

Superior Home Inspections

154 Villa Rita Dr

La Habra CA 90631

562-217-3625

Superior1insp@gmail.com

Page 1

Inspection reference: 2885

Confidential Inspection Report

201 E Platt St

Long Beach CA 90805

June 4, 2024



Prepared for:
Alice Lee

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Inspection Contents

| | |
|---|----|
| Summary | 3 |
| GENERAL INFORMATION | 27 |
| SITE | 28 |
| FOUNDATION | 31 |
| ROOF & ATTIC | 32 |
| STRUCTURAL | 34 |
| HEATING, VENTILATION & AIR CONDITIONING | 36 |
| ELECTRICAL SYSTEMS | 37 |
| PLUMBING SYSTEM | 40 |
| KITCHEN | 43 |
| LAUNDRY | 45 |
| Detail Residential Bathroom.cfs | 46 |
| BEDROOMS | 48 |
| OTHER LIVING SPACES | 53 |
| GARAGE | 57 |
| POOL/SPA & EQUIPMENT | 58 |
| INTERIOR ROOMS | 58 |
| ELECTRICAL SYSTEM | 59 |

Thursday, June 6, 2024

Alice Lee

Inspection Site



201 E Platt St
Long Beach CA 90805

Dear Alice Lee:

At your request, a visual inspection of the above referenced property was conducted on Tuesday, June 4, 2024. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion, expressed as a result of the inspection. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Miguel Gonzalez
Superior Home Inspections

Dear Alice Lee,

This is the **SUMMARY** of the reportable deficiency items noted by the inspector at the time the inspection was performed.

This items need some type of repairs, adjustments and/or to be replaced.

For an additional fee an estimate of the repairs can be provided upon request.

SITE

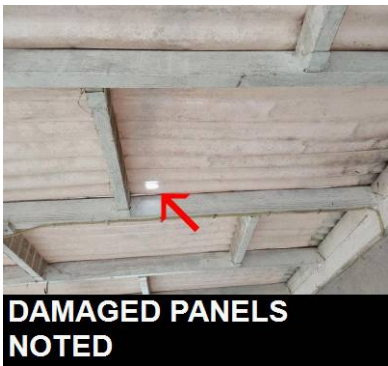
Patio:

Patio Cover Condition:

Attention Needed - The patio cover needs repair to function properly. Damaged patio cover panels noted. Please see additional pictures.



P1



P2

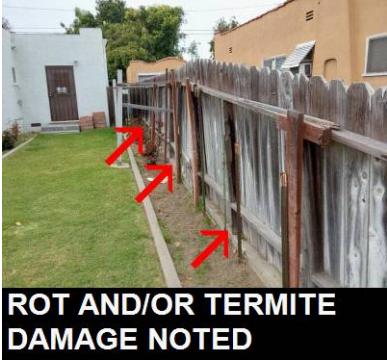


P3

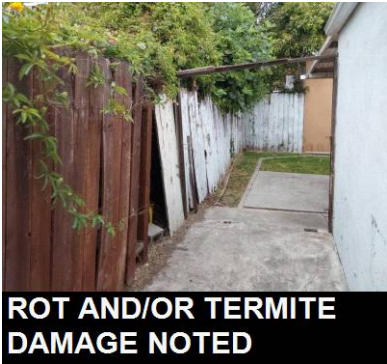
Fences & Gates:

Fence Materials Condition:

Action Necessary - The fencing is not performing its intended function. Repair or replacement is suggested. The wood fence located on the East and North sides of the house is in a condition that warrants replacement. Please note that this is a common wall and typically the repairs expenses can be split between the two neighbors. See additional pictures.



P4



P5



P6



P7



P8

Gates and Latches:

Action Necessary - The gate is not functional or is deteriorated to the degree that replacement is indicated.



P9



P10

ROOF & ATTIC

Attic & Ventilation:

Roof Framing Condition:

Action Necessary - A condition exists that calls for repairs. Termite damage noted on one of the roof rafters.



P11

A cracked roof rafter was noted, we are suggesting to have the roof rafter repaired/reinforced to prevent from further damage.



P12

STRUCTURAL

Structural:

Siding Condition:

Action Necessary - Some portion of the exterior siding material or finish is in a deteriorated condition that requires repair or replacement.

Flaking off stucco noted on several areas of the house, we are suggesting to have the noted areas

repaired/refinished to prevent from further deterioration.
Please note: These are cosmetic repairs and not a safety concern.
See additional pictures.



