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Inspection reference: 3807 Pirate Dr., RPV, CA 90275

Confidential Inspection Report

3807 Pirate Dr.

Rancho Palos Verdes CA 90275

July 20, 2021



Prepared for:
Blair Contratto

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GENERAL INFORMATION

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

Inspection date 07/20/2021.
Inspection Address 3807 Pirate Dr. Rancho Palos Verdes 90275.
Client Blair Contratto

Buyers Agent
Sellers Agent Judy Henry Re/Max Estate Properties Malaga Cove
work 310-940-9240.
Inspector Shawn Foster.

SITE

Topography
Gentle slope.

INSPECTED BUILDINGS

Description
Single family house, and garage.

ADDITIONAL INFORMATION

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

NOTES

ATTENDING THE INSPECTION

Present during the inspection

Client.

Present for the review

Client.

WEATHER

Weather

Sunny.

ACCESSIBILITY

Occupancy

Occupied.

EXTERIOR COMPONENTS

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

EXTERIOR WALLS

Stucco

SERVICEABLE.

DEFERRED: Portions of the walls are covered with thick vegetation and were not viewed. We recommend maintaining sufficient clearance between vegetation and structures for proper ventilation and maintenance.



Siding

SERVICEABLE.

TRIM AND EAVES

Eaves

SERVICEABLE.

Fascias

SERVICEABLE.

WINDOWS

Predominate type(s)

Casement.

Observations

SERVICEABLE.

PORCH

Concrete surface

SERVICEABLE.

GROUNDS

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

SURFACE GRADE AT THE STRUCTURES

Surface grade at the structure(s)

SERVICEABLE.

GATES AND FENCES

Gates

SERVICEABLE.

Wooden fences

DEFERRED: Some of the fence is concealed with vegetation.

MAINTENANCE: Some loose/rotted posts and/or broken/missing boards.



DRIVEWAY / WALKS / SLABS

Concrete

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



STAIRS ON GRADE

Location

Front of the main structure.

Stairs

DEFERRED: Hairline crack noted.



Handrails

SERVICEABLE.

PLANTERS / HARDSCAPING

Planters

Front.
DEFERRED: Hairline crack noted.



DETACHED DECKS

Location

Rear of the main structure.

Concrete surface

DEFERRED: Moderate settlement observed. We suggest monitoring this condition and obtaining further evaluation by a licensed concrete contractor if any further change is observed.



EXCLUDED ITEMS

Present, not inspected

DEFERRED: The following items or system are beyond our expertise or the scope of this inspection, were not inspected, and are specifically excluded: Landscape or area lighting. Lawn or landscape sprinkler system(s). Fountain(s) and related equipment.

FOUNDATION / FLOOR FRAMING / BASEMENT

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

SLAB FOUNDATION ON GRADE

Location

The entire dwelling is on a slab foundation.

Foundation perimeter

Most was not readily visible.

Anchor bolting

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



Observations

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

ROOF COMPONENTS

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

ATTIC

Access location

Bedroom closet.

Ventilation

SERVICEABLE.

Accessibility

SERVICEABLE.

Framing

SERVICEABLE.

Conventional framing. Solid sheathing over spaced sheathing.



Insulation

None installed. We recommend installing insulation for energy conservation reasons.



DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters Rear.

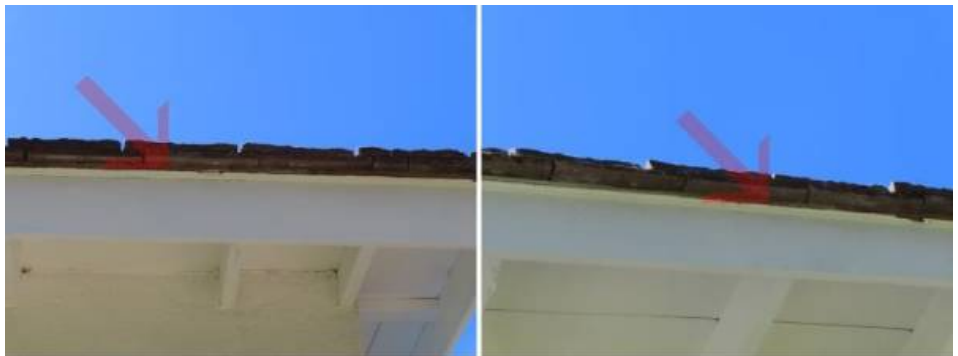
Not fully guttered, partial system only.

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

FLASHINGS

Flashings

DEFERRED: Missing drip edge.



WOOD SHINGLES

Location

East side bay window.

Description

Wood shingles.

Observations

DEFERRED: Older roof, at or near the end of its design life. We suggest budgeting for a new roof in the near future.



TILE

Location

House and garage.

Style

Gable.

