



Inspection Report

Dan Broese

Property Address:
1619 Armour Ln
Redondo Beach CA 90278



Ferguson Home Inspections

Ryan Bono

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



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Date: 6/27/2022	Time: 09:00 AM	Report ID: 20220627-1619-Armour-Ln
Property: 1619 Armour Ln Redondo Beach CA 90278	Customer: Dan Broese	Real Estate Professional: Sue Freeman

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

Year Built:

1957

Dwelling Square footage:

1048

Beds/Baths:

3/2

Weather:

Sunny and warm

Rain in last 3 days:

No



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

Gates:

Iron

Siding Material(s):

Cement Stucco

Trim/Facia/Eaves Material(s):

Wood

Windows & Doors:

Wood
Aluminum

Gutters/Downspouts:

None, see Lot Grade/Drainage comments

Retaining Walls:

Block

Planters:

Block
Brick
Concrete

Gas meter location:

Left 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 Settling and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.0 Item 1 (Picture)

1.1 (1) Settling and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.

1.1 (2) Suggest lowering the exterior walkway/grade and/or installation of exterior sub-surface drains at the rear and left side as needed to prevent the excessive/ongoing water intrusion into the crawlspace. Re-grading where needed is recommended to assure all water drains away from the home's foundation.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)

1.3 (1) The gates do not close and latch correctly, suggest maintenance and repairs as needed.

1.3 (2) The gates are deteriorated and rusted, suggest repair/replace as needed.

1.4 (1) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

1.4 (2) Deteriorated and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.



1.4 Item 3 (Picture)



1.4 Item 4 (Picture)

1.4 (3) The holes in siding needs closing off with sealant, stucco or liquid foam at the right side.



1.4 Item 5 (Picture)

1.4 (4) Excessive stucco deterioration/ blistering and possible wood framing deterioration (not visible due to the exterior stucco finish) noted at the exterior of the kitchen, likely due from the leaking drain line(s). Suggest review with a licensed contractor for removal/ repair/replacement costs as needed.



1.4 Item 6 (Picture)

1.5 (1) 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)



1.5 Item 2 (Picture)

1.5 (2) Excessive black staining noted at the roof line/eaves, suggest review with a licensed contractor for repairs as

needed.



1.5 Item 3 (Picture)



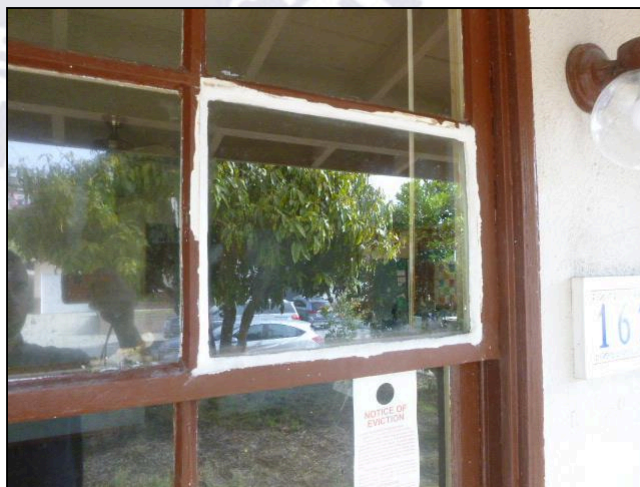
1.5 Item 4 (Picture)

1.6 (1) The wood window frames are peeling paint at most wood windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



1.6 Item 1 (Picture)

1.6 (2) The glazing/wood frame is deteriorated at the wood windows, this is a potential safety hazard. Suggest review by a licensed contractor and repair/replace as needed.



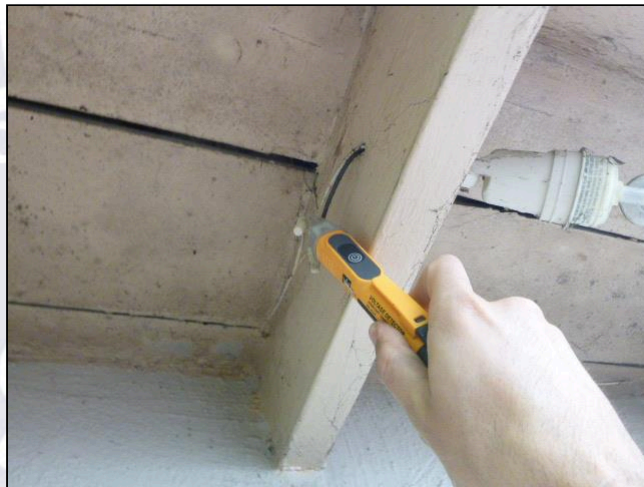
1.6 Item 2 (Picture)

1.8 (1) The cover globe was missing at the light fixture at the time of the inspection. Suggest replacing the missing cover globes for safety.



1.8 Item 1 (Picture)

1.8 (2) Open splices were noted, this is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by licensed electrician and repair as needed.



1.8 Item 2 (Picture)

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.

1.10 (1) The front retaining wall is missing several top caps, suggest repairs as needed.



1.10 Item 1 (Picture)

1.10 (2) The retaining walls show some settlement and movement cracks, but appears stable. Suggest review with a licensed contractor for repair/ replacement costs as needed.



1.10 Item 2 (Picture)

1.10 (3) Minor leaning noted at the rear retaining wall, suggest review with a licensed contractor as needed.



1.10 Item 3 (Picture)

1.12 Suggest removing/trimming the vegetation away from the gas meter to allow for correct accessed as required.



1.12 Item 1 (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) Several wasp/bee nests were noted at various eave areas, suggest review with a pest control company for removal costs as needed.



1.13 Item 1 (Picture)



1.13 Item 2 (Picture)

1.13 (3) The sheds and covered areas at the rear yard are beyond the scope of the inspection and were not inspected.



1.13 Item 3 (Picture)

2. Exterior/Lot Grade/Drainage

Styles & Materials

Home is built on:

Terraced and sloped lot

Grading at the foundation:

Inadequate

Lot drains towards:

Center
Right side
of the lot
The dwellings foundation

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

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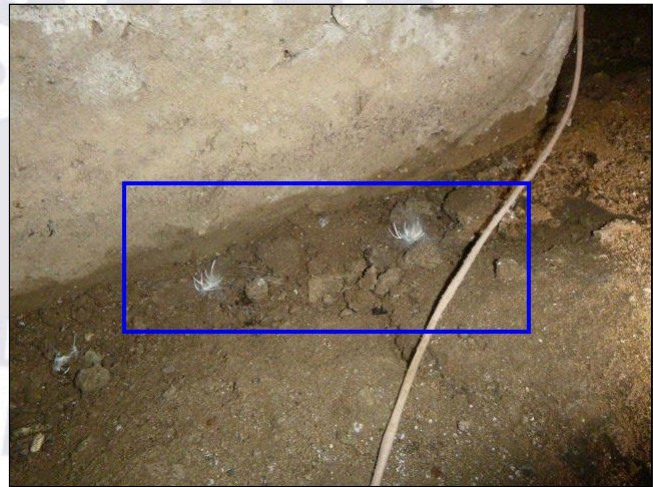
Comments:

2.0 (1) 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.

2.0 (2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused the excessive moisture buildup at the foundation and intrusion into the crawl area, suggest review with a licensed contractor for foundation repairs and installation of rain gutters and an area drainage system to divert all the water away from the foundation.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

2.0 (3) Suggest review by a licensed contractor for possible installation of an area drainage system to divert drainage away from the foundation.

2.0 (4) Suggest lowering the exterior walkway/grade and/or installation of exterior sub-surface drains at the rear and left side as needed to prevent the excessive/ongoing water intrusion into the crawlspace. Re-grading where needed is recommended to assure all water drains away from the home's foundation.



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



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:

Raised concrete foundation

Interior footing/support:

Concrete pier and wood posts

		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) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/cracking/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.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)



3.0 Item 7 (Picture)



3.0 Item 8 (Picture)

3.0 (2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused the excessive moisture buildup at the foundation and intrusion into the crawl area, suggest review with a licensed contractor for foundation repairs and installation of rain gutters and an area drainage system to divert all the water away from the foundation.

3.0 (3) 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 cracks visible at the foundation). Any future cracking/damaged can be an expensive repair as the foundation is now 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 9 (Picture)

3.0 (4) Excessive staining/saturation/deterioration of internal wood support members was noted due to excessive and ongoing water intrusion. Suggest review with a licensed foundation contractor for repair/replacement costs needed to prevent any future movement to the foundation and/or structure.



3.0 Item 10 (Picture)



3.0 Item 11 (Picture)

3.0 (5) Evidence of settling/movement was noted at the internal pier and post flooring supports (due to the excessive water intrusion) which has resulted in the interior floor slope and settling cracks at the walls and ceilings. Suggest review with a licensed foundation contractor for repair/re-leveling/shimming costs as needed.

3.0 (6) Evidence of ongoing flooding of the crawl area was noted. See Lot Grade/Drainage and the sewer drain comments and repair as needed. Failure to prevent ongoing water intrusion will result in ongoing settling of the foundation and additional cracking of the walls and ceilings.

3.0 (7) Undermining of the foundation/ concrete piers noted at the front/right crawl areas. Suggest review by a licensed contractor for costs required to re-install the dirt or other means to prevent possible future movement of the foundation and/or structure.



3.0 Item 12 (Picture)

3.1 (1) Excessive cutting and notching of various floor joists due to drainage installation. Suggest review by a licensed contractor for repair costs as needed.



3.1 Item 1 (Picture)

3.1 (2) Stains and deterioration noted at various flooring and supports from prior and ongoing leaks. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



3.1 Item 2 (Picture)



3.1 Item 3 (Picture)



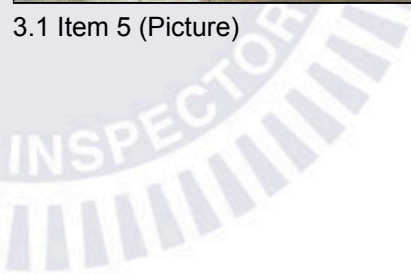
3.1 Item 4 (Picture)



3.1 Item 5 (Picture)



3.1 Item 6 (Picture)



3.1 (3) Wood deterioration noted at various flooring and supports. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



3.1 Item 7 (Picture)



3.1 Item 8 (Picture)



3.1 Item 9 (Picture)



3.1 Item 10 (Picture)



4. Crawl Space

The Home Inspector shall observe; structural components including foundations, floors, columns or piers, Insulation and vapor retarders in unfinished spaces; Ventilation of foundation areas. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Enter under floor crawl spaces and 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: Report on concealed insulation and vapor retarders; 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

Crawlspace access location(s):

Exterior location(s) x 1
Right side

		IN	NI	NP	RR
4.0	Crawl Space				•
4.1	Ventilation				•
4.2	Electrical				•
4.3	Plumbing Supply & Drainage				•
4.4	Comments				•
		IN	NI	NP	RR

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Comments:

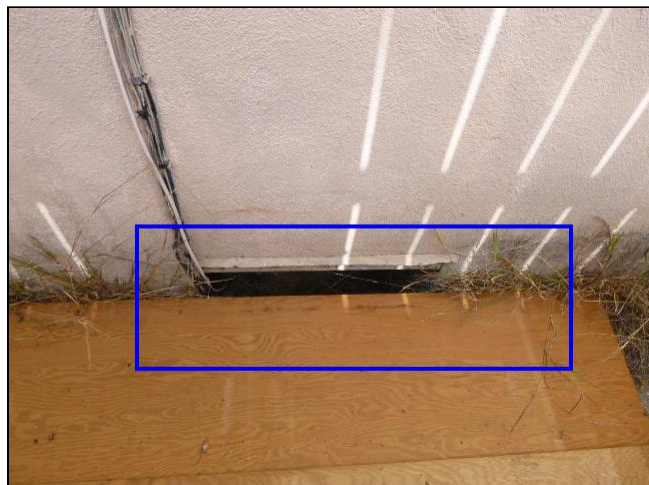
4.0 (1) The crawl space access port(s) and vent screens are below grade and evidence of water entry into the crawl space was noted. Suggest lowering the exterior grade or installing a brick or concrete berm to eliminate water entry into the crawl space. Suggest review by a licensed contractor for possible installation of an area drainage system to divert drainage away from the foundation.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)

4.0 (2) Suggest removal of debris and construction items from the crawl area.



4.0 Item 5 (Picture)

4.0 (3) The access screen/door was deteriorated and missing. Suggest review with a licensed contractor for costs to replace the crawl access port door/screen as needed to prevent rodent/insect/water intrusion.

4.1 Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion.



4.1 Item 1 (Picture)

4.2 The electrical wiring is frayed/deteriorated and in contact with the wet ground within areas of the crawl areas, this is potential safety hazard. Suggest review with a licensed electrician for repair/replacement costs as needed.



4.2 Item 1 (Picture)

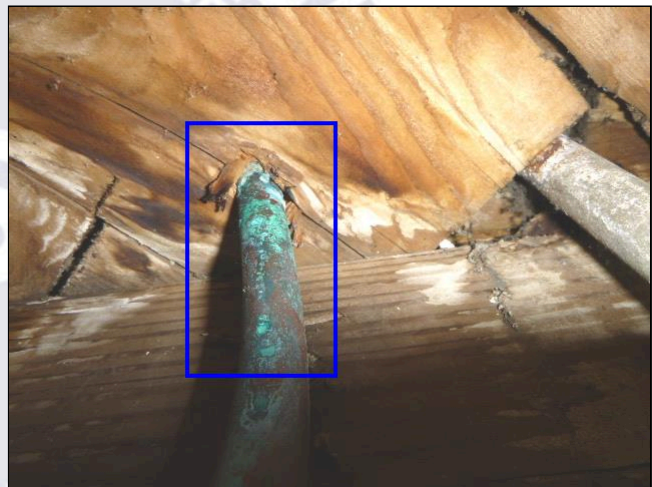


4.2 Item 2 (Picture)

4.3 (1) Corroded areas of the copper plumbing was noted throughout the crawl area, this can be a pre-cursor to 'pin hole' leaks. Suggest review with a licensed plumber for repair/replacement costs as needed.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)

4.3 (2) The copper plumbing lines are inadequately and improperly secured with straps that are causing excessive deterioration of the copper. Suggest replacing the deteriorated areas of the copper plumbing lines as well as replacing the straps with approved materials to prevent electrolysis and future leaks.



4.3 Item 3 (Picture)



4.3 Item 4 (Picture)

4.3 (3) Excessive rust, leaking and seepage/deterioration noted at various cast iron/galvanized drain lines within the crawl space. The excessive deterioration of the drain lines have caused leaking and saturation of the soil in the crawl area. Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent on-going leakage at the crawl area.



4.3 Item 5 (Picture)



4.3 Item 6 (Picture)



4.3 Item 7 (Picture)



4.3 Item 8 (Picture)



4.3 Item 9 (Picture)



4.3 Item 10 (Picture)

4.3 (4) Excessive rust and corrosion was noted at the gas line at the left side due to the water intrusion. Suggest review with a licensed plumber for replacement costs as needed.



4.3 Item 11 (Picture)

4.3 (5) Non-typical and sporadic taping of the copper lines were noted, unable to determine if the tape/wrap is a temporary repair concealing deterioration, suggest review with a licensed plumber for replacement/repair as needed.



4.3 Item 12 (Picture)

4.4 Excessive lint was noted in the crawl area from the laundry dryer vent, this is a potential fire spread hazard. Suggest review with a licensed contractor for costs to repair and remove all of the lint from the crawl area as required for safety.



4.4 Item 1 (Picture)

5. 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

		IN	NI	NP	RR
5.0	Roof				•
5.1	Flashings				•
		IN	NI	NP	RR

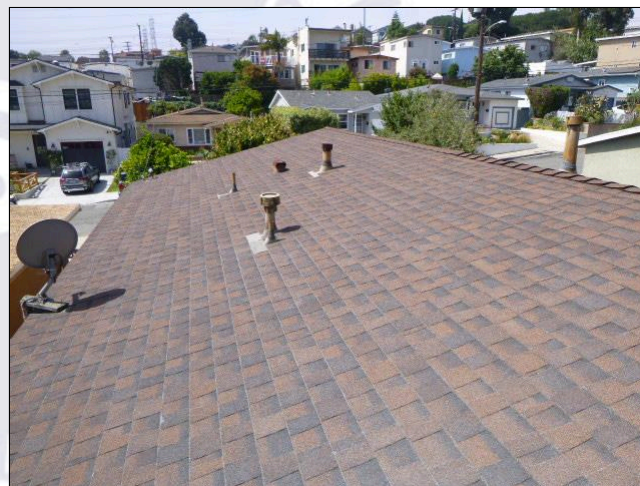
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 (1) Worn areas and 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.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

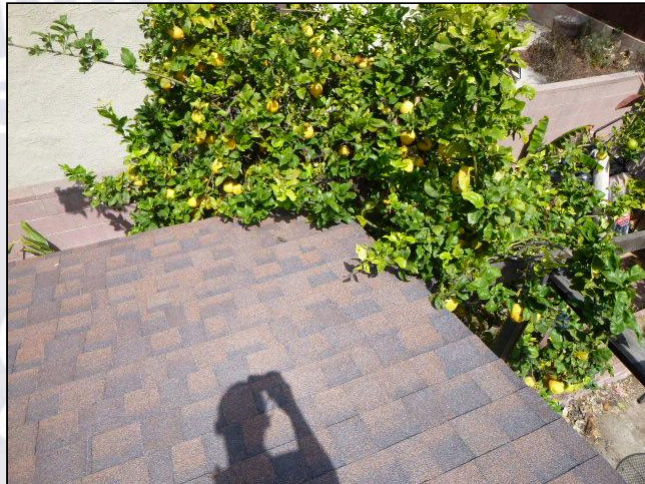


5.0 Item 3 (Picture)



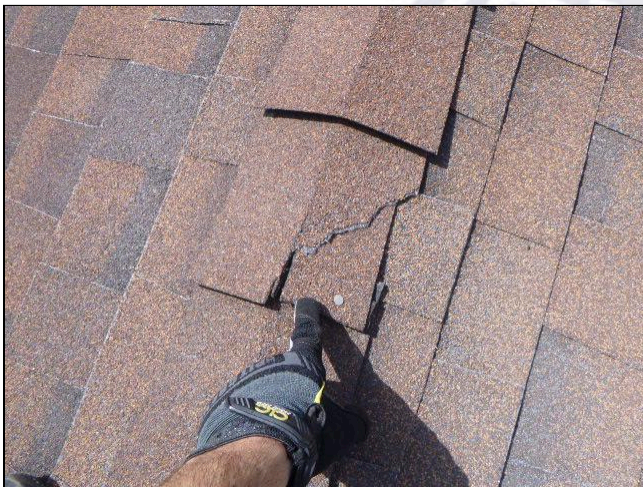
5.0 Item 4 (Picture)

5.0 (2) The tree limbs that are in contact with the roof or hanging near the roof should be trimmed to prevent damaging the roof. Suggest trimming as needed.