P13



P14



P15



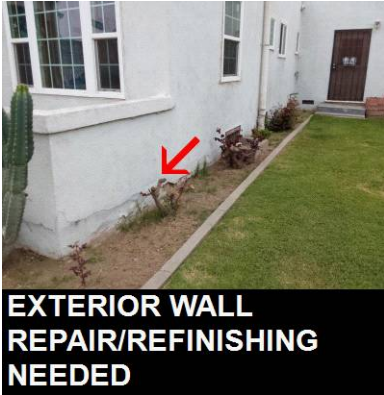
P16



P17



P18



P19

Outside Entry Doors:

Action Necessary - The outside entry door is in need of repair or replacement.

The deadbolt is keyed on both sides. This is a potential safety hazard if you need to exit the house quickly and there is no key readily available.

This conditions were noted on all of the exterior doors
See additional pictures.



P20

The door locking hardware needs to be repaired/replaced.



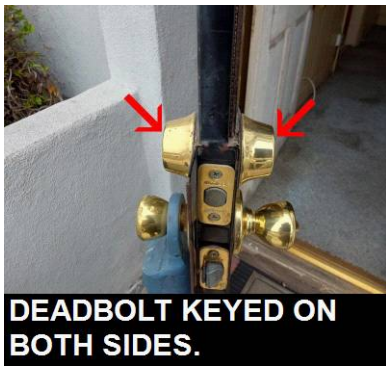
P21



P22



P23



P24



P25



P26

Rotted door noted, this is the exterior door located on the bedroom located on the Northeast corner of the house.



P27

ELECTRICAL SYSTEMS

Electrical Outlets:

General:

Reverse polarity is noted,
This is the electrical outlet located on the exterior wall of the garage.



P28

Electrical Service:

Patio:

Yes, The outlet is weather protected.

Please note: The electrical wiring used for the patio cover is the wrong type wiring, Romex type wiring shouldn't be exposed or used outdoors.

The services of a qualified electrician may be needed to make the necessary repairs.



P29

PLUMBING SYSTEM

Plumbing:

Main Water Line Cutoff Location:

Front of the house.

Please note: The water shutoff valve handle is broken and needs to be replaced.



P30

Waste Piping Condition:

The visible plumbing waste piping appears functional.

Please note: The inspector noted that the old cast iron sewer pipes were replaced with plastic pipes and the old pipes were left behind in the crawlspace, the inspector is strongly suggesting to have the old pipes removed and properly dispose off.

See additional pictures.



P31



P32

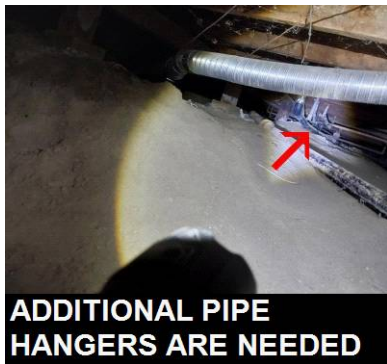


P33

Supply/Waste Piping Supports:

Attention Needed - Of the existing support straps and hangers, at least one loose or broken support exists and needs to be repaired or replaced.

The sewer pipes need to have additional hangers needed, the inspector noted sagging on the pipes and is strongly suggesting to have additional hangers installed.



P34

Water Heater:

Exposed Water Heater Condition:

Action Necessary - There is evidence of deterioration due to rust or leakage. Replacement is recommended.



P35

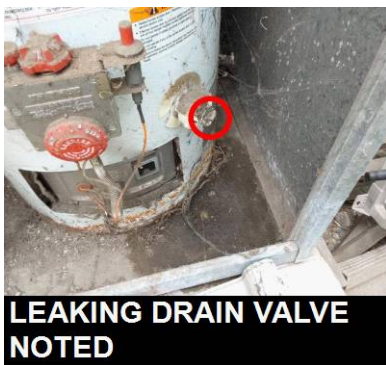
The water heater needs to have the required safety straps installed, currently there is only one strap installed and two straps are required.



P36

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater. Please note: The drain valve is leaking.



P37

KITCHEN

Kitchen Plumbing:

Sink and Drain Lines:

The sink and drainage lines appear to be functional.



P38

Damaged sink finish noted.



P39

Kitchen Appliances:

Food Waste Disposal:

System is Badger.