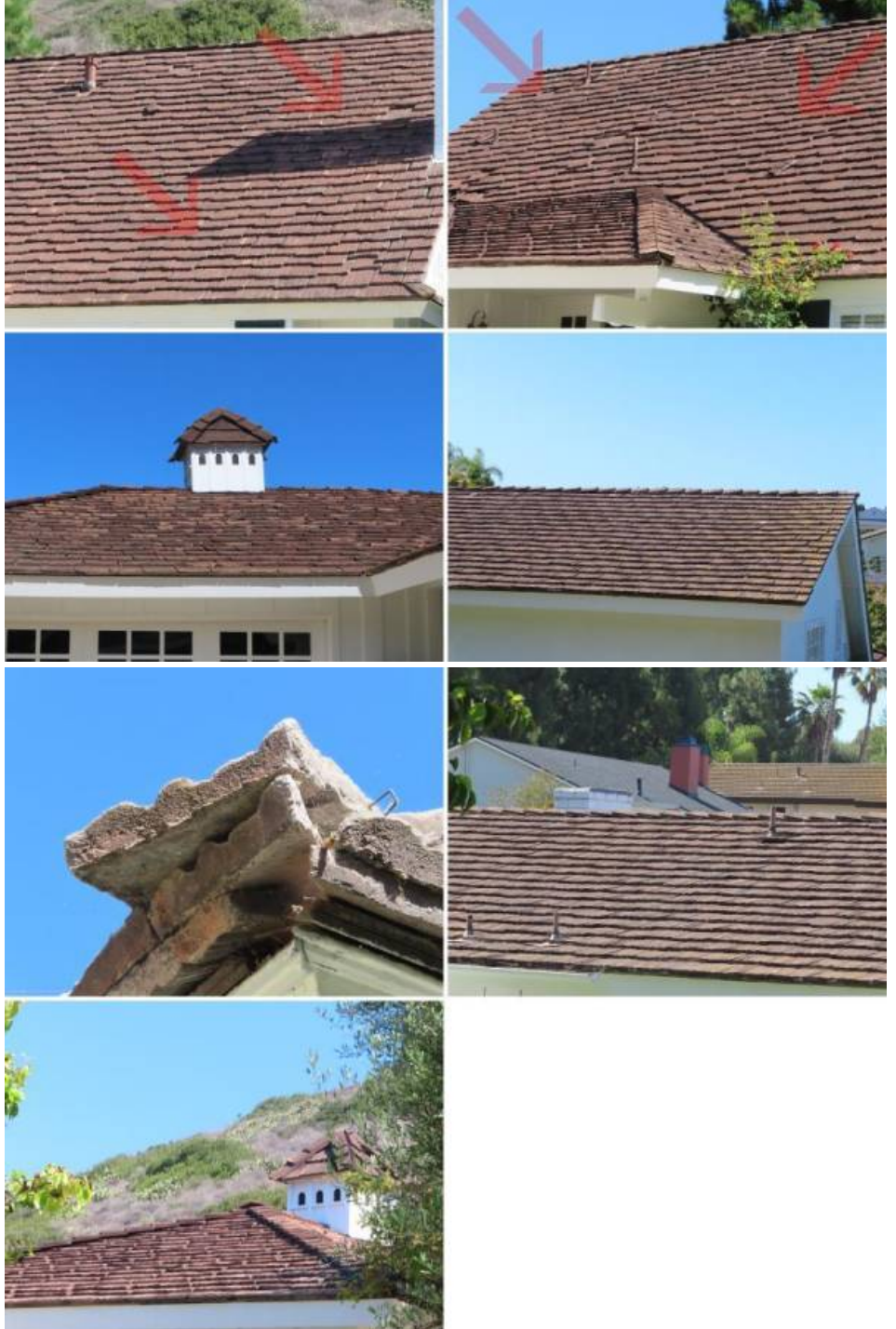
Description

Fibrous composition.

Observations

MONITOR: Older roof, at or near the end of its design life. We suggest budgeting for a new roof in the near future.

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



PARKING STRUCTURE

VEHICLE DOOR

Sectional/Roll-up

SERVICEABLE.

AUTOMATIC OPENER

Observations

SERVICEABLE.

SAFETY: Safety mechanisms were not tested. We recommend testing safety mechanisms as per the manufacturer's recommendation, which is usually monthly.