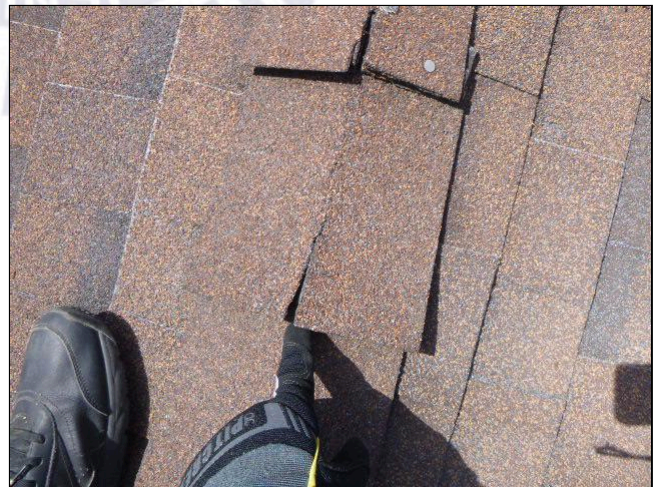


5.0 Item 5 (Picture)

5.0 (3) Deteriorated ridge caps noted at the pitched roof, suggest review by licensed roofer for replacement costs and replace as needed.



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)



5.0 Item 9 (Picture)

5.1 (1) Loose/incorrect flashings/roof attachments were noted at various areas, suggest review with a licensed roofer for repairs as needed.



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)

5.1 (2) Suggest removal of the old/abandoned flashings/old vent pipes as needed.



5.1 Item 3 (Picture)

6. 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):

Hallway

Framing:

2 X 6 Rafters

Sheathing:

Spaced Sheathing

Insulation:

Blown

4" - 6"

Ventilation:

Gable vents

		IN	NI	NP	RR
6.0	Framing & Sheathing				•
6.1	Insulation	•			
6.2	Ventilation				•
6.3	Electrical	•			
6.4	Ducting	•			
6.5	Comments				•
		IN	NI	NP	RR

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Comments:

6.0 (1) Minor wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/or a licensed contractor for repairs as needed.

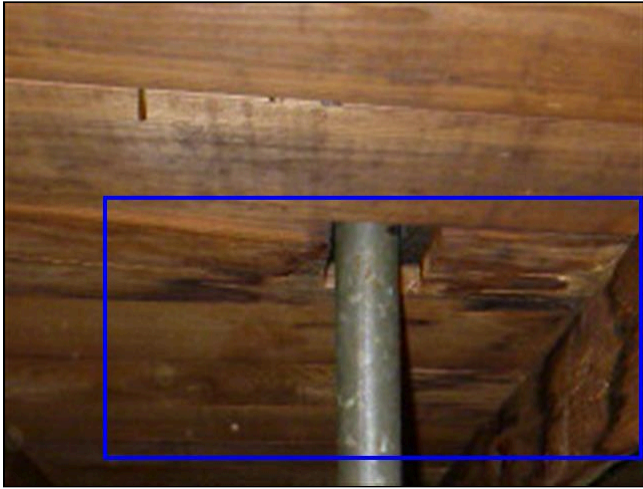
6.0 (2) Moisture stains noted at various areas of the attic sheathing/framing, see roof comments and repair as needed.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)

6.2 Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion.

6.5 Abandoned asbestos vent pipes noted in the attic area, suggest review with a licensed contractor for removal costs as needed.



6.5 Item 1 (Picture)

7. 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:

Right side
Center

Floor Covering(s):

Engineered flooring

Doors:

Wood
Single pane
Tempered safety glass

Dryer Fuel Supply:

220 Volt

Dryer Vented to the exterior:

No
See comments

		IN	NI	NP	RR
7.0	Floors				•
7.1	Walls				•
7.2	Ceilings				•
7.3	Doors				•
7.4	Electrical				•
7.5	Washer Hook-Up	•			
7.6	Dryer Hook-Up				•
7.7	Counter/Cabinets				•
		IN	NI	NP	RR

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Comments:

7.0 Floor slope and uneven flooring noted.

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



7.1 Item 1 (Picture)

7.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

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

7.2 (2) An old transite asbestos style vent pipe was noted at the ceiling of this area, suggest removal as needed.



7.2 Item 1 (Picture)

7.3 A keyed interior lock is installed at the exterior door, suggest installing a thumb turn dead-bolt to enhance safety as an upgrade.



7.3 Item 1 (Picture)

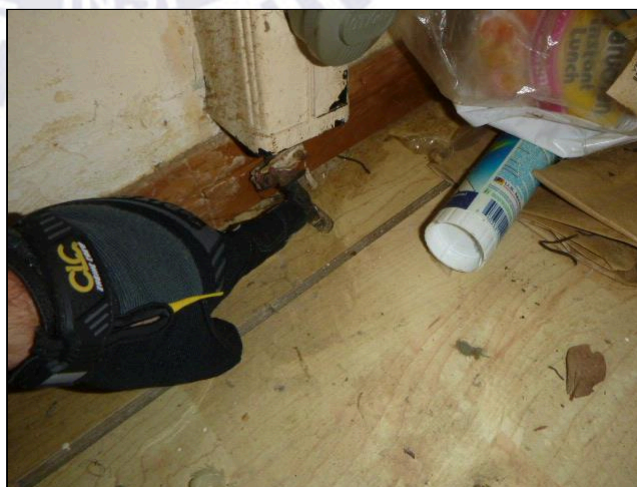
7.4 (1) The cabinet door strikes the light fixture, suggest repairs as needed for safety.



7.4 Item 1 (Picture)

7.4 (2) Various outlets are not GFCI protected as required. Suggest review by a licensed electrician for installation costs as required for safety.

7.4 (3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/ replacement costs as needed.

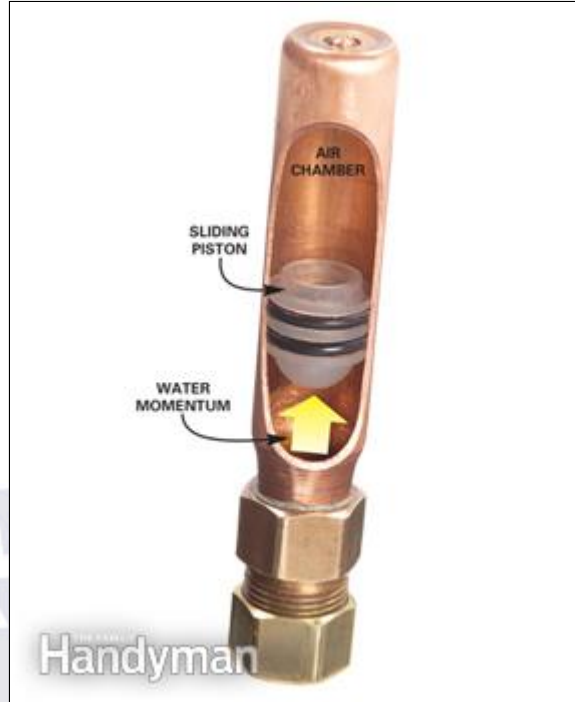


7.4 Item 2 (Picture)

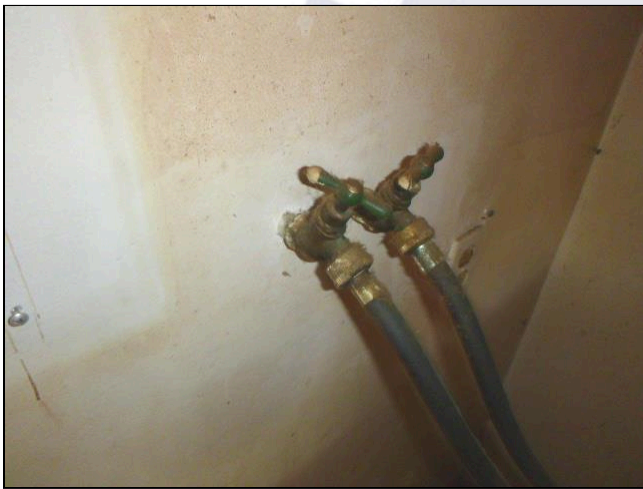
7.5 Suggest upgrading with 'hammer valve' plumbing supply systems if a water sensor/efficient/smart washing machine is to be installed at this area.



7.5 Item 1 (Picture) HV



7.5 Item 2 (Picture) Hv



7.5 Item 3 (Picture)

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

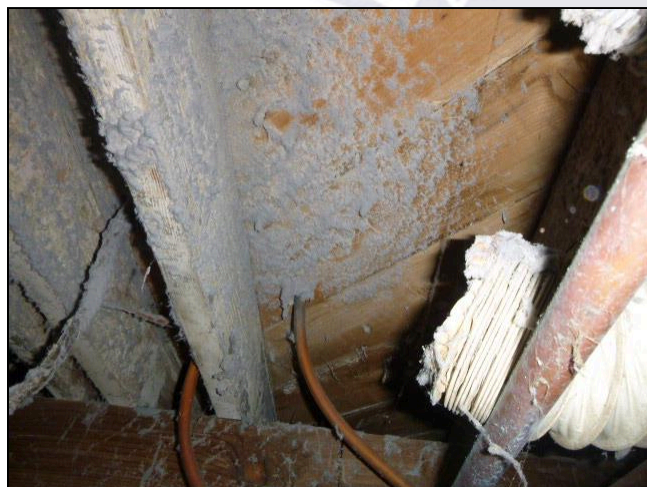
7.6 (2) Improper vinyl flex vent installed to the crawl space (not installed to the exterior as required). Suggest removal of the existing material and install a rigid vent pipe to the exterior as required. Excessive lint noted was noted in the crawl area due to the incomplete installation, this is a potential fire hazard. Suggest review by licensed contractor for costs to remove the lint form the crawl area as required for safety.



7.6 Item 1 (Picture)



7.6 Item 2 (Picture)



7.6 Item 3 (Picture)



7.6 Item 4 (Picture)

7.7 Various cabinet doors are damaged, missing or loose on the hinges. Suggest repair/replace as needed.



7.7 Item 1 (Picture)



8. 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:

Front door

Cover:

Wood awning

Deck/Slab:

Concrete

Doors:

Wood - Dual Pane Tempered

Window Types:

Wood - Single Pane

Doorbell/Chime:

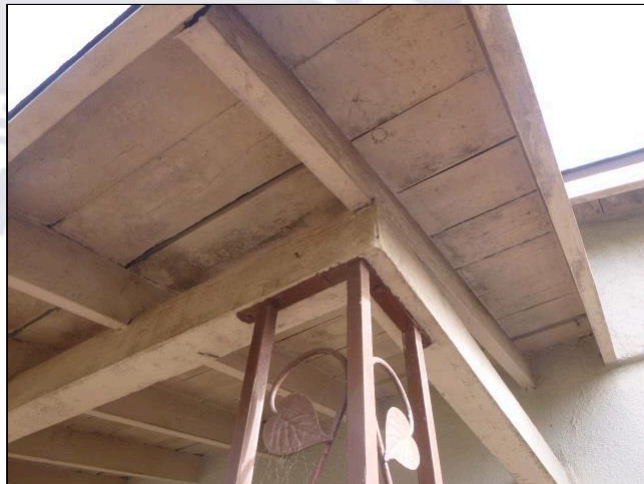
Operational

		IN	NI	NP	RR
8.0	Cover				•
8.1	Deck/Slab	•			
8.2	Steps/Stairs/Railings	•			
8.3	Electrical	•			
8.4	Windows				•
8.5	Doors	•			
8.6	Screens				•
		IN	NI	NP	RR

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

Comments:

8.0 (1) 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.



8.0 Item 1 (Picture)

8.0 (2) Rust/deterioration and loose areas noted at the corner roof post support, suggest review with a licensed contractor for repair/replacement costs as needed.



8.0 Item 2 (Picture)

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



8.4 Item 1 (Picture)

8.6 The window screen(s) were missing, suggest replacing as needed.

9. Patio/Porch #2

Styles & Materials

Location:

Right side

Cover:

Partially covered
Wood awning

Deck/Slab:

Concrete

Doors:

Wood - Single Pane Tempered

Window Types:

Aluminum - Single Pane

		IN	NI	NP	RR
9.0	Cover				•
9.1	Deck/Slab	•			
9.2	Steps/Stairs/Railings				•
9.3	Electrical				•
9.4	Windows	•			
9.5	Doors				•
9.6	Screens				•
		IN	NI	NP	RR

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

Comments:

9.0 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.

9.2 A potential trip hazard was noted due to the oversized step, suggest review with a licensed contractor for repair/ replacement costs as needed.

9.3 No light fixture installed at this area as required, this is a possible safety hazard. Suggest review with a licensed electrician for installation costs for a light fixture to enhance safety.



9.3 Item 1 (Picture)

9.5 Excessive wood deterioration noted at the door, door frame and threshold. Suggest review by a licensed contractor for repair/replacement costs as needed.



9.5 Item 1 (Picture)

9.6 Deteriorated window screen(s) noted, suggest repair or replace as needed.



10. Patio/Porch #3

Styles & Materials

Location:

Center
Rear

Cover:

Partially covered
Wood awning

Deck/Slab:

Concrete

Doors:

Aluminum - Dual Pane Tempered

		IN	NI	NP	RR
10.0	Cover				•
10.1	Deck/Slab		•		
10.2	Electrical				•
10.3	Doors	•			
10.4	Screens				•
		IN	NI	NP	RR

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

Comments:

10.0 (1) 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.

10.0 (2) The rear patio has been incorrectly secured back to the structure, suggest removal as needed.

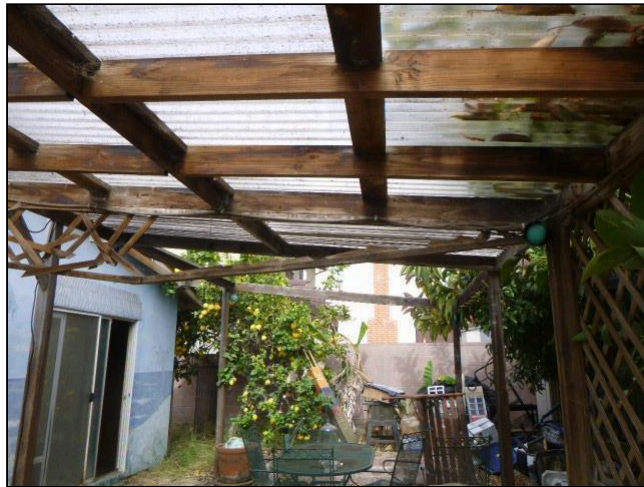


10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

10.0 (3) Excessive wood deterioration noted at the rear patio structure, suggest removal as needed.



10.0 Item 3 (Picture)

10.1 Excessive debris was noted throughout this area, suggest removal as it poses a potential trip hazard. The inspector was unable to visually inspect this area as a result.



10.1 Item 1 (Picture)

10.2 The inspector was unable to locate the switch to the exterior light fixture, suggest review with the seller or a licensed electrician as needed.

10.4 The door screen(s) are deteriorated and fall of the track(s), suggest repair/replace as needed.

11. 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

Garage Door & Type:

One, manual

Garage Door Material:

Aluminum

Non-Insulated

GFCI Outlets:

No, common for age

		IN	NI	NP	RR
11.0	Slab				•
11.1	Garage Door (s)	•			
11.2	Garage Door Hardware	•			
11.3	Garage Walls & Ceilings (including Firewall & Ceiling Separation)				•
11.4	Electrical				•
11.5	Comments				•
		IN	NI	NP	RR

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

Comments:

11.0 (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.