The food waste disposal is stuck.

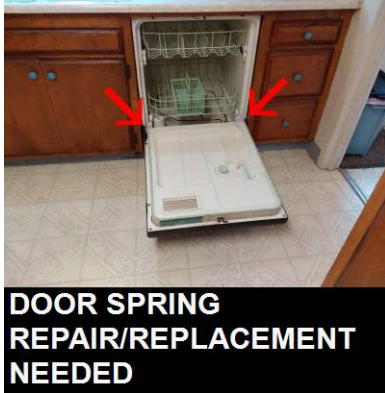


P40

Dishwasher:

System is Magic Chef.

The door springs need to be replaced.



P41

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.



P42

LAUNDRY

Laundry:

Floor:

Action Necessary - The floor in the laundry room needs some repair or replacement. The floor covering material is vinyl.



P43

Detail Residential Bathroom.

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.



P44

Toilet Condition

Action Necessary - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



P45

Tub:

Action Necessary - The finish on the bathtub is damaged. It is not a leak now. However, when the finish on a steel tub is damaged, it will eventually rust causing a leak. Repair of the damaged area can delay further deterioration.

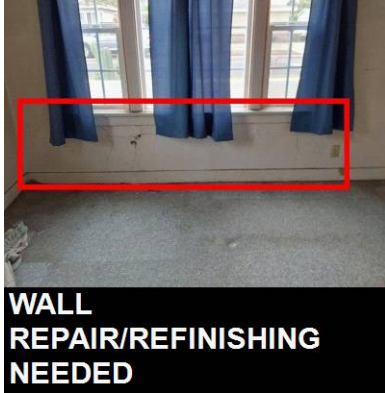


P46

BEDROOMS

Walls:

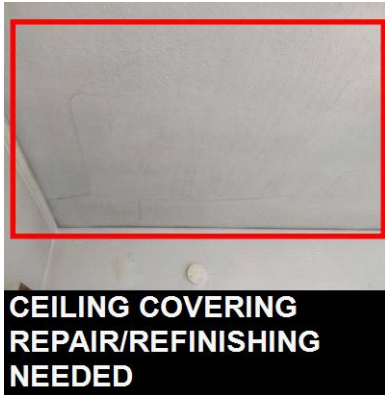
Action Necessary - There is a condition in the wall sheeting that needs to be repaired.



P47

Ceiling:

Action Necessary - There is deterioration in the ceiling of this room that needs to be repaired.



P48



P49

Floor:

The floors are in functional condition.
The floor covering is in a condition that warrants replacement.



P50

Entry Door:
The door needs to be replaced.



P51

Floor:
The floors are in functional condition.
The floor covering is in a condition that warrants replacement.



P52

Closet:
The closet door needs to be replaced.



P53

Floor:

The floors are in functional condition.
The floor covering is in a condition that warrants replacement.



P54

OTHER LIVING SPACES

Front Entry Door:

There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. The deadbolt is keyed on both sides. This is a potential safety hazard if you need to exit the house quickly and there is no key readily available.



P55

Screen/Storm Door:

The deadbolt is keyed on both sides. This is a potential safety hazard if you need to exit the house quickly and there is no key readily available.



P56

Linen Closet:

Attention Needed - The linen closet walls need minor repair/refinishing.



P57

Walls:

Action Necessary - There is a condition in the wall sheeting that needs to be repaired.



P58

Ceiling:

Action Necessary - There is deterioration in the ceiling of this room that needs to be repaired.



P59

Ceiling Fan:

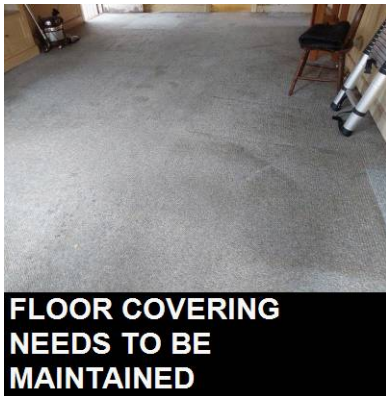
The ceiling fan light was not functional at the time of the inspection. Repairs may be as simple as replacing the light bulb.



P60

Floor:

The floors are in functional condition. The floor covering needs to be maintained.



P61

Ceiling:

Action Necessary - There is deterioration in the ceiling of this room that needs to be repaired.