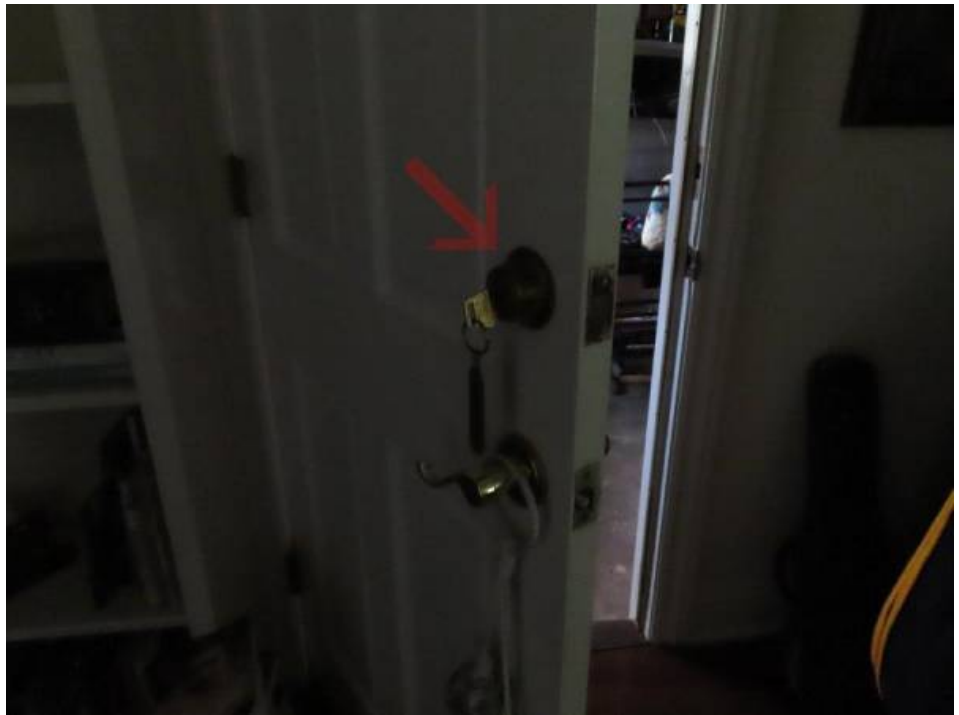
PEDESTRIAN DOORS

Fire door to interior

DEFECTIVE: Panel door. This type door may not be fire rated to retard the spread of flames into the living space. We did not see a fire rating label and recommend installing a properly rated fire door prior to occupancy.

DEFECTIVE: No automatic closing hardware is installed as required for fire protection.

SAFETY: Deadbolt is a double-keyed cylinder and may impede emergency exiting. We recommend replacing double-keyed cylinders with a single-keyed deadbolt for enhanced safety.



Exterior doors

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

MAINTENANCE: Weather-stripping or threshold not installed or in disrepair at one or more doors sampled. We recommend installing/maintaining thresholds and weather-stripping on exterior doors to guard against air infiltration and water intrusion.



INTERIOR

Fire separation

Tape cracks noted.

Hole from plumbing repair.

DEFECTIVE: Holes or other damage noted. Fire separation is designed to slow the spread of fire originating in the garage. We recommend repairs as needed by a licensed drywall or plastering contractor prior to occupancy for safety concerns.



Framing

SERVICEABLE.

Conventional framing. Solid sheathing over spaced sheathing.



Interior surfaces

SERVICEABLE.

Floor

MONITOR: Hairline to moderate sized cracks observed. These appear to be typical settlement/shrinkage cracks and generally do not have structural significance. We suggest monitoring them from time to time. If any changes are observed we recommend further evaluation by a licensed concrete contractor.



Ventilation

SERVICEABLE.

ELECTRICAL SYSTEM

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

ELECTRICAL SERVICE

Location

North side of the main structure.

Type of service

Underground service.
120/240 Volt.

Service conductors

SERVICEABLE. Copper.

Service disconnect

125 Amp. main breaker.

Branch circuit protection

Circuit breakers.

Panel observations, exterior

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.

SAFETY: Circuit breakers are not adequately labeled for area/items served. We recommend permanently labeling each breaker for emergency needs. breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.



Panel observations, interior

SAFETY: Federal Pacific or Zinsco brand breakers present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.



GROUNDING SYSTEM

System ground

WIRING

Primary type

SERVICEABLE.

Copper wires in metal conduit.

Copper wires with grounding conductor in nonmetallic sheathing.

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



Exterior wiring observations

SERVICEABLE.

LIGHTS AND OUTLETS

Lights and switches

SERVICEABLE.