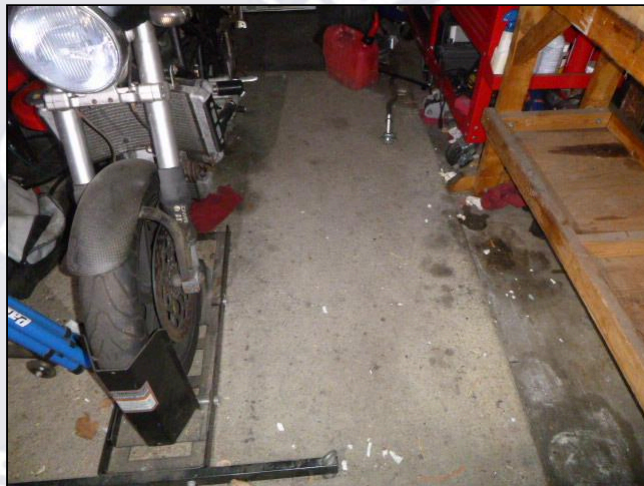
11.0 Item 1 (Picture)

11.0 (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 cracks visible at the foundation). Any future cracking/damaged can be an expensive repair as the foundation is now 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.



11.0 Item 2 (Picture)

11.0 (3) Suggest removal of the carpet if vehicles are to be parked in the garage. Non fire rated flooring at the garage area is a potential fire safety hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



11.0 Item 3 (Picture)

11.0 (4) Evidence of previous/ongoing water intrusion into the garage was noted. See the exterior walkway and exterior lot/grade and drainage comments and suggest review with a licensed contractor for repair costs as needed.

11.3 (1) Unable to make a complete inspection of firewall due to a large concentration of personal effects. Suggest review of firewall once area has been cleared. If any breaches or damage to firewall is found, suggest patching and repair with 5/8 drywall as needed to complete firewall.



11.3 Item 1 (Picture)

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

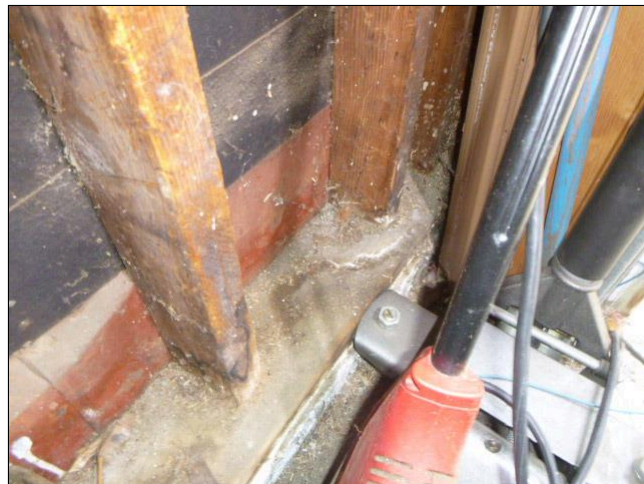


11.3 Item 2 (Picture)

11.3 (3) Water stains and deterioration noted at the lower section of the walls due to water intrusion. Suggest repair/replace as needed.



11.3 Item 3 (Picture)



11.3 Item 4 (Picture)

11.3 (4) 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.



11.3 Item 5 (Picture)

11.4 (1) Open junction boxes were noted, this is a potential safety hazard. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician for repair/replacement costs as needed.



11.4 Item 1 (Picture)

11.4 (2) No GFCI outlet or protection installed in this garage. GFCI coverage has been required in garages since

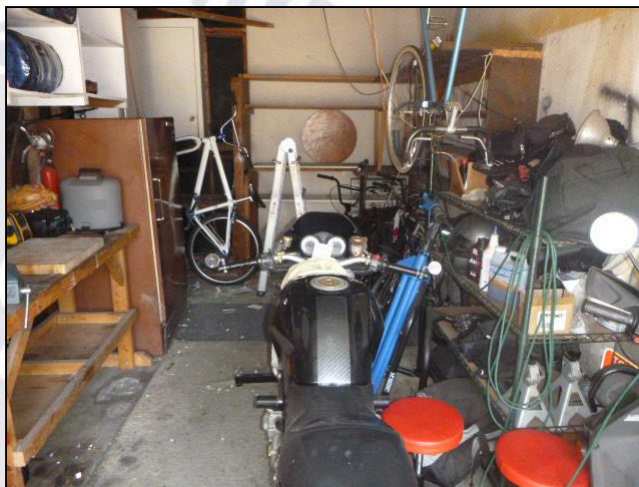
1978, suggest review by a licensed electrician for installation as required for safety.

11.4 (3) 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.



11.4 Item 2 (Picture)

11.5 (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.



11.5 Item 1 (Picture)

11.5 (2) Pest droppings noted within the garage area. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



11.5 Item 2 (Picture)

12. 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: Attic	Heat Type: Forced Air	Energy Source: Natural gas
Heat System Brand: PAYNE	Ductwork (where visible): Insulated	Filter Type: Disposable
Filter Size: 14x30x1	A/C Equipment Type: None	Thermostat location & Type: Hallway Digital and programmable

		IN	NI	NP	RR
12.0	Heating Equipment				•
12.1	Venting	•			
12.2	Thermostat	•			
12.3	Ducting	•			
		IN	NI	NP	RR

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

Comments:

12.0 (1) The heating unit was tested and was operational at the time of the inspection.



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)

12.0 (2) Suggest replacing/cleaning the filter(s) as needed.



12.0 Item 3 (Picture)

12.0 (3) The heating unit has been installed on a plywood base, suggest review by a licensed heating contractor for installation on non-combustible stands as required.



12.0 Item 4 (Picture)

12.0 (4) Deterioration/possible condensation debris/build-up was noted at the base of the exhaust vent manifold, suggest review with a licensed heating contractor for maintenance/repairs as needed.



12.0 Item 5 (Picture)



12.0 Item 6 (Picture)

13. 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: Right side exterior	Main Panel capacity: 70 AMP
Main disconnect: Yes	Panel Type: Circuit breakers	Branch wire (where visible): Copper
Wiring Methods (where visible): Romex	Grounding system: Yes	Future space at Panel(s): Yes

		IN	NI	NP	RR
13.0	Service Entrance Conductors				•
13.1	Service, Grounding Equipment, Main/Sub Panels				•
13.2	Branch Circuits, Overcurrent Devices				•
		IN	NI	NP	RR

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

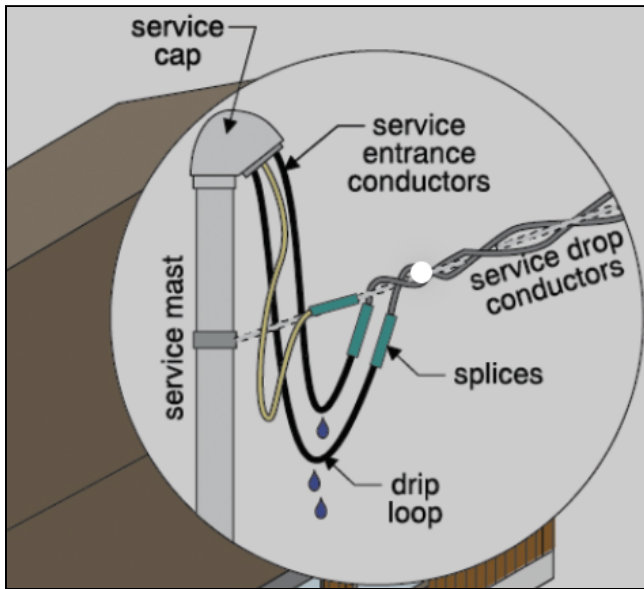
Comments:

13.0 (1) Utility wires are contacting foliage/tree limbs. When utility company wires coming into the service mast are sagging, frayed, strung through trees, they present a potential hazard, the utility company should be contacted to correct the condition.



13.0 Item 1 (Picture)

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



13.0 Item 2 (Picture)



13.0 Item 3 (Picture)

13.1 (1) The main electrical panel is a Zinsco brand panel box, a product that hasn't been manufactured for many years. There are problems with these panels that can, in some cases, be serious. Some Zinsco 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 Zinsco 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.



13.1 Item 1 (Picture)



13.1 Item 2 (Picture)

13.1 (2) 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.

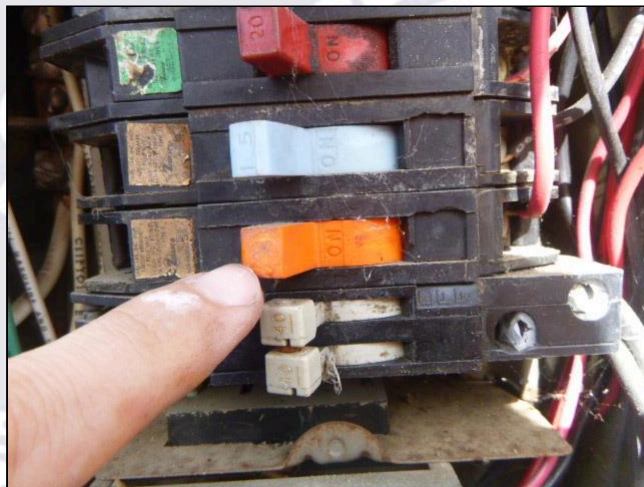


13.1 Item 3 (Picture)

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

13.2 (1) 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.

13.2 (2) A damaged breaker was noted, suggest replacement as needed.



13.2 Item 1 (Picture)

14. 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 , M type where visible

Water pressure - PSI:

85

See comments

Water Pressure Regulator Installed:

No, see comments

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

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

Comments:

14.0 (1) Suggest installation of a pressure regulator to reduce water pressure below 80 PSI to relieve stress on all plumbing joints and fittings.



14.0 Item 1 (Picture)

14.0 (2) See the crawl space comments and repair as needed.



14.0 Item 2 (Picture)



14.0 Item 3 (Picture)



14.0 Item 4 (Picture)

14.0 (3) Corroded plumbing and fittings noted at various areas within the dwelling/crawl space. 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/foundation.

14.0 (4) 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

15. 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
- ABS
- Galvanized

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

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

Comments:

15.0 (1) See the crawl space comments due to multiple cracks and leaking drains. Suggest review by licensed plumber for repair/replacement costs.



15.0 Item 1 (Picture)



15.0 Item 2 (Picture)



15.0 Item 3 (Picture)

15.0 (2) Slow drains noted at various areas at the interior of the dwelling. Suggest review by licensed plumber for repair/replacement costs as needed.

15.0 (3) 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.

15.0 (4) 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.

16. 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 Left side	Water Heater Power Source: Tankless (Gas)	Manufacturer: RHEEM
Manufactured Date: X-2021	Cold water shut off: Yes	Gas Shut off: Yes
TP Valve & discharge installed: No	Seismic Strapping: Not required (Tankless unit)	Gas supply line drip leg/sediment trap installed: No, see comments

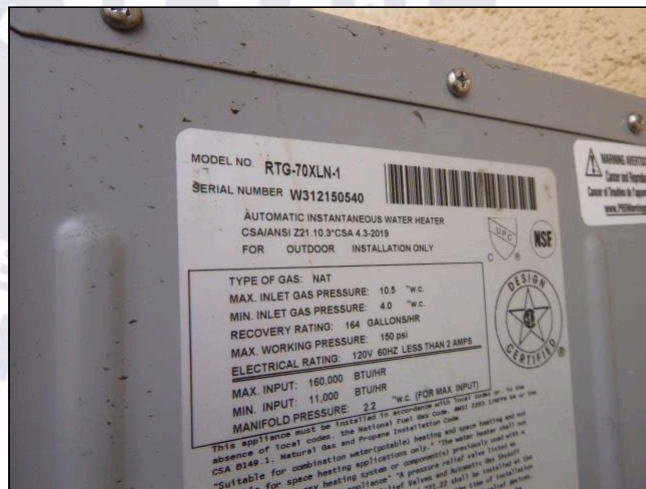
Expansion tank installed:
No, see comments

		IN	NI	NP	RR
16.0	Water Heater				•
16.1	Venting	•			
		IN	NI	NP	RR

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

Comments:

16.0 (1) The water heater was operational at the time of the inspection.



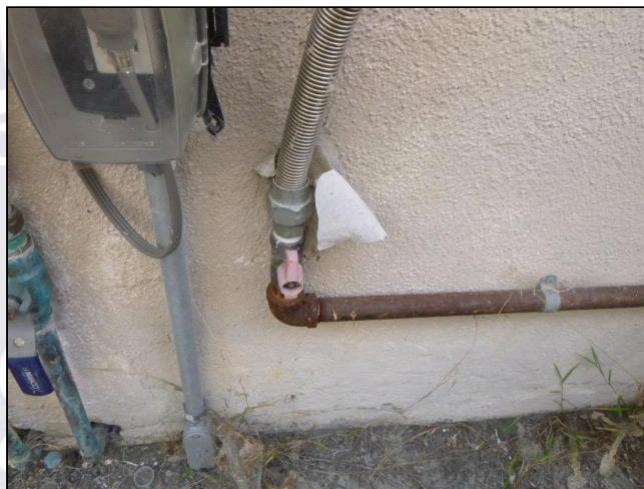
16.0 Item 1 (Picture)

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



16.0 Item 2 (Picture)

16.0 (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.



16.0 Item 3 (Picture)

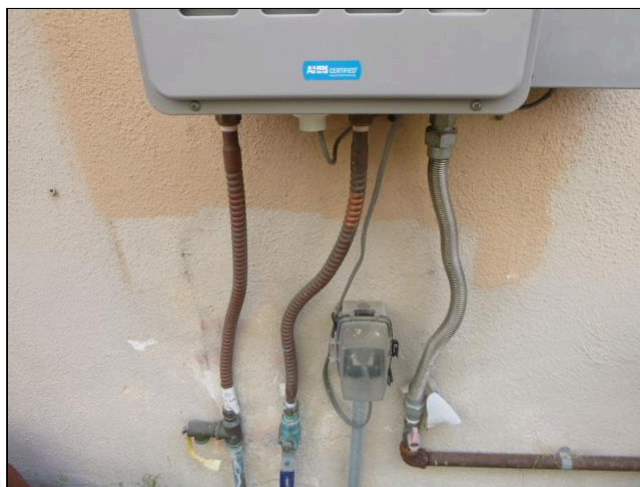
16.0 (4) No discharge pipe connected to the TP&R valve, this is a potential safety hazard. Suggest review by a licensed plumber for costs to install the TP discharge drain down to within 4-6 inches of the exterior grade/deck as required for safety.



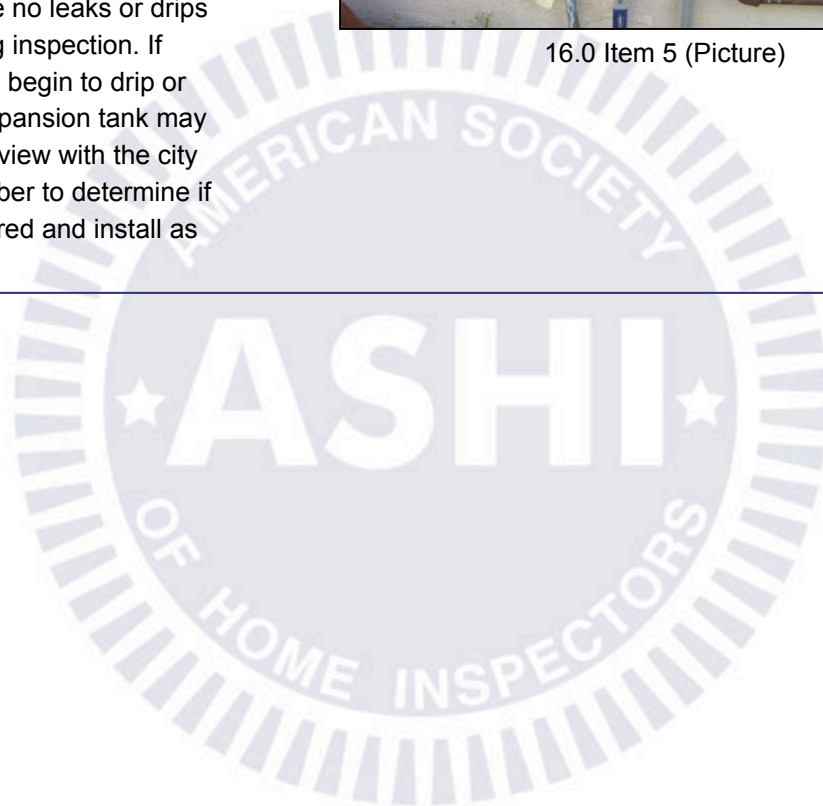
16.0 Item 4 (Picture)

16.0 (5) Suggest review of the operational and installation manual to determine/confirm any installation and/or regular maintenance/De-Scaling required for this style water heater.

16.0 (6) The current water heater does not have a "Thermal Expansion tank" which is generally installed to prevent a possible leak at the T&P or "pop-off" valve and/or excessive pressure build-up at the internal plumbing, fixtures and joints. Recent changes (2012) require one when a new water heater is installed, but various cities do not enforce this installation for multiple reasons (the home is not on a closed system and various tankless units do not require it) . There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. Suggest review with the city and/or a licensed plumber to determine if this installation is required and install as needed.