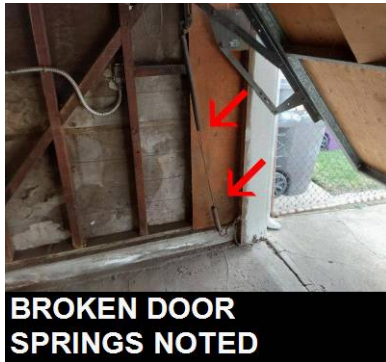
P62

GARAGE

Garage:

Overhead Door and Hardware Condition:

Action Necessary - The overhead door needs repair or replacement. The overhead door springs or hardware needs some repair or replacement parts.



P63



P64

Automatic Overhead Door Opener:

The garage door opener needs to be properly adjusted, currently the door opener does not fully open as it is supposed to.



P65

Garage Walls Condition:

The inspector noted evidence of termite damage and termite droppings on the garage walls. We are strongly suggesting to have the house inspected by a qualified termite inspection company. See additional picture.



P66



P67

ELECTRICAL SYSTEM

Electrical Outlets:

Kitchen Interior

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. This kitchen does not have Ground Fault Circuit Interrupt outlets installed within 6 feet of water sources. The age of the structure may pre-date the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.



P68

IMPORTANT: This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding these or other items in the inspection report or the home, please feel free to call us.

Sincerely,

Miguel Gonzalez
Superior Home Inspections

GENERAL INFORMATION

Client & Site Information:

| | | | |
|--|-----------------------------|---|-----------------------------------|
| Inspection Date: 6/4/2024 9:00 AM. | Client: Alice Lee | Inspection Site: 201 E Platt St Long Beach CA 90805. | People Present: No one. |
|--|-----------------------------|---|-----------------------------------|

Building Characteristics:

| | | | |
|---|--|---|---|
| Estimated Age: The house is 97 years old. | Building Style & Type: 1 family. | Stories: 1 | Space Below Grade: Crawl space. |
| Water Source: Public. | Sewage Disposal: Public. | Utilities Status: All utilities on. | Main Entry Faces: South. |

Climatic Conditions:

| | | |
|------------------------------|---------------------------------|---|
| Weather: Overcast. | Soil Conditions: Dry. | Outside Temperature (F): 60-70. |
|------------------------------|---------------------------------|---|

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

The front of the house faces South.

Style of House:

Spanish.

Estimated age of house:

97 years.

Approximate Lot Size:

The lot appears to be of an average size for the area.

Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding.

Mailbox Noted:

Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted.

Walkways and Stoop Materials:

Concrete.

Walkway Condition:

The walkway surface material is in functional condition with only normal deterioration noted.

Entryway Stoop:

The entryway stoop is in functional condition.

Patio:

Patio Slab Materials:

Concrete.

Slab Condition:

Functional - The slab is in useable condition.

Patio Lighted:

Yes.

Patio Cover Condition:

Attention Needed - The patio cover needs repair to function properly. Damaged patio cover panels noted. Please see additional pictures.



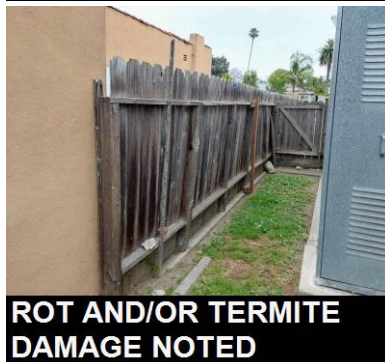
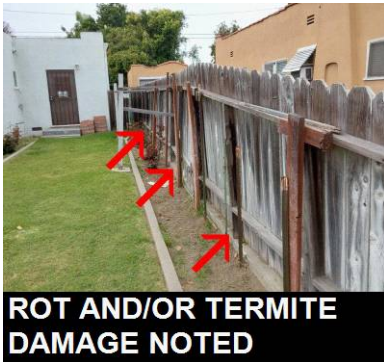
Fences & Gates:

Fencing Materials:

Chainlink and wood are the materials used for fencing.

Fence Materials Condition:

Action Necessary - The fencing is not performing its intended function. Repair or replacement is suggested. The wood fence located on the East and North sides of the house is in a condition that warrants replacement. Please note that this is a common wall and typically the repairs expenses can be split between the two neighbors. See additional pictures.



Gates and Latches:

Action Necessary - The gate is not functional or is deteriorated to the degree that replacement is indicated.



Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.

Electric Service:

Overhead.