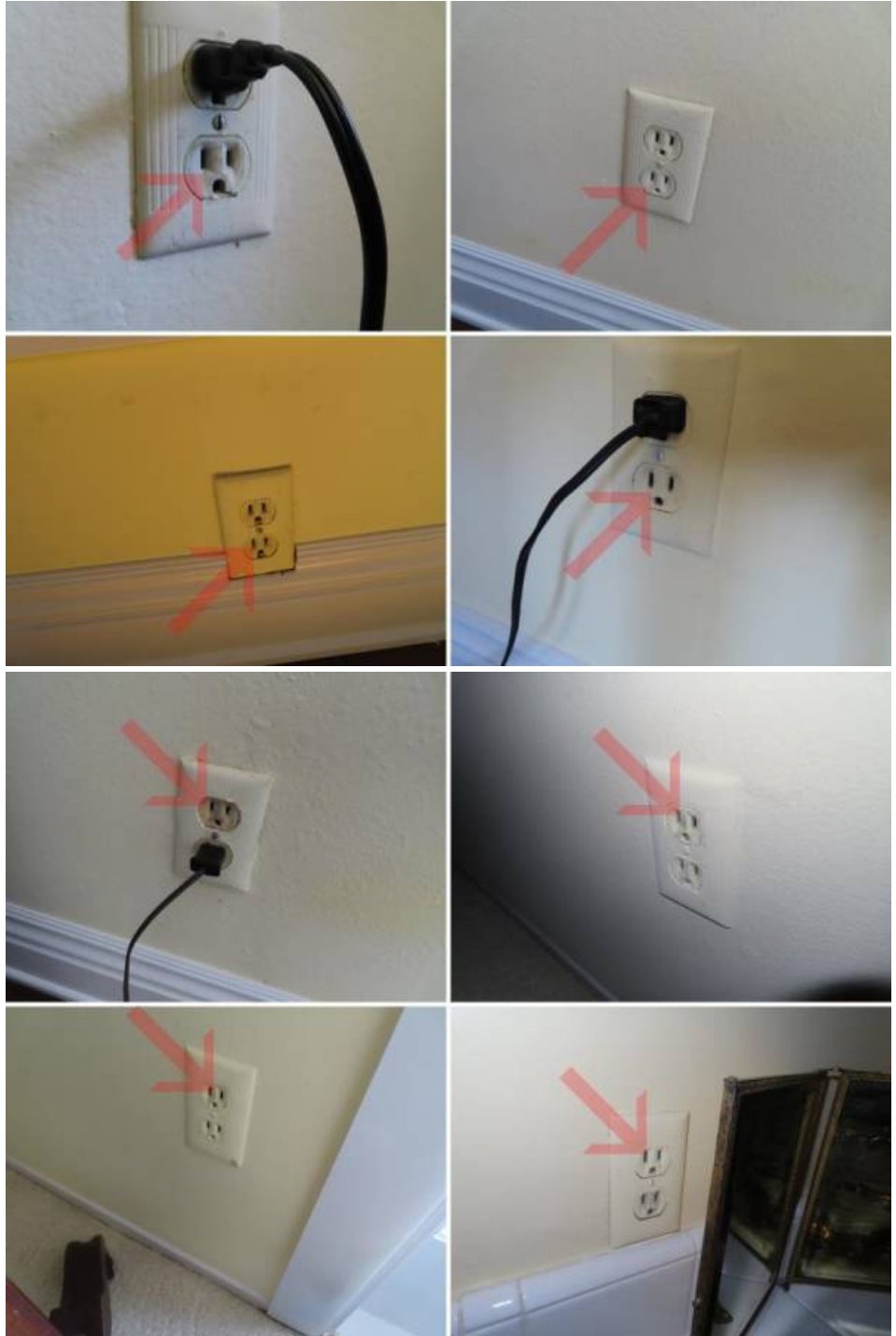
Recommend checking bulbs.

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

Electrical outlets

DEFECTIVE: 3-prong grounded type receptacle sampled at one or more locations was not properly grounded.

DEFECTIVE: Receptacle sampled was painted at one or more locations. Painting receptacles can block the openings or otherwise compromise the connection at the receptacle. We recommend having all painted receptacles replaced by a licensed electrician.



PLUMBING SYSTEM

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

WATER SUPPLY

Main shutoff location

Front of the main structure.

Main shutoff valve

Present, not operated.



Building supply line

Not viewed.

Water lines

Copper.

Hose faucets

SERVICEABLE: Sampling operated was serviceable.

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

FUNCTIONAL FLOW AND PRESSURE

Water pressure

70 psi.

SERVICEABLE.



Functional flow

SERVICEABLE.

DRAIN, WASTE AND VENT SYSTEM

Type(s) material viewed

Cast iron and galvanized steel.

Observations

Lines are mostly not visible.

Plumbing fixtures drained well at the time of our inspection with limited use. We recommend asking the current owner for any history of drain blockage or repair.

DEFECTIVE: Clean-out for the main sewer line was not present. In the event of a main line sewer blockage modifications to the sewer line may be necessary adding to the cost of sewer cleaning.

GAS FUEL SYSTEM

Gas shutoff at meter

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

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



Gas lines

SERVICEABLE.

WATER HEATER

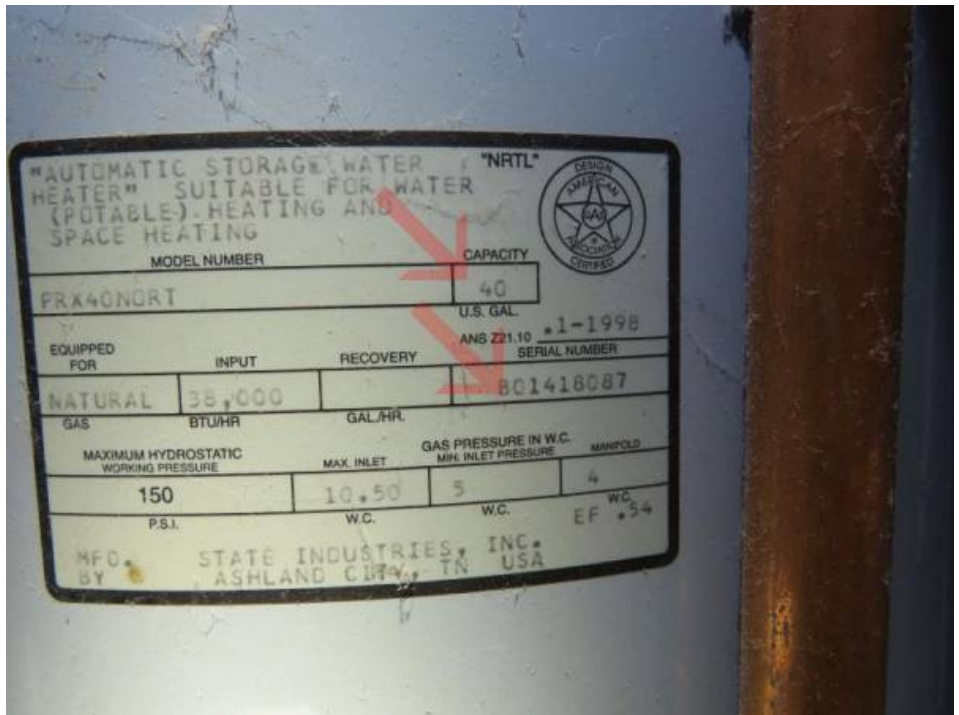
Our inspection of the water heater includes ventilation, energy source connections, seismic bracing and safety valves. The seller is required by the California Health and Safety Code to strap, anchor or brace the water heater to resist toppling or horizontal displacement during seismic motion in a manner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