16.0 Item 5 (Picture)



17. 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): Engineered flooring	Window Types: Aluminum - Single Pane	Countertop/Backsplash: Wood
Sink(s): Cast Iron	Dishwasher Brand: KITCHEN AID	Disposal Brand: IN SINK ERATOR
Oven(s): MAYTAG	Range/Stove: GAS	Exhaust/Range hood: RE-CIRCULATING SYSTEM
Microwave: PORTABLE UNIT	Low flow sink fixture(s): Yes, 2.2 GPM Maximum	

		IN	NI	NP	RR
17.0	Floors				•
17.1	Walls				•
17.2	Ceiling				•
17.3	Windows	•			
17.4	Screens	•			
17.5	Cabinets				•
17.6	Counter Tops				•
17.7	Electrical				•
17.8	Sinks	•			
17.9	Faucets	•			
17.10	Traps/Drains & Supply				•
17.11	Dishwasher				•
17.12	Food Waste Disposal				•
17.13	Ranges/Ovens/Cooktops				•
17.14	Range Hood (s)	•			
17.15	Microwave		•		
		IN	NI	NP	RR

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

Comments:

17.0 Floor slope and uneven flooring noted.

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



17.1 Item 1 (Picture)

17.1 (2) Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



17.1 Item 2 (Picture)

17.1 (3) Excessively stained wall(s) noted in the cabinetry. Suggest review with the seller and a licensed contractor for removal/repair/replacement costs as needed.



17.1 Item 3 (Picture)

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

17.2 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

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



17.5 Item 1 (Picture)

17.5 (2) Deterioration and worn areas noted at various cabinets, suggest repair/replace as needed.

17.6 Deterioration noted at various areas, suggest repair/replace as needed.



17.6 Item 1 (Picture)

17.7 Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.



17.7 Item 1 (Picture)

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

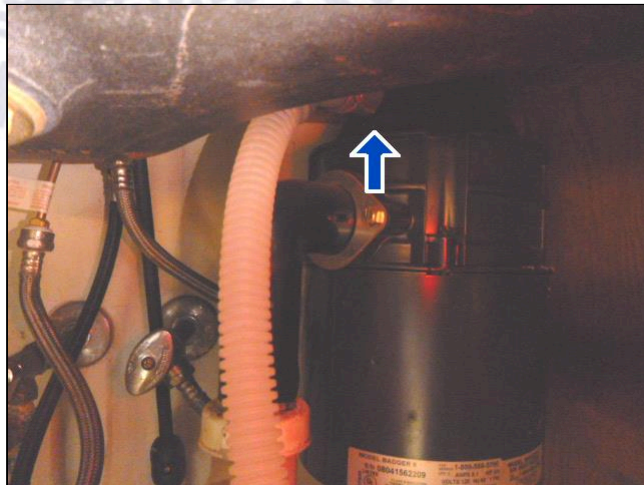


17.10 Item 1 (Picture)



17.10 Item 2 (Picture)

17.11 (1) There is no air gap installed for the dishwasher as required, the system currently drains directly into the disposal. Suggest review by a licensed plumber for costs to install the air gap and drain as required.



17.11 Item 1 (Picture)

17.11 (2) The dishwasher door spring is broken/disconnected, suggest repair or replace as needed.



17.11 Item 2 (Picture)

17.11 (3) The dishwasher is currently not installed level or 'flush' with the front of the cabinets. Suggest review with the seller/builder/contractor to relocate/reposition as needed.

17.12 The food disposal unit is inoperable. Suggest review with a licensed plumber for repair/replacement costs as needed.



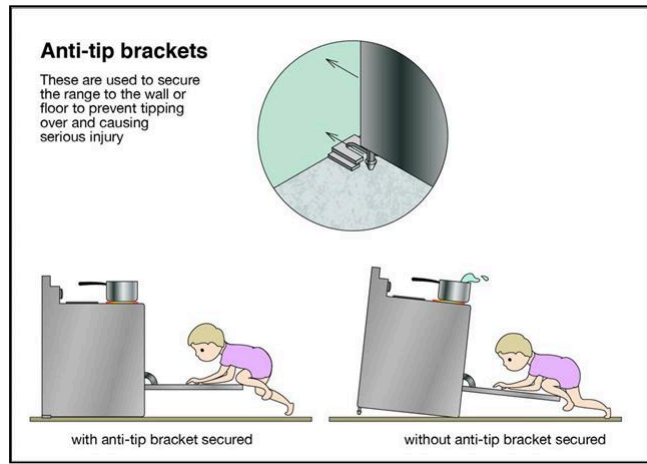
17.12 Item 1 (Picture)

17.13 (1) The oven is in disrepair and has a faulty ignition system, suggest replacement as needed.



17.13 Item 1 (Picture)

17.13 (2) The anti-tip bracket is not currently installed. An anti-tip bracket is usually installed on the floor and against the wall (towards the back of the stove) for one of the rear legs to slide into. Its purpose is to prevent the stove from tipping when a heavy load is placed on the door (possible child) or slide-out racks upsetting the center of gravity. Suggest installation for safety as required since 1991.



17.13 Item 2 (Picture)



18. Hallway Bathroom

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:

Right side
Off hallway

Floor Covering(s):

Tile

Doors:

Wood

Window Types:

Aluminum - Single Pane

Tub & Surround:

Tile
Cast Iron

Shower & Surround:

Tile
Plastic panelled doors

GFCI Protection:

No, common for age

Heating source:

None

Low flow toilet:

Yes
1.6 GPF

Low flow sink fixture(s):

No, see comments

Low flow shower fixture(s):

Yes, 2.5 GPM Maximum

Low flow tub faucet(s):

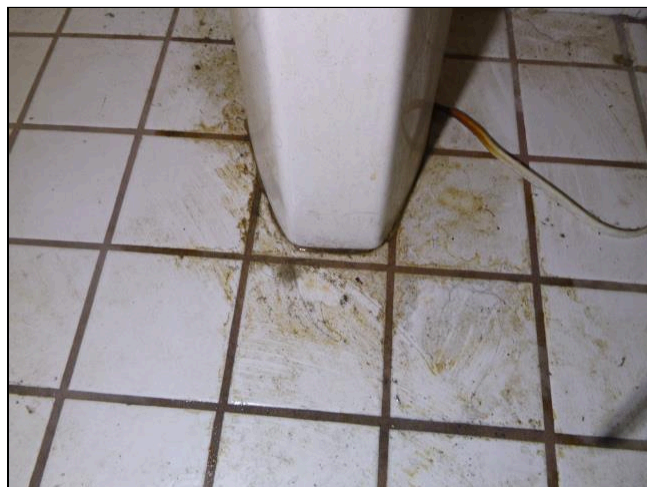
No, see comments

		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	Exhaust Fan				•
18.8	Tub & Surround				•
18.9	Tub Faucet				•
18.10	Shower & Surround	•			
18.11	Shower Faucet	•			
18.12	Sink(s)				•
18.13	Sink Faucet(s)				•
18.14	Traps/Drains & Supply				•
18.15	Toilets(s)	•			
		IN	NI	NP	RR

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

Comments:

18.0 Wet areas noted under the sink (likely due to the leaking drain), has caused sub floor damage. See the foundation comments and make repairs as needed.



18.0 Item 1 (Picture)



18.0 Item 2 (Picture)



18.0 Item 3 (Picture)

18.2 (1) Blistering and excessive deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.



18.2 Item 1 (Picture)

18.2 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

18.5 Deteriorated window screen(s) noted, suggest repair or replace as needed.

18.6 No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



18.6 Item 1 (Picture)

18.7 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.

18.8 Suggest caulking or re-grout as needed. The edges of the tub walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.



18.8 Item 1 (Picture)

18.9 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.

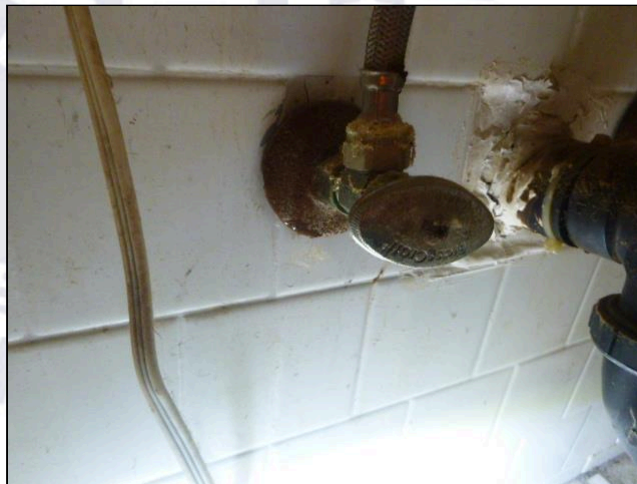
18.12 The sink stopper is faulty/inoperable, suggest repair/replace as needed.



18.12 Item 1 (Picture)

18.13 The existing sink faucet(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing faucets with low flow faucets (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.

18.14 (1) 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.



18.14 Item 1 (Picture)

18.14 (2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.



18.14 Item 2 (Picture)

18.14 (3) The sink drain appears to be rusted/deteriorated and leaking, suggest review with a licensed plumber for replacement costs as needed.



18.14 Item 3 (Picture)

19. Powder Bathroom

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:

Right side

Floor Covering(s):

Tile

Doors:

Wood

Window Types:

Wood - Single Pane

GFCI Protection:

No, common for age

Heating source:

None

Low flow toilet:

Dual toilets
1.6 GPF

Low flow sink fixture(s):

Yes, 2.2 GPM

		IN	NI	NP	RR
19.0	Floors				•
19.1	Walls				•
19.2	Ceiling	•			
19.3	Doors				•
19.4	Windows				•
19.5	Screens				•
19.6	Electrical				•
19.7	Sink(s)				•
19.8	Sink Faucet(s)				•
19.9	Traps/Drains & Supply				•
19.10	Toilets(s)	•			
19.11	Counter/Cabinets				•
		IN	NI	NP	RR

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

Comments:

19.0 Floor slope and uneven flooring noted.

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

19.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

19.3 The door will not close correctly due to settling, suggest repair as needed.

19.4 The windows are difficult to operate, suggest repair as needed for ease of operation.

19.5 Deteriorated window screen(s) noted, suggest repair or replace as needed.

19.6 (1) No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.

19.6 (2) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



19.6 Item 1 (Picture)

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

19.8 Poor water flow noted at the faucet, suggest review with a licensed plumber for repair/replacement costs as needed.



19.8 Item 1 (Picture)

19.9 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.



19.9 Item 1 (Picture)

19.11 Currently there is no backsplash installed at the sink area(s), suggest review with the seller and/or a licensed contractor for installation costs as required to prevent future water damaged to the walls and surrounding areas.

20. Living Room

Styles & Materials

Floor Covering(s):

Wood

Doors:

Wood - Dual Pane Tempered

Window Types:

Wood - Single Pane

		IN	NI	NP	RR
20.0	Floors				•
20.1	Walls				•
20.2	Ceilings	•			
20.3	Doors				•
20.4	Windows				•
20.5	Screens				•
20.6	Electrical				•
		IN	NI	NP	RR

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

Comments:

20.0 Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

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



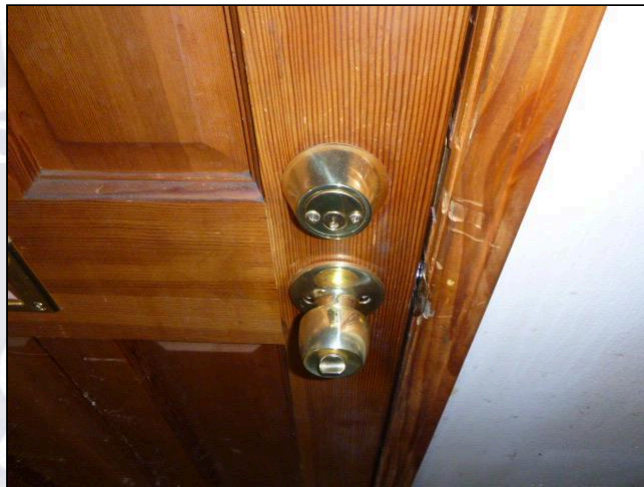
20.1 Item 1 (Picture)

20.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.



20.1 Item 2 (Picture)

20.3 (1) A keyed interior lock is installed at the exterior door, suggest installing a thumb turn dead-bolt to enhance safety as an upgrade.



20.3 Item 1 (Picture)

20.3 (2) The door sticks/impacts on the jamb when operating due to settling, suggest repair as needed.



20.3 Item 2 (Picture)

20.4 (1) The window(s) are stuck/painted shut at the time of the inspection, maintenance or repair as needed is suggested to allow for emergency exit and ventilation.



20.4 Item 1 (Picture)

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

20.5 The window screen(s) were missing, suggest replacing as needed.

20.6 (1) Ungrounded three prong outlets noted at this area. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protect the outlet(s) on a GFCI circuit where recommended.

20.6 (2) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



20.6 Item 1 (Picture)

20.6 (3) The front outlet is deteriorated and loose. Suggest repair or replace as needed.

20.6 (4) Reversed polarity noted at various outlets. Reversed polarity, hot and neutral are reversed, typically these issues for the electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



20.6 Item 2 (Picture)



21. Dining Room

Styles & Materials

Floor Covering(s):

Engineered flooring

Window Types:

Aluminum - Single Pane

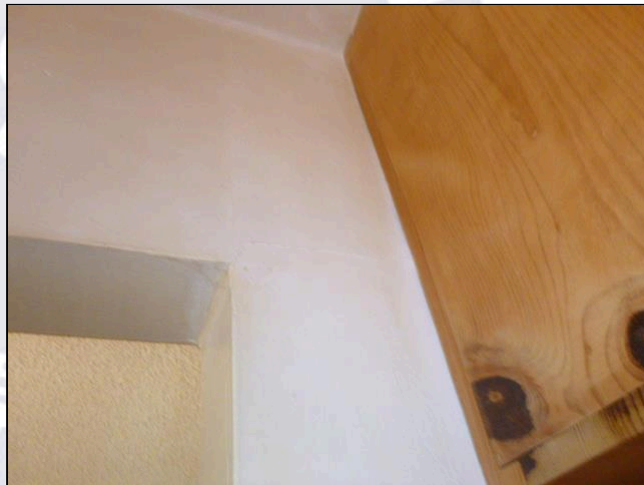
		IN	NI	NP	RR
21.0	Floors				•
21.1	Walls				•
21.2	Ceilings				•
21.3	Windows	•			
21.4	Screens	•			
21.5	Electrical	•			
		IN	NI	NP	RR

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

Comments:

21.0 Floor slope and uneven flooring noted.

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



21.1 Item 1 (Picture)

21.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

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

22. Hallway

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, 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, 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

Location:

Center
Off bedroom(s)

Floor Covering(s):

Wood

Doors:

Wood

Closet/Cabinetry:

Multiple closets/cabinets
Wood

Smoke alarms:

No, see comments

Carbon Monoxide alarms:

No, see comments

		IN	NI	NP	RR
22.0	Floors	•			
22.1	Walls				•
22.2	Ceilings				•
22.3	Doors	•			
22.4	Electrical				•
22.5	Closets/Cabinets	•			
22.6	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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

Comments:

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

22.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

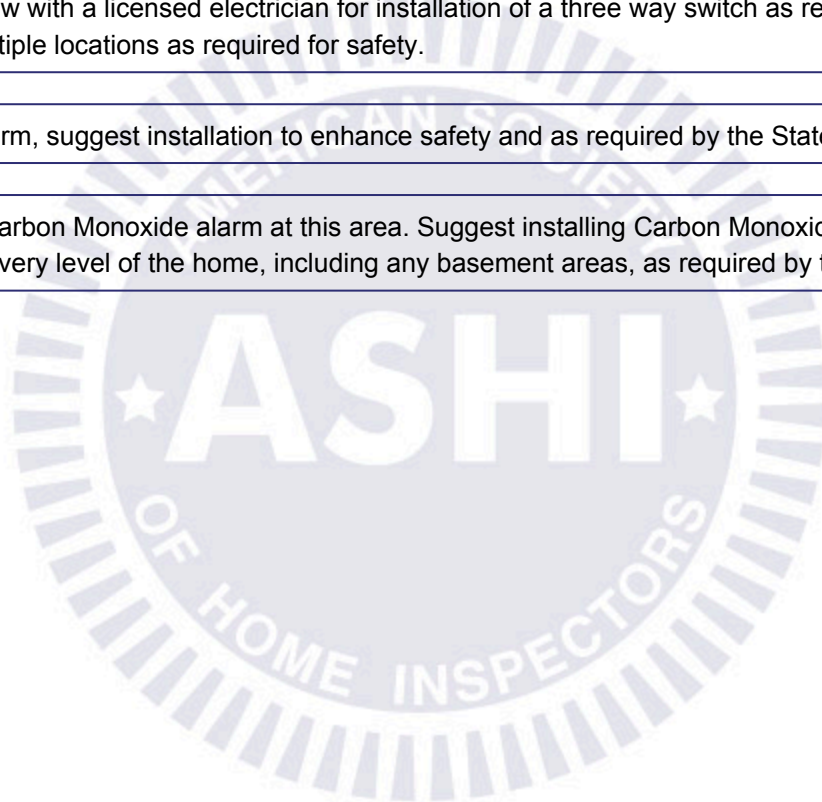
22.2 Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

22.4 (1) 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.

