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Inspector: Jose Antonio Feo Natera

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817 E 107th St

Client(s): Lacy Robertson

Property address: 817 E 107th St

Los Angeles CA 90002-3448

Inspection date: Tuesday, April 30, 2024

This report published on Friday, May 3, 2024 7:28:24 PM PDT

Dear customer:

Thank you for choosing New Beginning Home Inspections to perform the following inspection on the property you wish to purchase. This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

All findings should be made to New Beginning Home Inspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, may hear squeaking on raised or second story floors, see paint peeling off Walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.

While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format specifically for the named client and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the named client and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

If you have any questions regarding this report, please feel free to call us.

LIMITED WARRANTY

This inspection report is a written communication describing the condition of the property inspected. Its purpose is to indicate the existing condition of the subject property. It is not meant to be a demand for repairs by the owner of subject property and communicates a written report of the then existing conditions on the property at the time of the inspection.

During the inspection, our inspectors do not take apart equipment, structures, apply stress and/or perform destructive testing or move furniture and equipment to view areas. Any areas which are visually hidden or not readily accessible are not covered in this report.











Additionally, this report does not include and is not a substitute for a Real Estate Transfer Disclosure Statement, Form TDS-14, California Civil Code Section 1102.

This report does not cover the following items: Evaluate as to whether there are any city, county, or state code violations on the property.

- Evaluate the slopes, grading or credibility of any retaining walls or drainage on the property.
 - Perform termite inspections.
 - Test security devices.
 - Evaluated the presence or extent of insulation and vapor barriers in exterior walls and soffits.
 - Enter crawl areas where headroom is less than three feet or where other adverse conditions exist.
 - Walk on the roof where it could damage the roof materials or be unsafe for the inspector.
 - Enter attic spaces that are not readily accessible or where headroom above the access panel is less than three feet.
 - Inspect underground drainage pipes or internal rain gutters and downspouts.
 - Operate any main branch or fixture valves that are turned off.
 - Inspect any plumbing components that are not visible or readily accessible.
 - Inspect water quality, water conditioning equipment and solar water heating systems.
 - Evaluate the ability of the systems to comply with the current codes.
 - Inspect or activate interior fire sprinkler systems.
 - Activate or operate any system that has been shut down.
 - Evaluate the mounting of any kitchen cabinets.
 - Make repairs or give estimates. Inspect septic tanks.
 - Inspect septic tanks. Inspect or test electronic thermostats.
 - Turn on or off pool valves.
 - Guarantee any appliances and/or pool equipment
 - Determine or test for leaks in the roof.
 - Any damage done in the attic or under the house, including air ducts, if a termite inspection is made to the property after the completed inspection.
 - Damage caused by testing and/or termite inspection.
-

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 043/24

Time started: 2:00 pm

Time finished: 4:00 pm

Present during inspection: Property owner, Realtor

Client present for discussion at end of inspection: No

Inspector: Jose antonio feo

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Hot

Ground condition: Dry

Recent weather: Dry (no rain)

Overnight temperature: Hot

Inspection fee: \$299.00

Payment method: Zello

Type of building: Single family

Buildings inspected: One house, One detached garage

Age of main building: 1964

Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wrought iron

Condition of retaining walls: Appeared serviceable

Retaining wall material: Masonry block

Site profile: Level

Condition of driveway: Required repair, replacement and/or evaluation (see comments below)

Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete
Condition of deck, patio and/or porch covers: Appeared serviceable
Deck, patio, porch cover material and type: Covered (Refer to Roof section)
Retaining wall material: Concrete
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable


1)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 1-1


2)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.




Photo 2-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Stucco
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Concrete slab on grade
Foundation/stem wall material: Concrete slab on grade

3)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restrain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.





4)   At the side of the kitchen Significant erosion was found in one or more areas. Recommend having a qualified person evaluate and make repairs as necessary to repair erosion, and to prevent erosion in the future.



Photo 4-1



Photo 4-2

5)   Based on substandard construction observed, additions with bathroom to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.


6)  At the time of the inspection, the exterior of the property was in serviceable and good condition. Retain walls and fences were fine.



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5



Photo 6-6

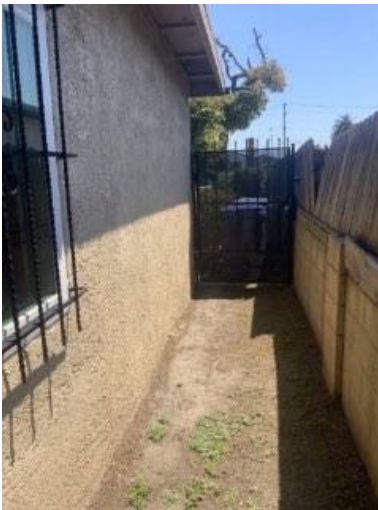



Photo 6-7



Photo 6-8

7)  Carport was not fully inspected because many objects were stored all around.