WATER HEATER

Location Garage.

Year of manufacture 2001.

Capacity 40 gallons.



Fuel Natural gas.

Seismic bracing SERVICEABLE.



Safety relief valve

DEFECTIVE: Improper termination of discharge line. The end of the discharge line should terminate at the exterior of the building or other approved location.



Vent system

DEFECTIVE: Metal vent into a transite vent is no longer approved and the transite vent will need to be replaced.



Water connections

SERVICEABLE.

Combustion air

SERVICEABLE.

Burner compartment

SERVICEABLE.

Additional observations

MAINTENANCE: Older unit is beyond its design life and can cause subsequent damage to the structure or personal belongings when it fails. We recommend replacing this water heater before it fails as a preventive maintenance measure.

HEATING & COOLING SYSTEMS

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

HEATING / AIR DISTRIBUTION

Location

Hallway to bedrooms.



Type

Gaffers & Sattler
Forced air furnace.



Fuel

Natural gas.

Rating

BTU/H = 120,000.



Clearance

SERVICEABLE.

Burner

SERVICEABLE.



Thermostat

SERVICEABLE. Heater responded to thermostat control.

Exhaust flue

DEFECTIVE: Metal vent into a transite vent is no longer approved and the transite vent will need to be replaced.



Combustion air

SERVICEABLE.

Blower motor

SERVICEABLE.

Filter

Located inside the furnace.

SERVICEABLE. Filters should be checked every two to three months and cleaned or changed as needed. We recommend cleaning or replacing filters when any dust can be observed for increased efficiency and energy conservation.

Return Air

SERVICEABLE.

Plenum

SAFETY: Suspect asbestos insulating material visible on the plenum is in damaged condition. Removal or encapsulation is generally recommended when material is

damaged and/or in friable condition. Positive identification of asbestos can only be made from samples sent to a certified laboratory. If you have any concerns we recommend further evaluation by a licensed asbestos assessor .



Distribution ducts

SAFETY: Suspect asbestos material damaged, loose or in friable condition. We recommend further evaluation by a licensed asbestos assessor.
MAINTENANCE: Disconnected section(s) or leaky joints noted in the attic. We recommend sealing all joints at this time for energy conservation.





Inspector's notes

SAFETY: We recommend installing Carbon monoxide alarms as per the manufacturer's specifications to warn occupants if CO build-up reaches dangerous levels. These devices are relatively inexpensive and are easily installed with minimal tools. Carbon monoxide (CO) is an odorless, tasteless, colorless and poisonous gas. Most fuel burning appliances and fireplaces are vented to the outside atmosphere and must draft properly. Defects can occur in appliances, water heaters, furnaces, gas ranges, ovens, clothes dryers etc. resulting in the build-up of CO in the interior of the home.

DEFERRED: Heater is an older unit and is beyond its design life. We recommend calling the Gas Company to safety check the furnace prior to the close of this transaction. We further recommend turning off the pilot light at the end of each heating season to conserve energy and calling the Gas Company at the beginning of the each subsequent heating season to safety check and relight the furnace.

INTERIOR COMPONENTS

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

DOORS

Main entry door

SERVICEABLE.

MAINTENANCE: Weather-stripping or threshold not installed or in disrepair. We recommend installing/maintaining thresholds and weather-stripping on exterior doors to guard against air infiltration and water intrusion.



Exterior doors

SAFETY: Some deadbolts are double-keyed cylinders that can impede emergency exiting at one or more doors sampled. We recommend replacing double-keyed cylinders with single-keyed cylinder deadbolts for enhanced safety.



Interior doors

MAINTENANCE: Low hallway adjust strike plate.



WINDOWS

Interior observations

SERVICEABLE. At windows sampled.

WALLS AND CEILINGS

Plaster

MONITOR. Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we recommend further evaluation by a licensed plastering contractor.

Some walls covered with wallpaper and paneling.

1st bedroom left base of closet walls.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.

Master bath.

DEFERRED: Paint peeling.





Interior walls/ceiling

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



FLOORING

Tile Floor

Wood or wood-like flooring

SERVICEABLE.