22.4 (2) Suggest review with a licensed electrician for installation of a three way switch as required to operate the light fixture(s) from multiple locations as required for safety.

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

22.6 (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.



23. 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
Center

Floor Covering(s):

Wood

Doors:

Wood

Window Types:

Wood - Single Pane

Closet/Cabinetry:

Wood

Smoke alarms:

No, see comments

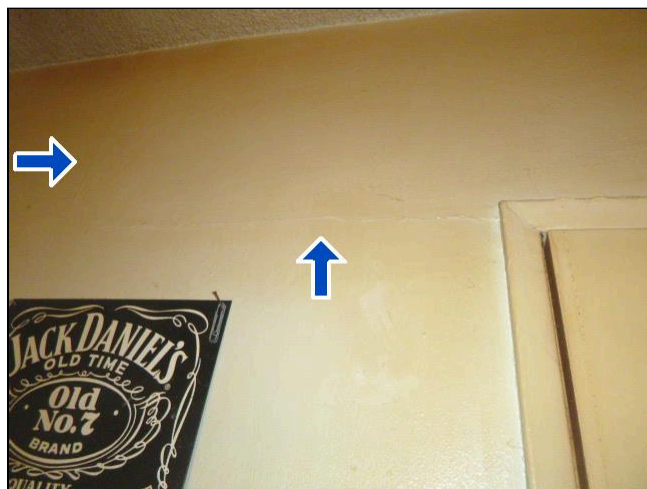
		IN	NI	NP	RR
23.0	Floors				•
23.1	Walls				•
23.2	Ceilings	•			
23.3	Doors	•			
23.4	Windows				•
23.5	Screens				•
23.6	Electrical				•
23.7	Closet/Wardrobe(s)				•
23.8	Smoke Alarms				•
		IN	NI	NP	RR

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

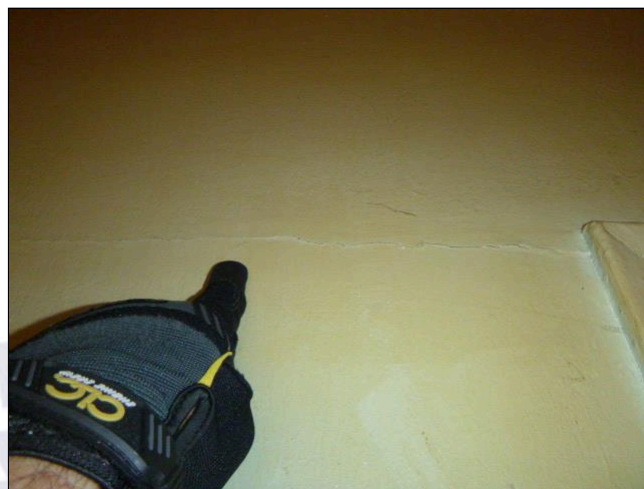
Comments:

23.0 Floor slope and uneven flooring noted.

23.1 (1) Excessive settling cracks noted, see the foundation and Lot/Drainage comments. Suggest review with a licensed contractor for repair/replacement costs as needed.



23.1 Item 1 (Picture)



23.1 Item 2 (Picture)

23.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.



23.1 Item 3 (Picture)

23.4 (1) Unable to test the window due to the fan unit, suggest removal and make repairs as needed.



23.4 Item 1 (Picture)

23.4 (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.



23.4 Item 2 (Picture)

23.5 The window screen(s) were missing, suggest replacing as needed.

23.6 (1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



23.6 Item 1 (Picture)

23.6 (2) 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.

23.6 (3) Reversed polarity noted at various outlets. Reversed polarity, hot and neutral are reversed, typically these issues for the electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.

23.7 Damaged/missing areas noted at the wall cabinetry, suggest repair/replace as needed.



23.7 Item 1 (Picture)

23.8 No smoke alarm, suggest installation to enhance safety and as required by the State of California.



24. Bedroom #2

Styles & Materials

Location:

Left side
Rear

Floor Covering(s):

Wood

Doors:

Wood
Aluminum - Dual Pane Tempered

Closet/Cabinetry:

Wood

Smoke alarms:

No, see comments

		IN	NI	NP	RR
24.0	Floors				•
24.1	Walls				•
24.2	Ceilings				•
24.3	Doors				•
24.4	Screens				•
24.5	Electrical				•
24.6	Closet/Wardrobe(s)	•			
24.7	Smoke Alarms				•
		IN	NI	NP	RR

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

Comments:

24.0 (1) Floor slope and uneven flooring noted.

24.0 (2) Worn and deteriorated areas of the flooring were noted, suggest repair/refinish as needed.



24.0 Item 1 (Picture)

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

24.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

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

24.3 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

24.4 The door screen(s) are deteriorated, suggest repair/replace as needed.

24.5 (1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



24.5 Item 1 (Picture)

24.5 (2) The outlets are deteriorated and loose. Suggest repair or replace as needed for safety.



24.5 Item 2 (Picture)



24.5 Item 3 (Picture)

24.5 (3) 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.

24.7 No smoke alarm, suggest installation to enhance safety and as required by the State of California.



25. Bedroom #3

Styles & Materials

Location:

Right side
Rear

Floor Covering(s):

Wood

Doors:

Wood
Aluminum - Dual Pane Tempered

Closet/Cabinetry:

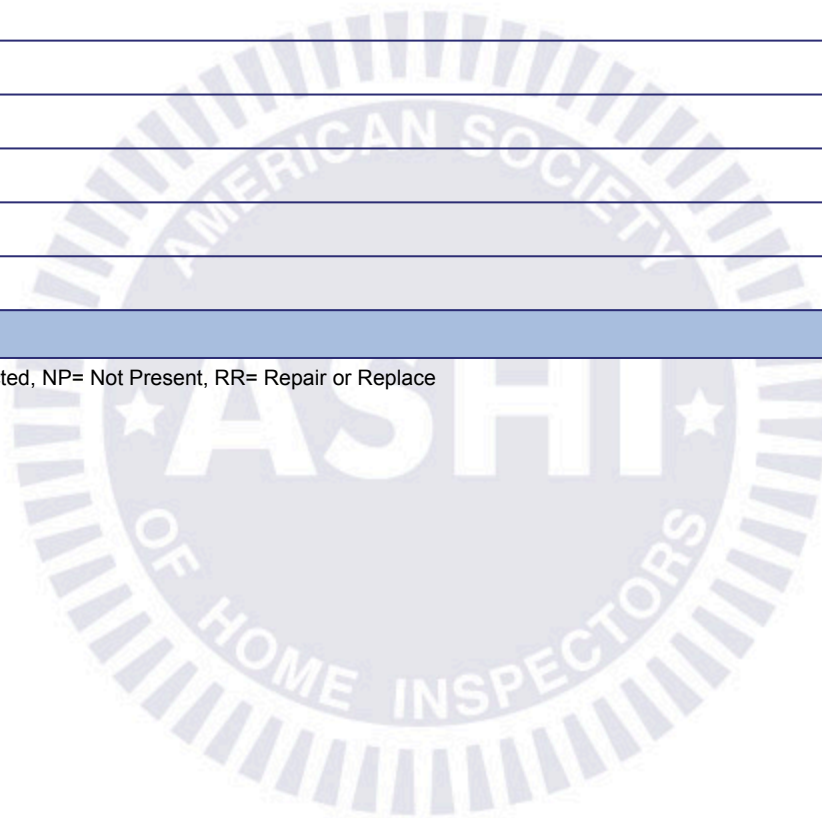
Wood

Smoke alarms:

No, see comments

		IN	NI	NP	RR
25.0	Floors				•
25.1	Walls				•
25.2	Ceilings	•			
25.3	Doors				•
25.4	Screens				•
25.5	Electrical				•
25.6	Closet/Wardrobe(s)				•
25.7	Comments				•
25.8	Smoke Alarms				•
		IN	NI	NP	RR

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



Comments:

25.0 (1) Floor slope and uneven flooring noted.

25.0 (2) Worn and deteriorated areas of the flooring were noted, suggest repair/refinish as needed.

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

25.1 (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

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

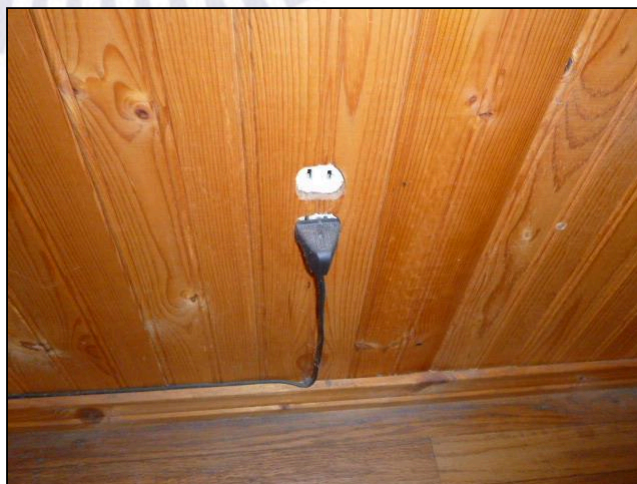


25.2 Item 1 (Picture)

25.3 Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

25.4 The door screen(s) are deteriorated, suggest repair/replace as needed.

25.5 (1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



25.5 Item 1 (Picture)

25.5 (2) 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.

25.6 (1) The closet doors were missing from this area at the time of the inspection, suggest replacing as needed.



25.6 Item 1 (Picture)

25.6 (2) No shelving or hanging rods installed at the closet area at the time of the inspection, suggest installation as needed.

25.7 The 'Murphy Bed' system is beyond the scope of the inspection and was not tested/inspected.



25.7 Item 1 (Picture)

25.8 No smoke alarm, suggest installation to enhance safety and as required by the State of California.

General Summary



Ferguson Home Inspections

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

Customer
Dan Broese

Address
1619 Armour Ln
Redondo Beach CA 90278

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

Settling and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.0 Item 1 (Picture)

1.1 Walkways

Repair or Replace

(1) Settling and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.

(2) Suggest lowering the exterior walkway/grade and/or installation of exterior sub-surface drains at the rear and left side as needed to prevent the excessive/ongoing water intrusion into the crawlspace. Re-grading where needed is recommended to assure all water drains away from the home's foundation.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)

1.3 Gates

Repair or Replace

(1) The gates do not close and latch correctly, suggest maintenance and repairs as needed.

(2) The gates are deteriorated and rusted, suggest repair/replace as needed.

1.4 Siding

Repair or Replace

(1) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

(2) Deteriorated and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.



1.4 Item 3 (Picture)



1.4 Item 4 (Picture)

(3) The holes in siding needs closing off with sealant, stucco or liquid foam at the right side.



1.4 Item 5 (Picture)

(4) Excessive stucco deterioration/blistering and possible wood framing deterioration (not visible due to the exterior stucco finish) noted at the exterior of the kitchen, likely due from the leaking drain line(s). Suggest review with a licensed contractor for removal/repair/replacement costs as needed.



1.4 Item 6 (Picture)

**1.5 Trim/Eaves/Fascia
Repair or Replace**

(1) 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)



1.5 Item 2 (Picture)

(2) Excessive black staining noted at the roof line/eaves, suggest review with a licensed contractor for repairs as needed.



1.5 Item 3 (Picture)



1.5 Item 4 (Picture)

1.6 Windows**Repair or Replace**

(1) The wood window frames are peeling paint at most wood windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.

**Repaired**

1.6 Item 1 (Picture)

(2) The glazing/wood frame is deteriorated at the wood windows, this is a potential safety hazard. Suggest review by a licensed contractor and repair/replace as needed.

**Repaired**

1.6 Item 2 (Picture)

1.8 Electrical**Repair or Replace**

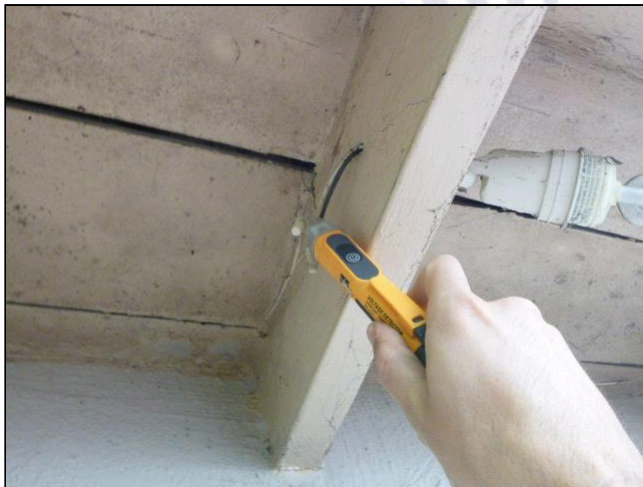
(1) The cover globe was missing at the light fixture at the time of the inspection. Suggest replacing the missing cover globes for safety.

Repaired



1.8 Item 1 (Picture)

(2) Open splices were noted, this is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by licensed electrician and repair as needed.



1.8 Item 2 (Picture)

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.

1.10 Retaining Walls

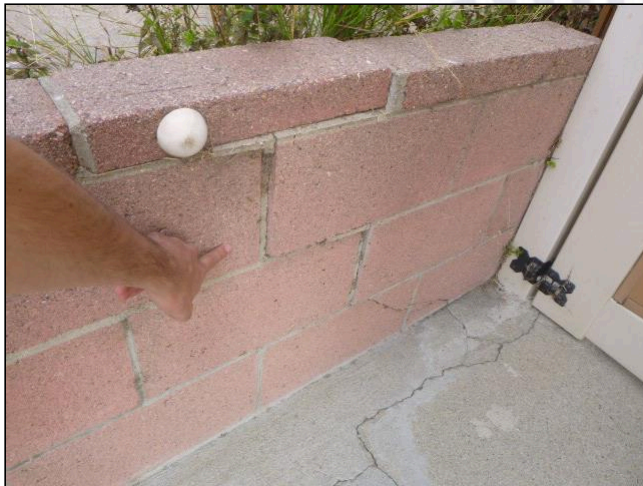
Repair or Replace

(1) The front retaining wall is missing several top caps, suggest repairs as needed.



1.10 Item 1 (Picture)

(2) The retaining walls show some settlement and movement cracks, but appears stable. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.10 Item 2 (Picture)

(3) Minor leaning noted at the rear retaining wall, suggest review with a licensed contractor as needed.



1.10 Item 3 (Picture)

1.12 Gas Meter

Repair or Replace

Suggest removing/trimming the vegetation away from the gas meter to allow for correct accessed as required.



Repaired

1.12 Item 1 (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) Several wasp/bee nests were noted at various eave areas, suggest review with a pest control company for removal costs as needed.



1.13 Item 1 (Picture)



1.13 Item 2 (Picture)

- (3) The sheds and covered areas at the rear yard are beyond the scope of the inspection and were not inspected.

Repaired

Repaired



1.13 Item 3 (Picture)

2. Exterior/Lot Grade/Drainage

2.0 Lot Grade/Drainage

Repair or Replace

(1) 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.

(2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused the excessive moisture buildup at the foundation and intrusion into the crawl area, suggest review with a licensed contractor for foundation repairs and installation of rain gutters and an area drainage system to divert all the water away from the foundation.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

(3) Suggest review by a licensed contractor for possible installation of an area drainage system to divert drainage away from the foundation.

(4) Suggest lowering the exterior walkway/grade and/or installation of exterior sub-surface drains at the rear and left side as needed to prevent the excessive/ongoing water intrusion into the crawlspace. Re-grading where needed is recommended to assure all water drains away from the home's foundation.



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)

3. Foundation

3.0 Foundations, Basement and Crawlspace

Repair or Replace

(1) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/cracking/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.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



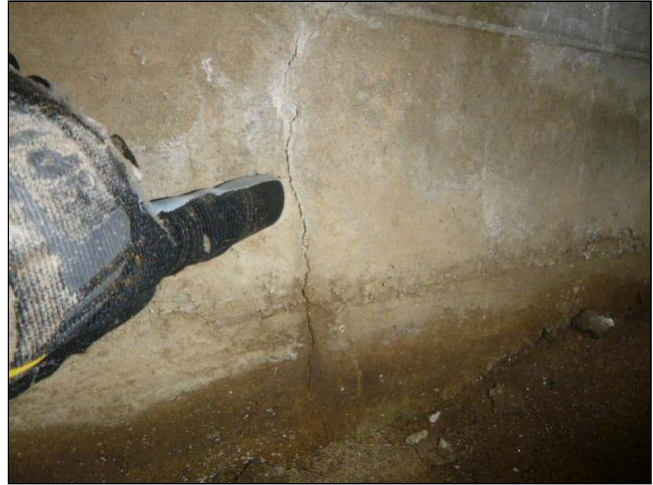
3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)



3.0 Item 7 (Picture)



3.0 Item 8 (Picture)

(2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused the excessive moisture buildup at the foundation and intrusion into the crawl area, suggest review with a licensed contractor for foundation repairs and installation of rain gutters and an area drainage system to divert all the water away from the foundation.

(3) 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 cracks visible at the foundation). Any future cracking/damaged can be an expensive repair as the foundation is now 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 9 (Picture)

(4) Excessive staining/saturation/deterioration of internal wood support members was noted due to excessive and ongoing water intrusion. Suggest review with a licensed foundation contractor for repair/replacement costs needed to prevent any future movement to the foundation and/or structure.



