance safety and as required by the State of California.
- (2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area and on every level of the home, including any basement areas, as required by the State of California.

18. Bedroom #1

18.0 Floors

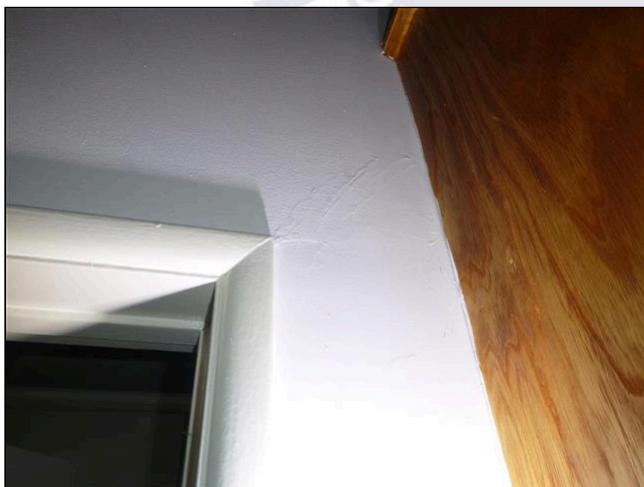
Repair or Replace

Squeaky/noisy floors noted, suggest repair as needed.

18.1 Walls

Repair or Replace

Settling cracks and patching was noted, suggest repair as needed.



18.1 Item 1 (Picture)

18.2 Ceilings

Repair or Replace

- (1) Water stains and deterioration noted at the ceiling, suggest repairs as needed.



18.2 Item 1 (Picture)

(2) Wood deterioration noted at the vaulted ceiling, suggest review with a licensed contractor/licensed termite contractor as needed.



18.2 Item 2 (Picture)

18.3 Doors

Repair or Replace

Generally a vinyl sliding door is not an acceptable door for a bedroom. A bedroom door should be able to be closed and blocked/barricaded at the interior for safety if required. Suggest review with the city and/or a licensed contractor for repairs/replacement as needed.



18.3 Item 1 (Picture)

18.4 Windows

Repair or Replace

Aluminum louvered windows noted at this room and throughout the dwelling. These style windows, due to the style and construction, are susceptible to leak during heavy and direct rain. Due this issue and that the glass is also non-tempered, please review with a licensed contractor for replacement costs as needed.

18.6 Electrical

Repair or Replace

A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

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

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INVOICE

Ferguson Home Inspections
 Ferguson Home Inspections
 318 Ave I # 673
 Redondo Beach, CA 90277
 Inspected By: Ryan Bono

Inspection Date: 10/13/2022
 Report ID: 10132022Prospect

Customer Info:	Inspection Property:
Wendy & Scott Fletcher	1102 7th Place Hermosa Beach CA 90254
Customer's Real Estate Professional: Amy Teitelbaum	

Inspection Fee:

Service	Price	Amount	Sub-Total
Duplex Sq Ft 2,001 - 2,500	700.00	1	700.00
Duplex Multiple Structure Charge	75.00	1	75.00
			Tax \$0.00
			Total Price \$775.00

Payment Method:
Payment Status:
Note:

TO THE INSPECTOR:

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If you are seeing this while viewing your report, close the print preview, click on **File, Printing Options**, click on the **Print Option** you are using (typically **Full Report for Upload**) and it will highlight blue, then click **"Edit"**, and un-check the check mark for agreement, and click **OK**.