Entry.

DEFERRED: Buckled wood or open joints indicate excessive moisture.



Carpeting

MAINTENANCE: Possible stains/discoloration viewed.
MAINTENANCE: Carpet is noticeably worn with some damage.



SMOKE ALARMS

Missing

Hallway or room adjoining the bedrooms,
Each bedroom

Safety recommendations

Carbon monoxide at each level.

DEFERRED: We only note the presence of smoke alarms; we do not test them. We recommend installing approved smoke alarms as per the manufacturer's specifications and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

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

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

STAIRS

Stairs

SERVICEABLE.

Handrails

SERVICEABLE.

Guardrails

SAFETY: Spacing of balusters at railings is too wide. Current standards require less than 4" space between balusters to prevent children and pets from falling through or becoming entrapped. Upgrading or using safety netting is desirable where children and pets are present.



KITCHEN

KITCHEN 1

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

SERVICEABLE.

Garbage disposal

SERVICEABLE.

Counter tops

Tile.

Cabinets

DEFERRED: Light wear noted.



Ground Fault Circuit Interrupters (GFCI)

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

Range vent

DEFERRED: No fan or window present.

Built-in cooking appliance

Gas cooktop.
SERVICEABLE.

Built-in ovens

Natural gas.
DEFERRED: Display is worn.



Dishwasher

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

LAUNDRY

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

LAUNDRY

Location

Garage.

Utilities Present

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

Observations

MAINTENANCE: Hose connectors corroding.

DEFERRED: Drain corrosion noted.

DEFECTIVE: No vehicle barrier present. A steel post or other type approved barrier should be installed to protect the laundry appliances from vehicle impact.

DEFERRED: Laundry machines and appliances are not inspected or operated.



BATHROOMS

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

BATHROOM

<i>Description</i>	3/4 Bath.
<i>Location</i>	Lower hallway.
<i>Ventilation</i>	SERVICEABLE. Window.
<i>Heater</i>	Heat light. Central heating outlet.
<i>Ground Fault Circuit Interrupters (GFCI)</i>	Low hallway. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.
<i>Sink</i>	SERVICEABLE.
<i>Faucet</i>	Low hallway. MAINTENANCE: Aerator is missing, leaking or otherwise not working properly. This device reduces the splash from the water and can usually be replaced. They are available at hardware stores and can be installed with minimal tools by a homeowner or handyman.
<i>Plumbing below sink</i>	Low hallway. MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak. MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Counter tops

Marble.

Cabinets

Low hallway.

MAINTENANCE: Water damage below the sink from a past or intermittent leak.

Possible mold condition present.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.



Toilet

Low hallway.

Unable to determine if 1.6 low flush.



Stall shower

Shower enclosure

SERVICEABLE.

Low hallway.

SAFETY: Wire glass is not an approved type of safety glass by today's standards. We recommend replacing with safety glass (may require replacing the entire enclosure).



BATHROOM

Description

Main bathroom,
Full bath.

Location

Hallway to bedrooms.

Ventilation

SERVICEABLE. Window.

Heater

Main bath.
Central heating outlet,
Heat light,
DEFECTIVE: Heat lamp did not respond to switch operation. We recommend replacing the bulb prior to further evaluation by a licensed electrical contractor.

Ground Fault Circuit Interrupters (GFCI)

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

Sink

SERVICEABLE.

Faucet

Main bath, right sink.
DEFERRED: Corroded spout.



Plumbing below sink

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



Counter tops

Cabinets

Toilet

Marble.

SERVICEABLE.

Main bath.

SERVICEABLE.

DEFECTIVE: Seat is damaged or missing.
1.6.



Bathtub

Main bath.

MAINTENANCE: Drains poorly.

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



BATHROOM

Description

Master bathroom,
3/4 Bath.

Location

Bedroom.

Ventilation

SERVICEABLE. Window.

Heater

Central heating outlet,
Heat light.

Ground Fault Circuit Interrupters (GFCI)

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

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

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



Counter tops

Tile.

Cabinets

SERVICEABLE.

Toilet

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



Stall shower

Shower enclosure

SERVICEABLE.

Master bath.

MAINTENANCE: Needs general re-caulking or the vinyl strip at the bottom of the door needs repair.





FIREPLACE

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

FIREPLACE

Location

Family room.

Type

Masonry fireplace.

Firebox observations

DEFERRED: Buildup of soot and creosote obscured our view of the interior. We recommend cleaning and further evaluation by a qualified fireplace professional prior to use.



Masonry chimney

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

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



ENERGY CONSERVATION

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

RESOURCES FOR LOWERING YOUR ENERGY COSTS

UTILITY BILL, REBATES AND OTHER ASSISTANCE

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

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

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

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

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

HELP FOR LOW INCOME RESIDENTS

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

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

SENIORS AND SPECIAL NEEDS

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

Report Summary

Client:
Blair Contratto

Buyers Agent:

Seller's Agent:
Judy Henry Re/Max Estate Properties Malaga Cove
work 310-940-9240

Inspection Address:
3807 Pirate Dr. Rancho Palos Verdes 90275.