3.0 Item 10 (Picture)



3.0 Item 11 (Picture)

(5) Evidence of settling/movement was noted at the internal pier and post flooring supports (due to the excessive water intrusion) which has resulted in the interior floor slope and settling cracks at the walls and ceilings. Suggest review with a licensed foundation contractor for repair/re-leveling/shimming costs as needed.

(6) Evidence of ongoing flooding of the crawl area was noted. See Lot Grade/Drainage and the sewer drain comments and repair as needed. Failure to prevent ongoing water intrusion will result in ongoing settling of the foundation and additional cracking of the walls and ceilings.

(7) Undermining of the foundation/concrete piers noted at the front/right crawl areas. Suggest review by a licensed contractor for costs required to re-install the dirt or other means to prevent possible future movement of the foundation and/or structure.



3.0 Item 12 (Picture)

3.1 Floors (Structural)

Repair or Replace

(1) Excessive cutting and notching of various floor joists due to drainage installation. Suggest review by a licensed contractor for repair costs as needed.



3.1 Item 1 (Picture)

(2) Stains and deterioration noted at various flooring and supports from prior and ongoing leaks. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



3.1 Item 2 (Picture)



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)



3.1 Item 5 (Picture)



3.1 Item 6 (Picture)

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



3.1 Item 7 (Picture)



3.1 Item 8 (Picture)



3.1 Item 9 (Picture)



3.1 Item 10 (Picture)

4. Crawl Space

4.0 Crawl Space

Repair or Replace

(1) The crawl space access port(s) and vent screens are below grade and evidence of water entry into the crawl space was noted. Suggest lowering the exterior grade or installing a brick or concrete berm to eliminate water entry into the crawl space. Suggest review by a licensed contractor for possible installation of an area drainage system to divert drainage away from the foundation.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)

(2) Suggest removal of debris and construction items from the crawl area.



4.0 Item 5 (Picture)

(3) The access screen/door was deteriorated and missing. Suggest review with a licensed contractor for costs to replace the crawl access port door/screen as needed to prevent rodent/insect/water intrusion.

4.1 Ventilation

Repair or Replace

Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion.



4.1 Item 1 (Picture)

4.2 Electrical

Repair or Replace

The electrical wiring is frayed/deteriorated and in contact with the wet ground within areas of the crawl areas, this is potential safety hazard. Suggest review with a licensed electrician for repair/replacement costs as needed.



4.2 Item 1 (Picture)



4.2 Item 2 (Picture)

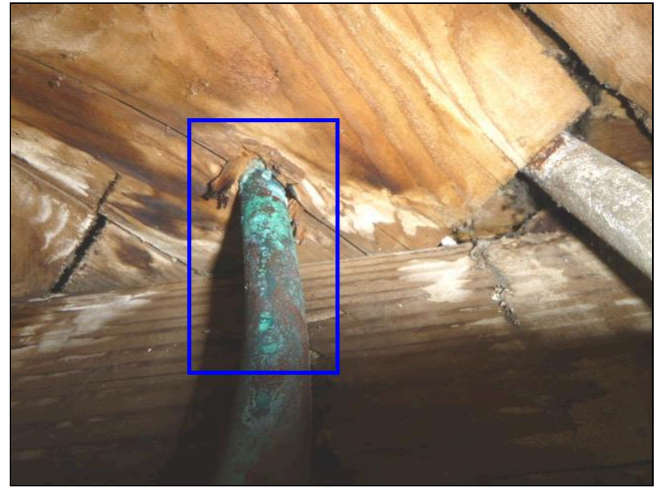
4.3 Plumbing Supply & Drainage

Repair or Replace

(1) Corroded areas of the copper plumbing was noted throughout the crawl area, this can be a pre-cursor to 'pin hole' leaks. Suggest review with a licensed plumber for repair/replacement costs as needed.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)

(2) The copper plumbing lines are inadequately and improperly secured with straps that are causing excessive deterioration of the copper. Suggest replacing the deteriorated areas of the copper plumbing lines as well as replacing the straps with approved materials to prevent electrolysis and future leaks.

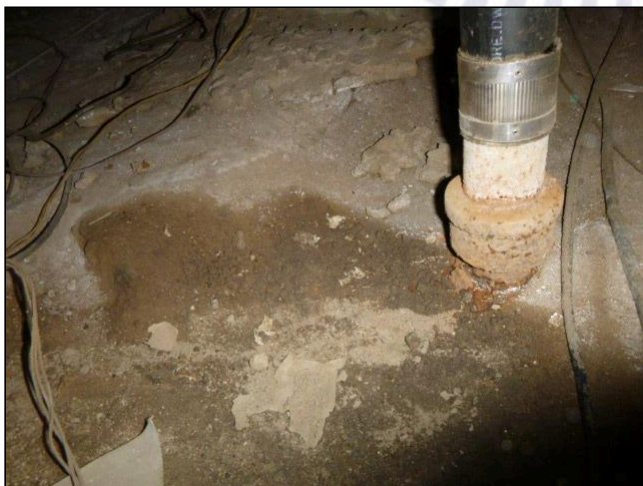


4.3 Item 3 (Picture)



4.3 Item 4 (Picture)

(3) Excessive rust, leaking and seepage/deterioration noted at various cast iron/galvanized drain lines within the crawl space. The excessive deterioration of the drain lines have caused leaking and saturation of the soil in the crawl area. Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent on-going leakage at the crawl area.



4.3 Item 5 (Picture)



4.3 Item 6 (Picture)



4.3 Item 7 (Picture)



4.3 Item 8 (Picture)



4.3 Item 9 (Picture)



4.3 Item 10 (Picture)

(4) Excessive rust and corrosion was noted at the gas line at the left side due to the water intrusion. Suggest review with a licensed plumber for replacement costs as needed.



4.3 Item 11 (Picture)

(5) Non-typical and sporadic taping of the copper lines were noted, unable to determine if the tape/wrap is a temporary repair concealing deterioration, suggest review with a licensed plumber for replacement/repair as needed.



4.3 Item 12 (Picture)

4.4 Comments

Repair or Replace

Excessive lint was noted in the crawl area from the laundry dryer vent, this is a potential fire spread hazard. Suggest review with a licensed contractor for costs to repair and remove all of the lint from the crawl area as required for safety.



4.4 Item 1 (Picture)

5. Roofing

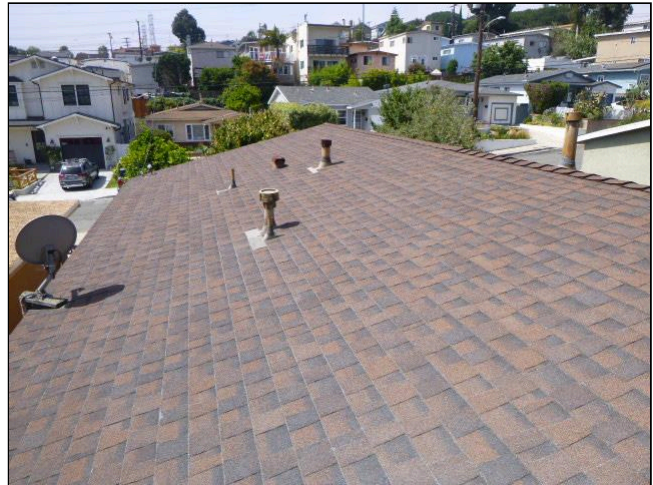
5.0 Roof

Repair or Replace

(1) Worn areas and 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.



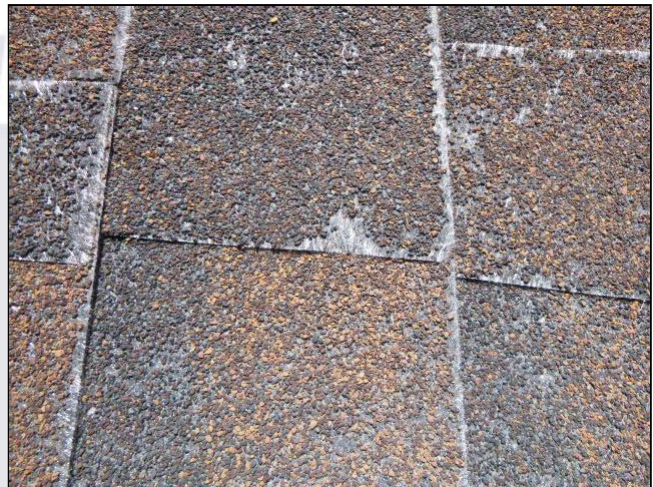
5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

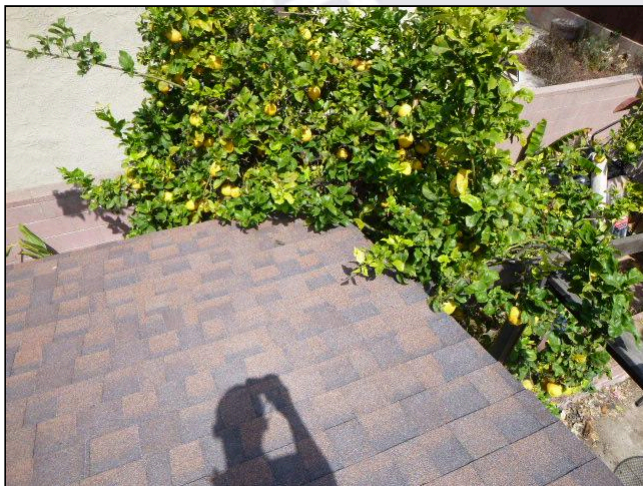


5.0 Item 3 (Picture)



5.0 Item 4 (Picture)

(2) The tree limbs that are in contact with the roof or hanging near the roof should be trimmed to prevent damaging the roof. Suggest trimming as needed.



5.0 Item 5 (Picture)

(3) Deteriorated ridge caps noted at the pitched roof, suggest review by licensed roofer for replacement costs and replace as needed.



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)



5.0 Item 9 (Picture)

5.1 Flashings

Repair or Replace

(1) Loose/incorrect flashings/roof attachments were noted at various areas, suggest review with a licensed roofer for repairs as needed.



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)

(2) Suggest removal of the old/abandoned flashings/old vent pipes as needed.



5.1 Item 3 (Picture)

6. Attic

6.0 Framing & Sheathing

Repair or Replace

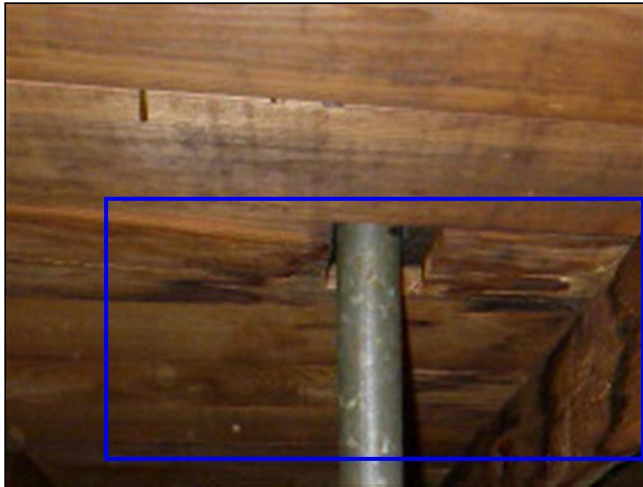
- (1) Minor wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/or a licensed contractor for repairs as needed.
- (2) Moisture stains noted at various areas of the attic sheathing/framing, see roof comments and repair as needed.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)

6.2 Ventilation**Repair or Replace**

Loose, missing or deteriorated vent screens noted. Suggest re-screening missing and/or deteriorated vent screens as needed to prevent rodent and insect intrusion.

6.5 Comments**Repair or Replace**

Abandoned asbestos vent pipes noted in the attic area, suggest review with a licensed contractor for removal costs as needed.



6.5 Item 1 (Picture)

7. Laundry**7.0 Floors****Repair or Replace**

Floor slope and uneven flooring noted.

7.1 Walls**Repair or Replace**

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



Repaired

7.1 Item 1 (Picture)

(2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

7.2 Ceilings

Repair or Replace

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

(2) An old transite asbestos style vent pipe was noted at the ceiling of this area, suggest removal as needed.



7.2 Item 1 (Picture)

7.3 Doors

Repair or Replace

A keyed interior lock is installed at the exterior door, suggest installing a thumb turn dead-bolt to enhance safety as an upgrade.

Repaired



7.3 Item 1 (Picture)

7.4 Electrical

Repair or Replace

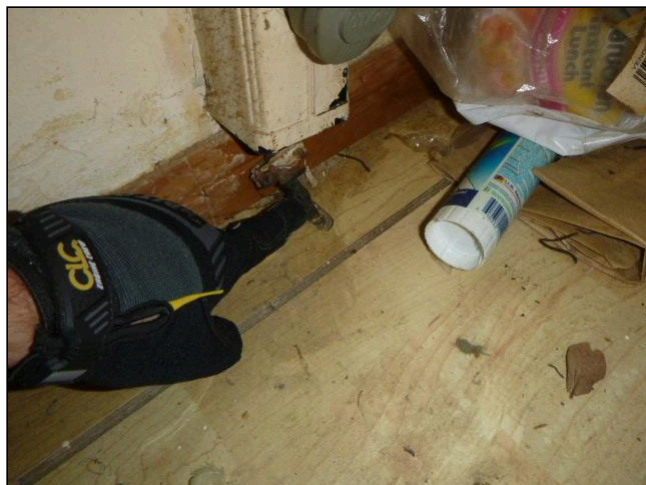
(1) The cabinet door strikes the light fixture, suggest repairs as needed for safety.



7.4 Item 1 (Picture)

(2) Various outlets are not GFCI protected as required. Suggest review by a licensed electrician for installation costs as required for safety.

(3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



7.4 Item 2 (Picture)

7.6 Dryer Hook-Up

Repair or Replace

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

(2) Improper vinyl flex vent installed to the crawl space (not installed to the exterior as required). Suggest removal of the existing material and install a rigid vent pipe to the exterior as required. Excessive lint noted was noted in the crawl area due to the incomplete installation, this is a potential fire hazard. Suggest review by licensed contractor for costs to remove the lint form the crawl area as required for safety.



7.6 Item 1 (Picture)



7.6 Item 2 (Picture)



7.6 Item 3 (Picture)



7.6 Item 4 (Picture)

7.7 Counter/Cabinets
Repair or Replace

Various cabinet doors are damaged, missing or loose on the hinges. Suggest repair/replace as needed.



7.7 Item 1 (Picture)

Repaired

8. Patio/Porch

8.0 Cover

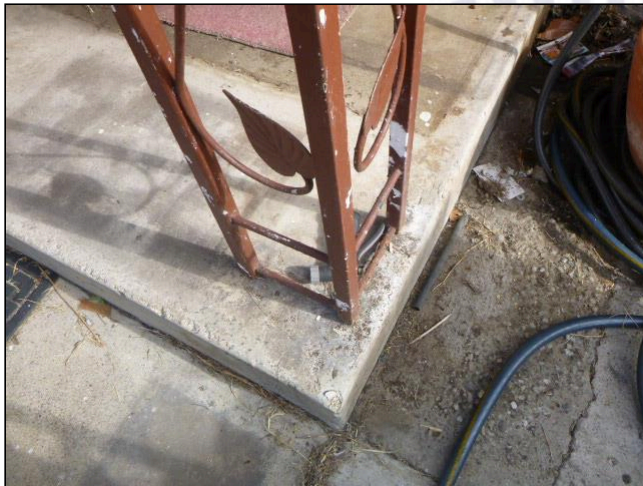
Repair or Replace

(1) 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.



8.0 Item 1 (Picture)

(2) Rust/deterioration and loose areas noted at the corner roof post support, suggest review with a licensed contractor for repair/replacement costs as needed.



8.0 Item 2 (Picture)

8.4 Windows

Repair or Replace

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



8.4 Item 1 (Picture)

8.6 Screens**Repair or Replace**

The window screen(s) were missing, suggest replacing as needed.

9. Patio/Porch #2**9.0 Cover****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.

9.2 Steps/Stairs/Railings**Repair or Replace**

A potential trip hazard was noted due to the oversized step, suggest review with a licensed contractor for repair/replacement costs as needed.

9.3 Electrical**Repair or Replace**

No light fixture installed at this area as required, this is a possible safety hazard. Suggest review with a licensed electrician for installation costs for a light fixture to enhance safety.



9.3 Item 1 (Picture)

9.5 Doors**Repair or Replace**

Excessive wood deterioration noted at the door, door frame and threshold. Suggest review by a licensed contractor for repair/replacement costs as needed.

Repaired



9.5 Item 1 (Picture)

9.6 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

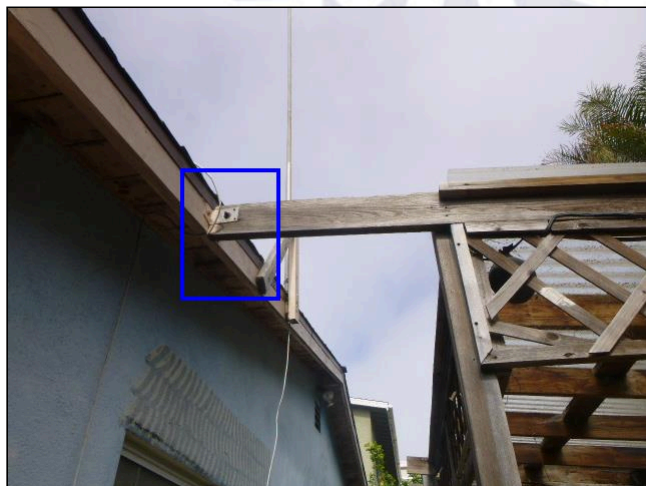
10. Patio/Porch #3

10.0 Cover

Repair or Replace

(1) 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.