Cable Television Service:

Overhead.

Telephone Service:

Overhead - The overhead telephone lines are secure at the pole and at the structure.

Cable Television, Telephone Grounding Wire Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater. Range and Oven.

Location of Meter:

Left side of the house.

Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area?:

None installed in the garage area.

Gas Line Primary Piping Material:

Black Iron Pipe.

Secondary Supply Piping:

Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Gas supply piping as installed appears adequate.

Gas Odors Noted:

No.

Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

Foundation Materials:

Poured in place concrete, 8 inches or more thick.

Visible Portions of Exterior Foundation Walls:

The exposed portions of the perimeter foundation walls appear to be adequate.

Visible Foundation Wall Cracks at Exterior:

No visible cracking in the vertical foundation walls was noted during the exterior examination.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Crawlspace:

Crawlspace Entrance:

The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

Exterior.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Ceiling Exposed Percent:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Percent Interior Foundation Wall Exposed:

Most all.

Conditions Noted in Exterior Walls, Interior View:

The exposed portions of the interior foundation perimeter walls appear to be adequate.

Sill Plates Percentage Visible:

Only about 5% to 25%

Foundation Bolts Noted:

No - This inspection was unable to locate foundation bolts or brackets installed.

Main Beam:

The main beam is a single large dimension wood board.

Crawlspace Ventilation:

The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace Floor:

Soil.

Posts Condition:

There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

Pier Construction Materials:

Exposed concrete piers at least 8" in diameter are visible in the crawlspace.

Condition of Piers:

The piers as installed appear to be adequate. No engineering analysis was completed.

Evidence of Insects or Animals in Crawlspace:

No - There was no evidence of animal or insect infestation noted.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing:

Type Roof:

Combination of gable and flat styles.

Roof Covering Materials:

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows. Rolled Asphalt. Rolled roofing material is a cellulose mat impregnated with asphalt and colored gravel surface. It is 36 inches wide rolled horizontally with at least a 2" overlap. It is installed over a 15# felt paper and generally covered with a granular surface to retard ultraviolet deterioration.

Cover Layers:

The roof covering on the main structure appears to be the first covering.

Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of Roof Covering Material:

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



ROOF COVERING OVERVIEW



ROOF COVERING OVERVIEW

Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Slope:

Combination of: Medium slope is considered to be between 4 in 12 and 6 in 12. Flat.

Flashing:

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Ridges:

The ridge covering material appears to be in functional condition.

Roof Framing- Exterior Notes:

Ok overall.

Evidence of Leakage:

No -

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Detached Garage Roof

Functional - The garage roof covering material is in similar condition to that of the main structure.

Attic & Ventilation:

Attic Access Location:

Bedroom closet ceiling.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking.

Roof Framing Condition:

Action Necessary - A condition exists that calls for repairs.

Termite damage noted on one of the roof rafters.

A cracked roof rafter was noted, we are suggesting to have the roof rafter repaired/reinforced to prevent from further damage.



TERMITE DAMAGE NOTED



CRACKED ROOF RAFTER NOTED

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The decking is made of butted one inch nominal boards.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

Type of Construction:

Frame. Rock/Block. Steel.

Exterior Siding Materials:

Siding materials consist of stucco.

Siding Condition:

Action Necessary - Some portion of the exterior siding material or finish is in a deteriorated condition that requires repair or replacement.

Flaking off stucco noted on several areas of the house, we are suggesting to have the noted areas repaired/refinished to prevent from further deterioration.

Please note: These are cosmetic repairs and not a safety concern.

See additional pictures.



EXTERIOR WALL REPAIR/REFINISHING NEEDED



EXTERIOR WALL REPAIR/REFINISHING NEEDED



EXTERIOR WALL REPAIR/REFINISHING NEEDED



EXTERIOR WALL REPAIR/REFINISHING NEEDED



EXTERIOR WALL REPAIR/REFINISHING NEEDED



EXTERIOR WALL REPAIR/REFINISHING NEEDED



Condition of Painted Surfaces:

Attention Needed - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.

Outside Entry Doors:

Action Necessary - The outside entry door is in need of repair or replacement.