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable, Flat or low slope

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Gutter and downspout installation: None

8) ✓ In general, the roof surface was in serviceable and good condition.



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4



Photo 8-5



Photo 8-6



Photo 8-7



Photo 8-8



Photo 8-9

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Location of attic access point #A: Hallway

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Ceiling beams

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

9) ✓ Attic and roof structure were in serviceable condition. Ventilation and insulation were fine.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4



Photo 9-5

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between

municipalities.


10)  The property did not have garage. The carport floor areas were obscured by stored items and vehicle and couldn't be fully evaluated.



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Service voltage (volts): 120-240



Primary service overload protection type: Circuit breakers

Condition of main service panel: Appeared serviceable

Condition of branch circuit wiring: Serviceable

Smoke alarms installed: Yes ok

Carbon monoxide alarms installed: Yes ok

11)   One or more electric receptacles (outlets) at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.cpsc.gov/cpscpub/pubs/099.pdf>



Photo 11-1



Photo 11-2





12)   One or more sections of outdoor wiring were exposed and subject to damage. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.



Photo 12-1



Photo 12-2

13)   One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit:

<http://www.cpsc.gov/cpsc/pub/pubs/5077.html>



Photo 13-1


14)  At the time of the inspection, we could determine that some repairs and/or upgrade were recently done at the electric system. However, the electric system should be reevaluated and some repairs should be done (see details in this report) as necessary and per standard building regulations



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4




Photo 14-5



Photo 14-6



Photo 14-7

15)  Bulbs in one or more light fixtures were missing, inoperable or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Location of main water meter: By street

Location of main water shut-off: Building exterior

Water service: Public

Condition of supply lines: Appeared serviceable

Supply pipe material: Galvanized steel

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Cast iron

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground

Location of main fuel shut-off valve: At gas meter

16) ✓ Plumbing system inside the house was in good and serviceable condition. There was hot water and no active leaks were found, at the time of the inspection.



Photo 16-1



Photo 16-2



Photo 16-3



Photo 16-4



Photo 16-5



Photo 16-6



Photo 16-7



Photo 16-8



Photo 16-9



Photo 16-10



Photo 16-11

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: N-A

Capacity (in gallons): 40

Manufacturer: State

Location of water heater: Closet

Condition of burners: Appeared serviceable


17)  No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices



Photo 17-1

18) ✓ The water heater was in serviceable working condition. There was hot water at the kitchen and bathroom.



Photo 18-1



Photo 18-2




Photo 18-3



Photo 18-4



Photo 18-5

19)  A water heater was installed over a finished living space or in an area where leaking can cause damage, and there was no catch pan and no drain was installed. Consider having a qualified contractor install a catch pan and drain to prevent water damage if the water heater develops a leak. Note that installing a drain may be difficult or impossible depending on the location of the water heater.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Roof

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler


Condition of burners: Appeared serviceable

Condition of cooling system and/or heat pump:

Location: Roof

Type: Packaged unit

Condition of controls: Appeared serviceable

20)  1) Some heating or cooling ducts had significant amounts of corrosion or rust. Holes may develop and result in reduced energy efficiency or return air being drawn in from locations other than intended. Recommend that a qualified HVAC contractor repair as necessary. For example, by replacing ducts or sections of ducts.

2) One or more heating or cooling ducts have come apart, or had significant gaps at junctions. This can result in reduced energy efficiency and increased moisture in surrounding spaces. Recommend that a qualified HVAC contractor make permanent repairs as necessary. For example, by securely supporting ducts and installing approved tape or mastic at seams.



Photo 20-1



Photo 20-2

21) ✓ At the time of the inspection, the air conditioning and heater units were in serviceable working condition.



Photo 21-1



Photo 21-2



Photo 21-3



Photo 21-4



Photo 21-5



Photo 21-6



Photo 21-7

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable
Condition of dishwasher: N/A (none installed)
Condition of range, cooktop: Appeared serviceable
Range, cooktop type: Natural gas
Condition of refrigerator: Appeared serviceable
Condition of built: Appeared serviceable
Condition of hot water dispenser: N/A (none installed)

22) 🛠️✔️ 1) Kitchen was in serviceable condition. Appliances were in good working condition. Cabinets and counter tops were fine.
2) Kitchen door should be repair as necessary.