(2) The rear patio has been incorrectly secured back to the structure, suggest removal as needed.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

(3) Excessive wood deterioration noted at the rear patio structure, suggest removal as needed.

Repaired



10.0 Item 3 (Picture)

Repaired

10.2 Electrical

Repair or Replace

The inspector was unable to locate the switch to the exterior light fixture, suggest review with the seller or a licensed electrician as needed.

10.4 Screens

Repair or Replace

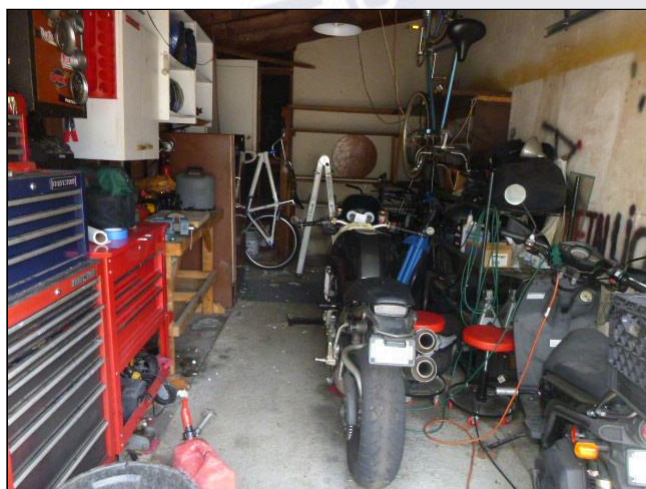
The door screen(s) are deteriorated and fall of the track(s), suggest repair/replace as needed.

11. Garage

11.0 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.



11.0 Item 1 (Picture)

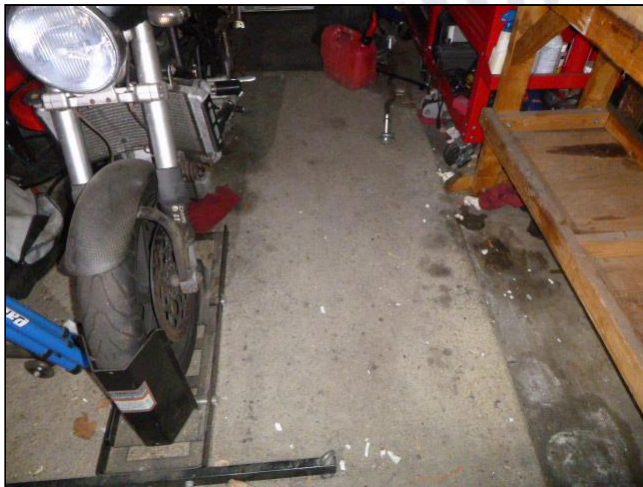
Repaired

(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 cracks visible at the foundation). Any future cracking/damaged can be an expensive repair as the foundation is now 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.



11.0 Item 2 (Picture)

(3) Suggest removal of the carpet if vehicles are to be parked in the garage. Non fire rated flooring at the garage area is a potential fire safety hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



11.0 Item 3 (Picture)

(4) Evidence of previous/ongoing water intrusion into the garage was noted. See the exterior walkway and exterior lot/grade and drainage comments and suggest review with a licensed contractor for repair costs as needed.

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

Repair or Replace

(1) Unable to make a complete inspection of firewall due to a large concentration of personal effects. Suggest review of firewall once area has been cleared. If any breaches or damage to firewall is found, suggest patching and repair with 5/8 drywall as needed to complete firewall.



11.3 Item 1 (Picture)

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

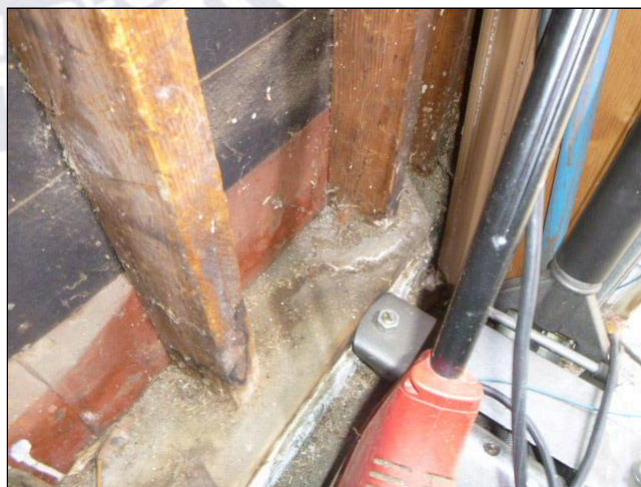


11.3 Item 2 (Picture)

(3) Water stains and deterioration noted at the lower section of the walls due to water intrusion. Suggest repair/replace as needed.



11.3 Item 3 (Picture)



11.3 Item 4 (Picture)

(4) 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.



11.3 Item 5 (Picture)

11.4 Electrical

Repair or Replace

(1) Open junction boxes were noted, this is a potential safety hazard. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician for repair/replacement costs as needed.



11.4 Item 1 (Picture)

(2) 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.

(3) 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.



11.4 Item 2 (Picture)

11.5 Comments

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.



11.5 Item 1 (Picture)

(2) Pest droppings noted within the garage area. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings as needed.



11.5 Item 2 (Picture)

12. Heating A/C System

12.0 Heating Equipment

Repair or Replace

(2) Suggest replacing/cleaning the filter(s) as needed.



12.0 Item 3 (Picture)

(3) The heating unit has been installed on a plywood base, suggest review by a licensed heating contractor for installation on non-combustible stands as required.



12.0 Item 4 (Picture)

Repaired

13. Electrical System

13.0 Service Entrance Conductors

Repair or Replace

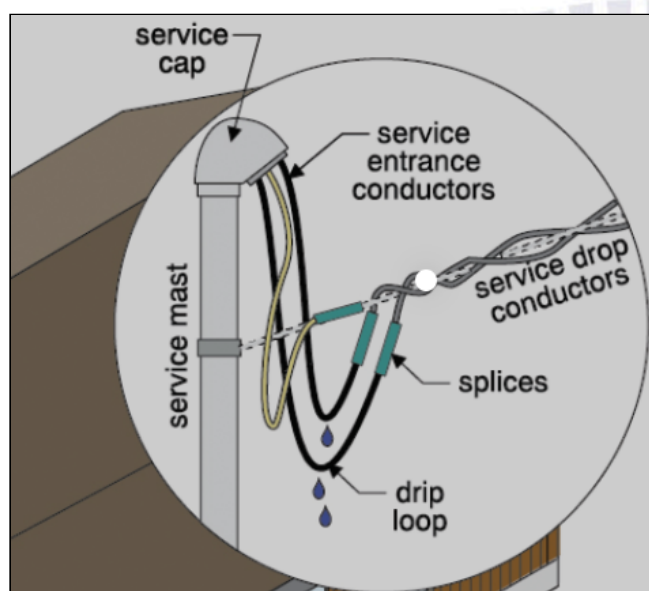
(1) Utility wires are contacting foliage/tree limbs. When utility company wires coming into the service mast are sagging, frayed, strung through trees, they present a potential hazard, the utility company should be contacted to correct the condition.



13.0 Item 1 (Picture)

Repaired

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



13.0 Item 2 (Picture)



13.0 Item 3 (Picture)

13.1 Service, Grounding Equipment, Main/Sub Panels

Repair or Replace

(1) The main electrical panel is a Zinsco brand panel box, a product that hasn't been manufactured for many years. There are problems with these panels that can, in some cases, be serious. Some Zinsco 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 Zinsco 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.



13.1 Item 1 (Picture)



13.1 Item 2 (Picture)

(2) 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.



13.1 Item 3 (Picture)

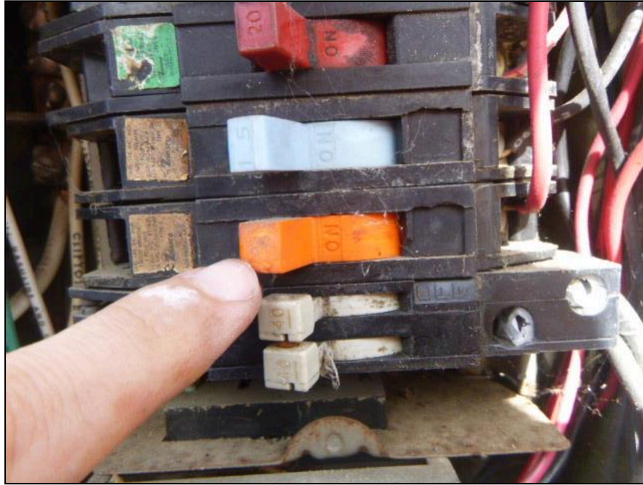
(3) Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.

13.2 Branch Circuits, Overcurrent Devices

Repair or Replace

(1) 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.

(2) A damaged breaker was noted, suggest replacement as needed.



13.2 Item 1 (Picture)

14. Plumbing System

14.0 Plumbing Water Supply and Distribution System

Repair or Replace

(1) Suggest installation of a pressure regulator to reduce water pressure below 80 PSI to relieve stress on all plumbing joints and fittings.



14.0 Item 1 (Picture)

(2) See the crawl space comments and repair as needed.



14.0 Item 2 (Picture)



14.0 Item 3 (Picture)



14.0 Item 4 (Picture)

(3) Corroded plumbing and fittings noted at various areas within the dwelling/crawl space. 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/foundation.

(4) 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.

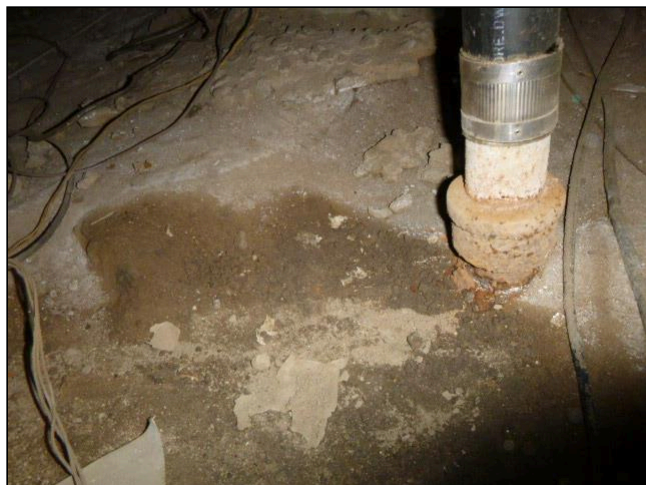
https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407

15. Sewer/Waste System

15.0 Waste/Drains

Repair or Replace

(1) See the crawl space comments due to multiple cracks and leaking drains. Suggest review by licensed plumber for repair/replacement costs.



15.0 Item 1 (Picture)



15.0 Item 2 (Picture)



15.0 Item 3 (Picture)

(2) Slow drains noted at various areas at the interior of the dwelling. Suggest review by licensed plumber for repair/replacement costs as needed.

(3) 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.

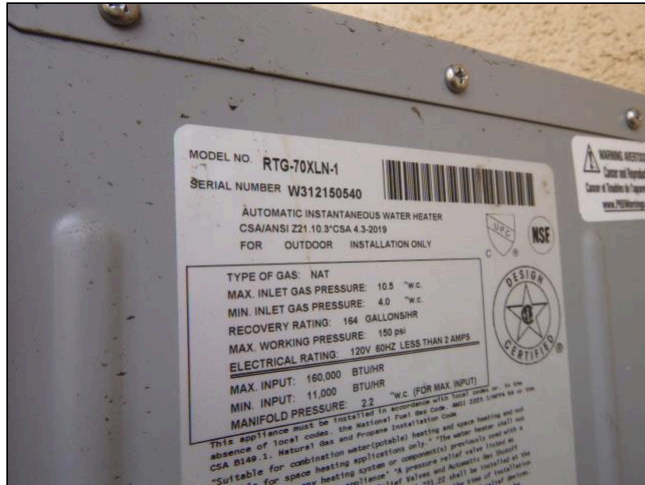
(4) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive 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.

16. Water Heater

16.0 Water Heater

Repair or Replace

(1) The water heater was operational at the time of the inspection.



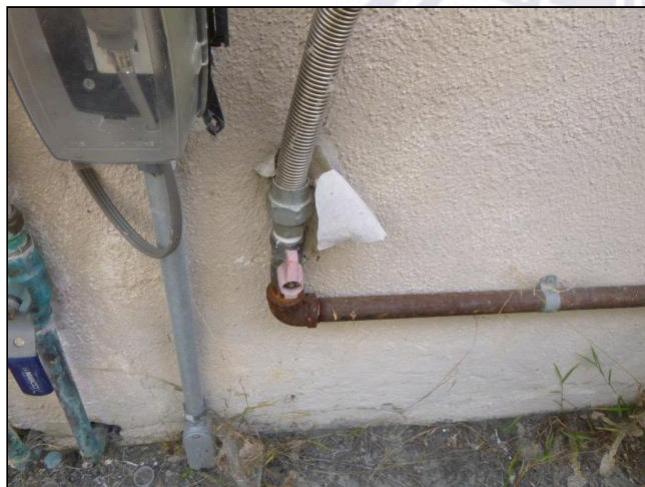
16.0 Item 1 (Picture)

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



16.0 Item 2 (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.



16.0 Item 3 (Picture)

(4) No discharge pipe connected to the TP&R valve, this is a potential safety hazard. Suggest review by a licensed plumber for costs to install the TP discharge drain down to within 4-6 inches of the exterior grade/deck as required

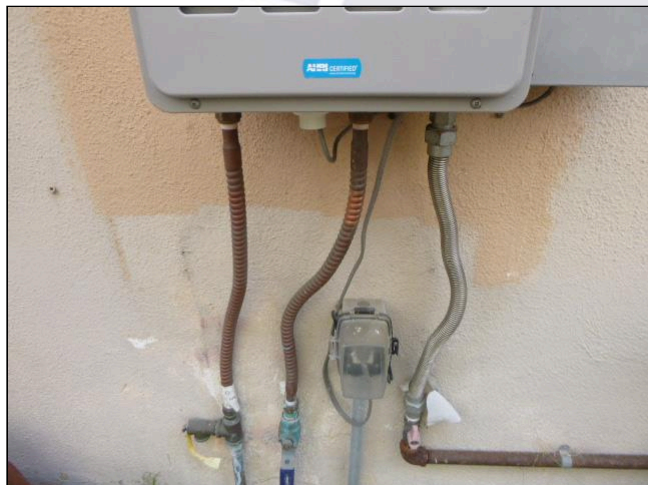
for safety.



16.0 Item 4 (Picture)

(5) Suggest review of the operational and installation manual to determine/confirm any installation and/or regular maintenance/De-Scaling required for this style water heater.

(6) The current water heater does not have a "Thermal Expansion tank" which is generally installed to prevent a possible leak at the T&P or "pop-off" valve and/or excessive pressure build-up at the internal plumbing, fixtures and joints. Recent changes (2012) require one when a new water heater is installed, but various cities do not enforce this installation for multiple reasons (the home is not on a closed system and various tankless units do not require it). There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. Suggest review with the city and/or a licensed plumber to determine if this installation is required and install as needed.



16.0 Item 5 (Picture)



17. Kitchen

17.0 Floors

Repair or Replace

Floor slope and uneven flooring noted.

17.1 Walls

Repair or Replace

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



17.1 Item 1 (Picture)

(2) Patched areas of the walls was noted, suggest review with the seller for the cause and any repairs needed. Suggest repair as needed.



17.1 Item 2 (Picture)

(3) Excessively stained wall(s) noted in the cabinetry. Suggest review with the seller and a licensed contractor for removal/repair/replacement costs as needed.



17.1 Item 3 (Picture)

17.2 Ceiling
Repair or Replace

Repaired

- (1) Settling cracks and patching noted, suggest repair as needed.
- (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

17.5 Cabinets

Repair or Replace

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



17.5 Item 1 (Picture)

- (2) Deterioration and worn areas noted at various cabinets, suggest repair/replace as needed.

17.6 Counter Tops

Repair or Replace

Deterioration noted at various areas, suggest repair/replace as needed.



17.6 Item 1 (Picture)

17.7 Electrical

Repair or Replace

Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.