Inspection Date: 07/20/2021.

Inspector: Shawn Foster.

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

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

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

POSSIBLE SAFETY HAZARDS

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

PARKING STRUCTURE

PEDESTRIAN DOORS

Fire door to interior

DEFECTIVE: Panel door. This type door may not be fire rated to retard the spread of flames into the living space. We did not see a fire rating label and recommend installing a properly rated fire door prior to occupancy.

DEFECTIVE: No automatic closing hardware is installed as required for fire protection.

SAFETY: Deadbolt is a double-keyed cylinder and may impede emergency exiting. We recommend replacing double-keyed cylinders with a single-keyed deadbolt for enhanced safety.

INTERIOR

Fire separation

Tape cracks noted.

Hole from plumbing repair.

DEFECTIVE: Holes or other damage noted. Fire separation is designed to slow the spread of fire originating in the garage. We recommend repairs as needed by a licensed drywall or plastering contractor prior to occupancy for safety concerns.

INTERIOR COMPONENTS

SMOKE ALARMS

Missing

Hallway or room adjoining the bedrooms,

Each bedroom

Carbon monoxide at each level.

MAJOR CONCERNS

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

ROOF COMPONENTS

TILE

Observations

MONITOR: Older roof, at or near the end of its design life. We suggest budgeting for a new roof in the near future.

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

ELECTRICAL SYSTEM

ELECTRICAL SERVICE

Panel observations, exterior

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern

SAFETY: Circuit breakers are not adequately labeled for area/items served. We recommend permanently labeling each breaker for emergency needs. breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.

Panel observations, interior

SAFETY: Federal Pacific or Zinsco brand breakers present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers.

Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION

Exhaust flue

DEFECTIVE: Metal vent into a transite vent is no longer approved and the transite vent will need to be replaced.

Plenum

SAFETY: Suspect asbestos insulating material visible on the plenum is in damaged condition. Removal or encapsulation is generally recommended when material is damaged and/or in friable condition. Positive identification of asbestos can only be made from samples sent to a certified laboratory. If you have any concerns we recommend further evaluation by a licensed asbestos assessor .

Distribution ducts

SAFETY: Suspect asbestos material damaged, loose or in friable condition. We recommend further evaluation by a licensed asbestos assessor.

MAINTENANCE: Disconnected section(s) or leaky joints noted in the attic. We recommend sealing all joints at this time for energy conservation.

INTERIOR COMPONENTS

WALLS AND CEILINGS

Plaster

MONITOR. Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we recommend further evaluation by a licensed plastering contractor.

Some walls covered with wallpaper and paneling.

1st bedroom left base of closet walls.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.

BATHROOMS

BATHROOM

Cabinets

Low hallway.

MAINTENANCE: Water damage below the sink from a past or intermittent leak.

Possible mold condition present.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.

MINOR CONCERNS

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

EXTERIOR COMPONENTS

EXTERIOR WALLS

Stucco

SERVICEABLE.

DEFERRED: Portions of the walls are covered with thick vegetation and were not viewed. We recommend maintaining sufficient clearance between vegetation and structures for proper ventilation and maintenance.

GROUNDS

GATES AND FENCES

Wooden fences

DEFERRED: Some of the fence is concealed with vegetation.

MAINTENANCE: Some loose/rotted posts and/or broken/missing boards.

DRIVEWAY / WALKS / SLABS

Concrete

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

PLANTERS / HARDSCAPING

Planters

Front.

DEFERRED: Hairline crack noted.

DETACHED DECKS

Concrete surface

DEFERRED: Moderate settlement observed. We suggest monitoring this condition and obtaining further evaluation by a licensed concrete contractor if any further change is observed.

ROOF COMPONENTS

ATTIC

Insulation

None installed. We recommend installing insulation for energy conservation reasons.

DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters

Rear.

Not fully guttered, partial system only.

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

FLASHINGS

Flashings

DEFERRED: Missing drip edge.

WOOD SHINGLES

Observations

DEFERRED: Older roof, at or near the end of its design life. We suggest budgeting for a new roof in the near future.

PARKING STRUCTUREPEDESTRIAN DOORS*Exterior doors*

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

MAINTENANCE: Weather-stripping or threshold not installed or in disrepair at one or more doors sampled. We recommend installing/maintaining thresholds and weather-stripping on exterior doors to guard against air infiltration and water intrusion.

INTERIOR*Floor*

MONITOR: Hairline to moderate sized cracks observed. These appear to be typical settlement/shrinkage cracks and generally do not have structural significance. We suggest monitoring them from time to time. If any changes are observed we recommend further evaluation by a licensed concrete contractor.

ELECTRICAL SYSTEMLIGHTS AND OUTLETS*Lights and switches*

SERVICEABLE.

Recommend checking bulbs.

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

Electrical outlets

DEFECTIVE: 3-prong grounded type receptacle sampled at one or more locations was not properly grounded.

DEFECTIVE: Receptacle sampled was painted at one or more locations. Painting receptacles can block the openings or otherwise compromise the connection at the receptacle. We recommend having all painted receptacles replaced by a licensed electrician.