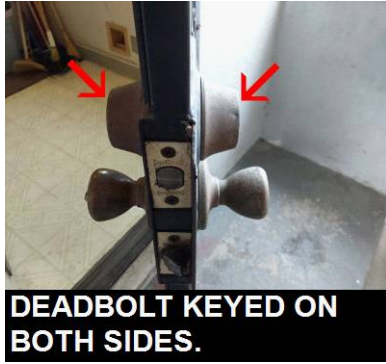
The deadbolt is keyed on both sides. This is a potential safety hazard if you need to exit the house quickly and there is no key readily available.

This conditions were noted on all of the exterior doors
See additional pictures.

The door locking hardware needs to be repaired/replaced.

Rotted door noted, this is the exterior door located on the bedroom located on the Northeast corner of the house.





DEADBOLT KEYED ON BOTH SIDES.



ROTTED DOOR NOTED

Windows Type:

Insulated glass windows.

Window Condition:

The window framing and glass are functional.

Window Flashing:

The installed window flashing above the windows appears to be adequate.

Structural Caulking:

Attention Needed - Several spots around the structure were noted that need to be caulked.

Framing Type:

Platform framing was the chosen style of framing.

Wall Covering Material:

The wall covering material is primarily plaster. and paneling..

Ceiling Covering Material:

The ceiling covering material is primarily plaster. Secondary ceiling covering material is paneling.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Air Conditioning- Primary Unit:

Type and Location:

Window units installed. Window units are not included as a part of the inspection. The Contract states that we do not include non-permanent installations.

Heating Plant- Primary Unit:

Heating System Type:

Space heater.

Heating System Location:

Crawl Space.

Fuel Source:

Natural gas.

Approximate Age:

Same as the house.

Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

General Operation & Cabinet:

Unit was operational at the time of inspection.

Furnace Temperature Output VS Specs:

The actual temperature rise was within this range.

Carbon Monoxide Tested:

Yes.

Normal Controls:

General condition appears serviceable.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

Overhead.

Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector.

Electrical Distribution Panels:

Main Panel Location:

Exterior of house.

Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed:

Yes.



Main Circuit Rating:

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Entrance Cable Size:

1/0 Copper.

Disconnect:

Located at the exterior of building.

Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Main Panel Observations:

Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Conductors:

Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

Electrical Outlets:

General:

Reverse polarity is noted,
This is the electrical outlet located on the exterior wall of the garage.



REVERSED POLARITY NOTED

Ground Fault Protected Outlets:

GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

Laundry:

The outlets tested in this room are correctly wired and grounded.

There are no electrical outlets installed on this bathroom.

Functional - The outlets tested in this room are correctly wired and grounded.

Functional - The outlets tested in this room are correctly wired and grounded.

Functional - The outlets tested in this room are correctly wired and grounded. Functional - 2-prong ungrounded outlets are present.

Functional - The outlets tested in this room are correctly wired and grounded. The noted 3-prong outlet is not grounded. This is an unsafe condition.

Functional - The outlets tested in this room are correctly wired and grounded.

Other Electrical Circuitry:

Smoke Detectors:

Action Necessary - There was at least one smoke/heat detectors noted in the structure. However, it did not function when using the test button. Repair or replacement is needed.

Carbon Monoxide Detector:

There is a functional carbon monoxide detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security.

Electrical Service:

Patio:

Yes, The outlet is weather protected.

Please note: The electrical wiring used for the patio cover is the wrong type wiring, Romex type wiring shouldn't be exposed or used outdoors.

The services of a qualified electrician may be needed to make the necessary repairs.



Garage:

The electrical outlets in the garage tested as correctly grounded.

Electric Service Condition:

Utility Services:

The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Fixtures & Switches:

Kitchen Interior

The ceiling lights in the kitchen are functional.

Lighting:

Laundry:

Lighting in the laundry is adequate.

The ceiling light and fixture in this bathroom are in functional condition.

Light Switch:

The light switch is functional.
 The light and light switch were functional at the time of the inspection.
 The light and light switch were functional at the time of the inspection.
 The light and light switch were functional at the time of the inspection.
 The light and light switch were functional at the time of the inspection.
 The light and light switch were functional at the time of the inspection.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Front of the house.

Please note: The water shutoff valve handle is broken and needs to be replaced.



CUTOFF VALVE REPLACEMENT NEEDED

Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

Water Pressure:

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibs Functional:

The exterior hose bib(s) appeared to function normally.

Functional Supply:

By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

Cast iron and plastic.

Waste Piping Condition:

The visible plumbing waste piping appears functional.