Photo 22-1



Photo 22-2



Photo 22-3



Photo 22-4



Photo 22-5



Photo 22-6



Photo 22-7



Photo 22-8

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Location #B: Full bath

Condition of counters: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: with individual exhaust ducts

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No

Location #B: Full bath, Master bath, Addition

Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Appeared serviceable

-
- 23) 🛠️ 1) One or more cabinets, drawers and/or cabinet doors at location(s) #A were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.
 2) Shelving or other components were missing from one or more cabinets at location(s) #A. Recommend that a qualified person

replace as necessary.



Photo 23-1

24)  1st Bathroom

- 1) The shower head at location(s) was dripping when the shower was turned off. Recommend that a qualified person repair as necessary.
- 2) One or more bathtub faucet handles at location(s) were loose. Recommend that a qualified person repair or replace handles as necessary.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



Photo 24-5

25) 🛠️✅ Connections for washer and dryer machines were in serviceable condition. Washer and dryer were not evaluated. Cover plates was missing from the outlet.



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4

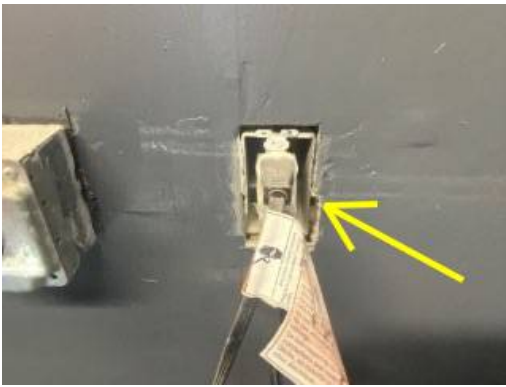


Photo 25-5

26) ✓ Master bathroom

The bathroom was in serviceable condition. Toilet, sink shower and bathtub were in good working condition. There was hot water and no active leaks were found, at the time of the inspection .



Photo 26-1



Photo 26-2



Photo 26-3



Photo 26-4



Photo 26-5

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Multi-pane

Condition of walls and ceilings: Appeared serviceable Need repair

Wall type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Condition of stairs, handrails and guardrails:


27)  One or more walls and ceilings were damaged and/or had substandard repairs. Recommend that a qualified person repair as necessary.



Photo 27-1



Photo 27-2



Photo 27-3

28) 🔧🔍 Addition

1) Clients should be verified about permits.

2) Tile, stone and/or grout in the flooring in one or more areas was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. If in a wet area, water can damage the sub-floor. Recommend that a qualified contractor repair as necessary.

3) Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

4) Substandard wiring was found in the interior room. For example, exposed wiring and loose wiring. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.



Photo 28-1



Photo 28-2



Photo 28-3



Photo 28-4



Photo 28-5



Photo 28-6



Photo 28-7

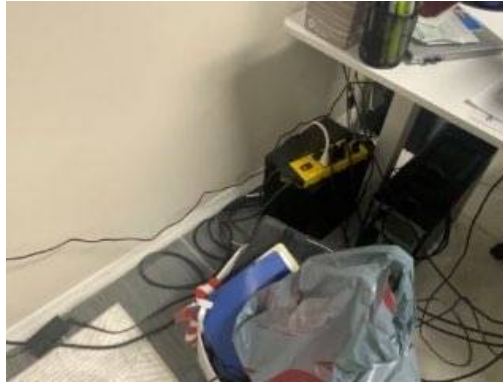


Photo 28-8

29) 🗝️ The 2nd bedroom

- 1) One or more walls /ceiling were damaged . Recommend that a qualified person repair as necessary.
- 2) Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.
- 3) One or more closet doors were missing.
- 4) This room should be deeply cleaned.



Photo 29-1



Photo 29-2



Photo 29-3



Photo 29-4



Photo 29-5



Photo 29-6



Photo 29-7

30) ✓ 1) Many areas and items at this property were obscured by furniture and stored items . This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be

obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

2) In general the interior of the house was in serviceable condition. Most windows and doors opened and closed properly. Floor was fine.



Photo 30-1



Photo 30-2



Photo 30-3



Photo 30-4



Photo 30-5



Photo 30-6



Photo 30-7



Photo 30-8



Photo 30-9



Photo 30-10



Photo 30-11



Photo 30-12



Photo 30-13



Photo 30-14



Photo 30-15



Photo 30-16

Your default report footer here...