PLUMBING SYSTEMWATER SUPPLY*Hose faucets*

SERVICEABLE: Sampling operated was serviceable.

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

DRAIN, WASTE AND VENT SYSTEM*Observations*

Lines are mostly not visible.

Plumbing fixtures drained well at the time of our inspection with limited use. We recommend asking the current owner for any history of drain blockage or repair.

DEFECTIVE: Clean-out for the main sewer line was not present. In the event of a main line sewer blockage modifications to the sewer line may be necessary adding to the cost of sewer cleaning.

GAS FUEL SYSTEM

Gas shutoff at meter

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

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

WATER HEATERWATER HEATER*Safety relief valve*

DEFECTIVE: Improper termination of discharge line. The end of the discharge line should terminate at the exterior of the building or other approved location.

Vent system

DEFECTIVE: Metal vent into a transite vent is no longer approved and the transite vent will need to be replaced.

Additional observations

MAINTENANCE: Older unit is beyond its design life and can cause subsequent damage to the structure or personal belongings when it fails. We recommend replacing this water heater before it fails as a preventive maintenance measure.

HEATING & COOLING SYSTEMSHEATING / AIR DISTRIBUTION*Inspector's notes*

SAFETY: We recommend installing Carbon monoxide alarms as per the manufacturer's specifications to warn occupants if CO build-up reaches dangerous levels. These devices are relatively inexpensive and are easily installed with minimal tools. Carbon monoxide (CO) is an odorless, tasteless, colorless and poisonous gas. Most fuel burning appliances and fireplaces are vented to the outside atmosphere and must draft properly. Defects can occur in appliances, water heaters, furnaces, gas ranges, ovens, clothes dryers etc. resulting in the build-up of CO in the interior of the home.

DEFERRED: Heater is an older unit and is beyond its design life. We recommend calling the Gas Company to safety check the furnace prior to the close of this transaction. We further recommend turning off the pilot light at the end of each heating season to conserve energy and calling the Gas Company at the beginning of the each subsequent heating season to safety check and relight the furnace.

INTERIOR COMPONENTSDOORS*Main entry door*

SERVICEABLE.

MAINTENANCE: Weather-stripping or threshold not installed or in disrepair. We recommend installing/maintaining thresholds and weather-stripping on exterior doors to guard against air infiltration and water intrusion.

Exterior doors

SAFETY: Some deadbolts are double-keyed cylinders that can impede emergency exiting at one or more doors sampled. We recommend replacing double-keyed cylinders with single-keyed cylinder deadbolts for enhanced safety.

Interior doors

MAINTENANCE: Low hallway adjust strike plate.

WALLS AND CEILINGS

Plaster

Master bath.

DEFERRED: Paint peeling.

Interior walls/ceiling

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

FLOORING

Wood or wood-like flooring

Entry.

DEFERRED: Buckled wood or open joints indicate excessive moisture.

Carpeting

MAINTENANCE: Possible stains/discoloration viewed.

MAINTENANCE: Carpet is noticeably worn with some damage.

STAIRS

Guardrails

SAFETY: Spacing of balusters at railings is too wide. Current standards require less than 4" space between balusters to prevent children and pets from falling through or becoming entrapped. Upgrading or using safety netting is desirable where children and pets are present.

KITCHEN

KITCHEN 1

Cabinets

DEFERRED: Light wear noted.

Ground Fault Circuit Interrupters (GFCI)

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

Range vent

DEFERRED: No fan or window present.

Built-in ovens

Natural gas.

DEFERRED: Display is worn.

LAUNDRY

LAUNDRY

Observations

MAINTENANCE: Hose connectors corroding.

DEFERRED: Drain corrosion noted.

DEFECTIVE: No vehicle barrier present. A steel post or other type approved barrier should be installed to protect

the laundry appliances from vehicle impact.
 DEFERRED: Laundry machines and appliances are not inspected or operated.

BATHROOMS

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Low hallway.

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

Plumbing below sink

Low hallway.

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

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

Toilet

Low hallway.

Unable to determine if 1.6 low flush.

Shower enclosure

Low hallway.

SAFETY: Wire glass is not an approved type of safety glass by today's standards. We recommend replacing with safety glass (may require replacing the entire enclosure).

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Main bath.

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

Faucet

Main bath, right sink.

DEFERRED: Corroded spout.

Plumbing below sink

Main bath.

Both sinks.

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

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

Toilet

Main bath.

SERVICEABLE.

DEFECTIVE: Seat is damaged or missing.

1.6.

Bathtub

Main bath.

MAINTENANCE: Drains poorly.

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

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Master bath.

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

Plumbing below sink

Master bath.

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

Toilet

Master bath.

Caulking is cracked.

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

Shower enclosure

Master bath.

MAINTENANCE: Needs general re-caulking or the vinyl strip at the bottom of the door needs repair.

FIREPLACE

FIREPLACE

Firebox observations

DEFERRED: Buildup of soot and creosote obscured our view of the interior. We recommend cleaning and further evaluation by a qualified fireplace professional prior to use.

Masonry chimney

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

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

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