Repaired



17.7 Item 1 (Picture)

Repaired

17.10 Traps/Drains & Supply

Repair or Replace

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



17.10 Item 1 (Picture)

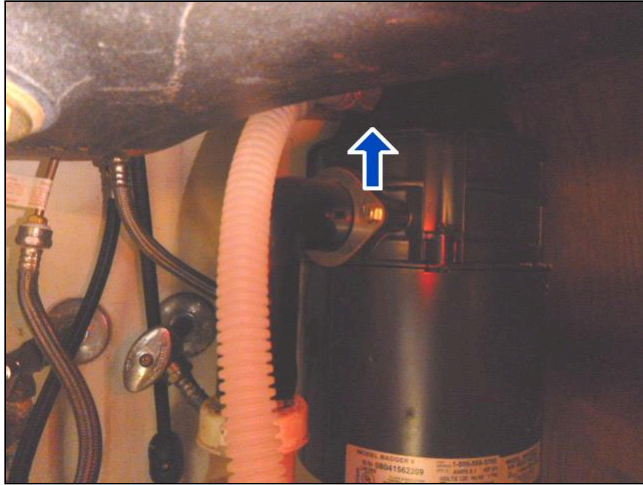


17.10 Item 2 (Picture)

17.11 Dishwasher

Repair or Replace

(1) There is no air gap installed for the dishwasher as required, the system currently drains directly into the disposal. Suggest review by a licensed plumber for costs to install the air gap and drain as required.



17.11 Item 1 (Picture)

(2) The dishwasher door spring is broken/disconnected, suggest repair or replace as needed.



17.11 Item 2 (Picture)

(3) The dishwasher is currently not installed level or 'flush' with the front of the cabinets. Suggest review with the seller/builder/contractor to relocate/reposition as needed.

17.12 Food Waste Disposal

Repair or Replace

The food disposal unit is inoperable. Suggest review with a licensed plumber for repair/replacement costs as needed.



17.12 Item 1 (Picture)

17.13 Ranges/Ovens/Cooktops

Repair or Replace

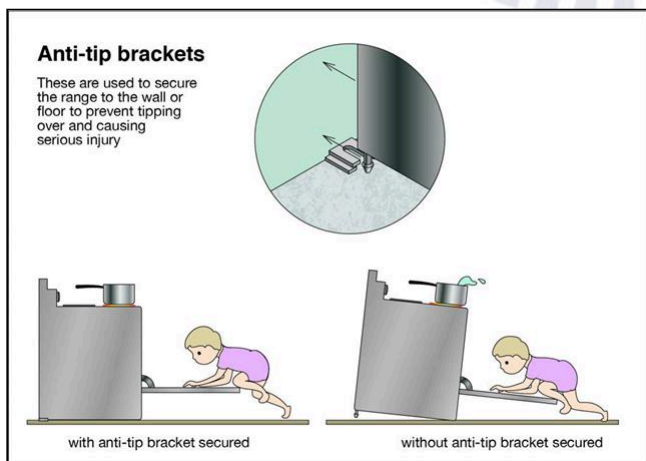
(1) The oven is in disrepair and has a faulty ignition system, suggest replacement as needed.



Repaired

17.13 Item 1 (Picture)

(2) The anti-tip bracket is not currently installed. An anti-tip bracket is usually installed on the floor and against the wall (towards the back of the stove) for one of the rear legs to slide into. Its purpose is to prevent the stove from tipping when a heavy load is placed on the door (possible child) or slide-out racks upsetting the center of gravity. Suggest installation for safety as required since 1991.



17.13 Item 2 (Picture)

18. Hallway Bathroom**18.0 Floors****Repair or Replace**

Wet areas noted under the sink (likely due to the leaking drain), has caused sub floor damage. See the foundation comments and make repairs as needed.



18.0 Item 1 (Picture)



18.0 Item 2 (Picture)



18.0 Item 3 (Picture)

18.2 Ceilings**Repair or Replace**

(1) Blistering and excessive deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.



18.2 Item 1 (Picture)

(2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

18.5 Screens

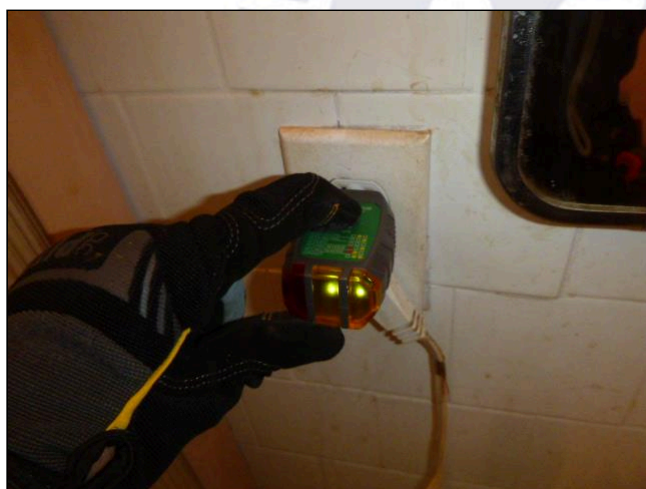
Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

18.6 Electrical

Repair or Replace

No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.



18.6 Item 1 (Picture)

18.7 Exhaust Fan

Repair or Replace

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.

18.8 Tub & Surround

Repair or Replace

Suggest caulking or re-grout as needed. The edges of the tub walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.



18.8 Item 1 (Picture)

Repaired**18.9 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.

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

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



18.12 Item 1 (Picture)

Repaired**18.13 Sink Faucet(s)****Repair or Replace**

The existing sink faucet(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing faucets with low flow faucets (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.

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

(1) 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.



18.14 Item 1 (Picture)

(2) The tub drains slowly, suggest review with a licensed plumber for costs to clear the trap or drain as needed and confirm correct drainage as needed.



18.14 Item 2 (Picture)

(3) The sink drain appears to be rusted/deteriorated and leaking, suggest review with a licensed plumber for replacement costs as needed.



18.14 Item 3 (Picture)



Repaired

19. Powder Bathroom**19.0 Floors****Repair or Replace**

Floor slope and uneven flooring noted.

19.1 Walls**Repair or Replace**

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

(2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

19.3 Doors**Repair or Replace**

The door will not close correctly due to settling, suggest repair as needed.

19.4 Windows**Repair or Replace**

The windows are difficult to operate, suggest repair as needed for ease of operation.

19.5 Screens**Repair or Replace**

Deteriorated window screen(s) noted, suggest repair or replace as needed.

19.6 Electrical**Repair or Replace**

(1) No GFCI outlet or protection installed in this bathroom. GFCI protection has been required in bathrooms since 1975, suggest review by a licensed electrician for installation as required for safety.

(2) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



19.6 Item 1 (Picture)

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

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

19.8 Sink Faucet(s)**Repair or Replace**

Poor water flow noted at the faucet, suggest review with a licensed plumber for repair/replacement costs as needed.



19.8 Item 1 (Picture)

Repaired**19.9 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.



19.9 Item 1 (Picture)

19.11 Counter/Cabinets**Repair or Replace**

Currently there is no backsplash installed at the sink area(s), suggest review with the seller and/or a licensed contractor for installation costs as required to prevent future water damaged to the walls and surrounding areas.

20. Living Room**20.0 Floors****Repair or Replace**

Floor slope, squeaky/noisy and uneven floors noted, suggest repairs as needed.

20.1 Walls**Repair or Replace**

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



20.1 Item 1 (Picture)

(2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.



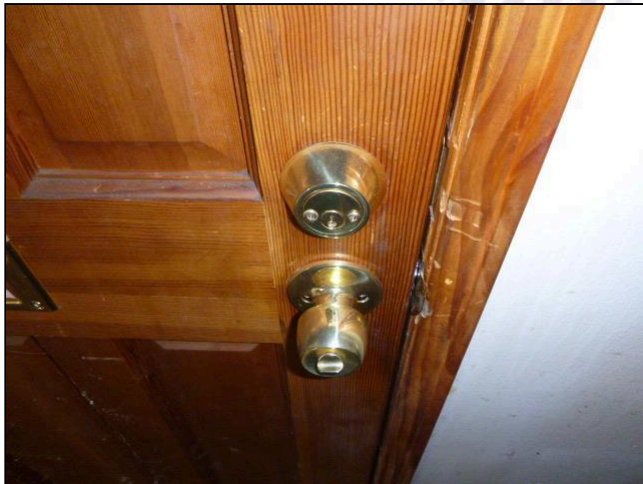
20.1 Item 2 (Picture)

Repaired

20.3 Doors

Repair or Replace

(1) A keyed interior lock is installed at the exterior door, suggest installing a thumb turn dead-bolt to enhance safety as an upgrade.



20.3 Item 1 (Picture)

(2) The door sticks/impacts on the jamb when operating due to settling, suggest repair as needed.



20.3 Item 2 (Picture)

20.4 Windows

Repair or Replace

(1) The window(s) are stuck/painted shut at the time of the inspection, maintenance or repair as needed is suggested to allow for emergency exit and ventilation.



20.4 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.

20.5 Screens

Repair or Replace

The window screen(s) were missing, suggest replacing as needed.

20.6 Electrical

Repair or Replace

(1) Ungrounded three prong outlets noted at this area. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protect the outlet(s) on a GFCI circuit where recommended.

(2) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.

Repaired



20.6 Item 1 (Picture)

(3) The front outlet is deteriorated and loose. Suggest repair or replace as needed.

(4) Reversed polarity noted at various outlets. Reversed polarity, hot and neutral are reversed, typically these issues for the electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.



20.6 Item 2 (Picture)

21. Dining Room

21.0 Floors

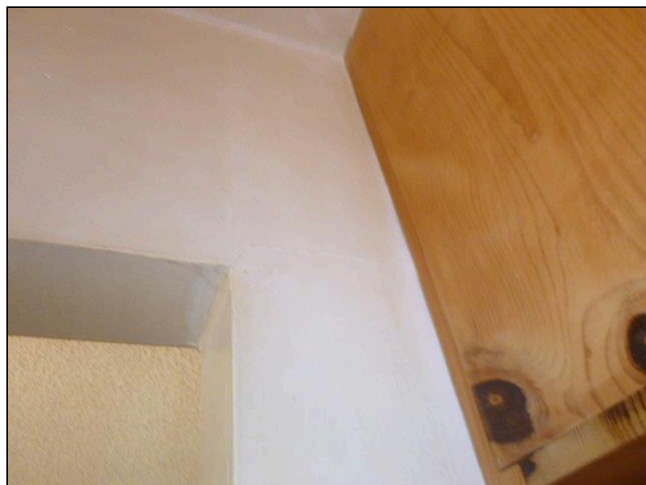
Repair or Replace

Floor slope and uneven flooring noted.

21.1 Walls

Repair or Replace

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



21.1 Item 1 (Picture)

(2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

21.2 Ceilings

Repair or Replace

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

Repaired

22. Hallway

22.1 Walls

Repair or Replace

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

(2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

22.2 Ceilings

Repair or Replace

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

22.4 Electrical

Repair or Replace

(1) 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.

(2) Suggest review with a licensed electrician for installation of a three way switch as required to operate the light fixture(s) from multiple locations as required for safety.

22.6 Smoke & Carbon Monoxide Alarms

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.

23. Bedroom #1

23.0 Floors

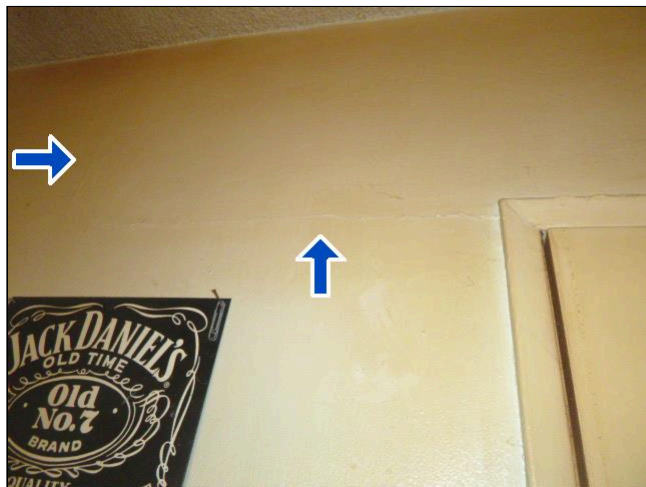
Repair or Replace

Floor slope and uneven flooring noted.

23.1 Walls

Repair or Replace

(1) Excessive settling cracks noted, see the foundation and Lot/Drainage comments. Suggest review with a licensed contractor for repair/replacement costs as needed.



23.1 Item 1 (Picture)



23.1 Item 2 (Picture)

(2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.



23.1 Item 3 (Picture)

Repaired

23.4 Windows

Repair or Replace

(1) Unable to test the window due to the fan unit, suggest removal and make repairs as needed.



Repaired

23.4 Item 1 (Picture)

(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.



23.4 Item 2 (Picture)

23.5 Screens

Repair or Replace

The window screen(s) were missing, suggest replacing as needed.

23.6 Electrical

Repair or Replace

(1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



23.6 Item 1 (Picture)

(2) 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.

(3) Reversed polarity noted at various outlets. Reversed polarity, hot and neutral are reversed, typically these issues for the electric outlets are usually easily corrected by minor wiring adjustments at the specified item. Suggest review with a licensed electrician for repair/replacement costs and confirm correct operation as needed.

23.7 Closet/Wardrobe(s)

Repair or Replace

Damaged/missing areas noted at the wall cabinetry, suggest repair/replace as needed.



23.7 Item 1 (Picture)

Repaired

23.8 Smoke Alarms

Repair or Replace

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

24. Bedroom #2

24.0 Floors

Repair or Replace

(1) Floor slope and uneven flooring noted.

(2) Worn and deteriorated areas of the flooring were noted, suggest repair/refinish as needed.



24.0 Item 1 (Picture)

Repaired

24.1 Walls

Repair or Replace

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

(2) Excessive stains and smoke odor was noted due to potentially//likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

Repaired

24.2 Ceilings

Repair or Replace

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

24.3 Doors

Repair or Replace

Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

24.4 Screens

Repair or Replace

The door screen(s) are deteriorated, suggest repair/replace as needed.

24.5 Electrical

Repair or Replace

(1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



24.5 Item 1 (Picture)

(2) The outlets are deteriorated and loose. Suggest repair or replace as needed for safety.

Repaired



24.5 Item 2 (Picture)



24.5 Item 3 (Picture)

(3) 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.

24.7 Smoke Alarms

Repair or Replace

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

25. Bedroom #3

25.0 Floors

Repair or Replace

- (1) Floor slope and uneven flooring noted.
- (2) Worn and deteriorated areas of the flooring were noted, suggest repair/refinish as needed.

25.1 Walls

Repair or Replace

- (1) Settling cracks and patching was noted, suggest repair as needed.
- (2) Excessive stains and smoke odor was noted due to potentially/likely excessive interior smoking, suggest review with the seller and a licensed contractor on this item as needed.

Repaired

25.3 Doors

Repair or Replace

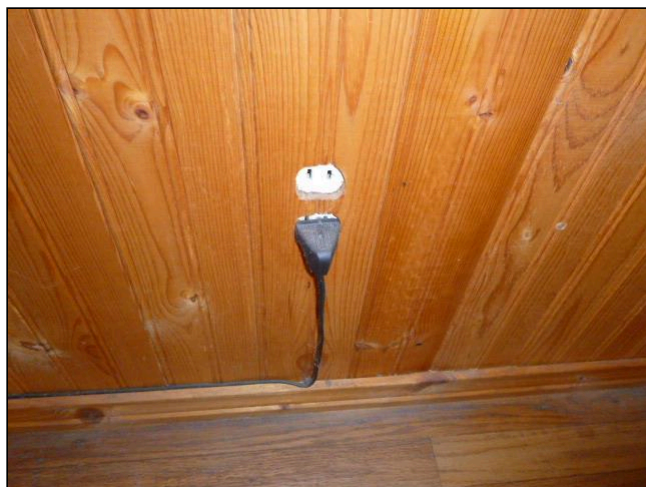
Condensation/fogging/streaking was noted between the dual and/or triple pane glass window(s) and/or door(s) at this area. This will reduce the visibility and insulating capability of the glass (this is not a leakage issue to the interior but a cosmetic/visibility issue). Suggest review with a licensed contractor for costs to replace the affected glass at this area to restore visibility and regain the insulating capabilities as needed.

25.4 Screens**Repair or Replace**

The door screen(s) are deteriorated, suggest repair/replace as needed.

25.5 Electrical**Repair or Replace**

(1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



25.5 Item 1 (Picture)

(2) 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.

25.6 Closet/Wardrobe(s)**Repair or Replace**

(1) The closet doors were missing from this area at the time of the inspection, suggest replacing as needed.



25.6 Item 1 (Picture)

(2) No shelving or hanging rods installed at the closet area at the time of the inspection, suggest installation as

needed.

25.7 Comments

Repair or Replace

The 'Murphy Bed' system is beyond the scope of the inspection and was not tested/inspected.



25.7 Item 1 (Picture)

25.8 Smoke Alarms

Repair or Replace

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

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: 6/27/2022
 Report ID: 20220627-1619-Armour-Ln

Customer Info:	Inspection Property:
Dan Broese	1619 Armour Ln Redondo Beach CA 90278
Customer's Real Estate Professional: Sue Freeman	

Inspection Fee:

Service	Price	Amount	Sub-Total
SFD Sq Ft 0 - 1,500	495.00	1	495.00
			Tax \$0.00
			Total Price \$495.00

Payment Method:
Payment Status:
Note:

TO THE INSPECTOR:

The preferred method for the inspection agreement is to use it with the **Appointments** feature through the **HG Online Services**. For information on this feature, please visit our **Support Center**, go to www.homegauge.com and click on **Support, HomeGauge Support Center**. Or call **Support** at **828-254-2030**.

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**.