Please note: The inspector noted that the old cast iron sewer pipes were replaced with plastic pipes and the old pipes were left behind in the crawlspace, the inspector is strongly suggesting to have the old pipes removed and properly dispose off.

See additional pictures.



**OLD WASTE PIPE
REMOVAL NEEDED**



**OLD WASTE PIPE
REMOVAL NEEDED**



**OLD WASTE PIPE
REMOVAL NEEDED**

Vent Piping Material

Cast iron and galvanized.

Vent Piping Condition:

The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

Attention Needed - Of the existing support straps and hangers, at least one loose or broken support exists and needs to be repaired or replaced.

The sewer pipes need to have additional hangers needed, the inspector noted sagging on the pipes and is strongly suggesting to have additional hangers installed.



**ADDITIONAL PIPE
HANGERS ARE NEEDED**

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Lawn Sprinkler System:

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

Water Heater:

Location:

The water heater is located on the rear of the house in a water heater enclosure.



Model/ Serial Number/ Size:

System is General Electric brand.



Tank Capacity:

A 40 gallon water heater is installed.

Fuel Source for Water Heater:

The water heater is gas-fired.

Exposed Water Heater Condition:

Action Necessary - There is evidence of deterioration due to rust or leakage. Replacement is recommended.

The water heater needs to have the required safety straps installed, currently there is only one strap installed and two straps are required.



ROTTED WATER HEATER NOTED



WATER HEATER SAFETY STRAPS REQUIRED.

Firebox Condition

The underside of the tank appears to be in normal condition in relation to its age.

Drip Leg Installed for Natural Gas-Fired Unit:

No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

Gas Valve:

There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition:

The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater. Please note: The drain valve is leaking.



LEAKING DRAIN VALVE NOTED

Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

The overflow pipe is correctly installed.

Water Heater Insulation Jacket:

No.

KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted.

Sink and Drain Lines:

The sink and drainage lines appear to be functional.

Damaged sink finish noted.



DAMAGED SINK FINISH NOTED

Caulking Water Contact Areas:

The caulking in water contact areas appears to be adequate for its age.

Kitchen Appliances:

Food Waste Disposal:

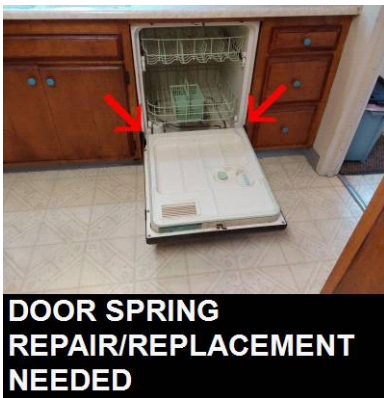
System is Badger.
The food waste disposal is stuck.



Dishwasher:

System is Majic Chef.
The door springs need to be replaced.

Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.



Range Hood:

The exhaust hood is directly vented to the exterior of the structure. The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

Refrigerator:

System is Frigidaire. There is a refrigerator installed; however, it was not included as a part of this inspection.

Kitchen Interior

Location:

Main level rear of house.

Windows:

The windows and associated hardware in the kitchen are functional.

Walls:

The walls in the kitchen appear to be without significant issues.

Countertops:

The countertops in the kitchen are functional.

Cabinets, Drawers, and Doors:

There are some areas of the cabinet finish that need attention.



**CABINET FINISH
REPAIR/REFINISHING
NEEDED**

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Northwest corner of the house.

Entry Door:

The entry door to the laundry room is functional.

Walls:

The walls in the laundry room appear to be functional.

Ceilings:

The ceiling is functional.

Floor:

Action Necessary - The floor in the laundry room needs some repair or replacement. The floor covering material is vinyl.



**FLOOR COVERING
REPAIRS ARE NEEDED**

Windows:

The windows and associated hardware in this room are functional.

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

**Dryer Hookup:**

Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

Dryer Ventilation:

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:

The area ventilation seems adequate.

Laundry Basin:

No.

Detail Residential Bathroom.cfs

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.

**Faucet and Supply Lines:**

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

Action Necessary - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

**LOOSE TOILET NOTED****Tub:**

Action Necessary - The finish on the bathtub is damaged. It is not a leak now. However, when the finish on a steel tub is damaged, it will eventually rust causing a leak. Repair of the damaged area can delay further deterioration.

**DAMAGED TUB FINISH NOTED****Tub Mixing Valve & Stopper:**

The tub mixing valve and the tub unit are in functional condition.

Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No, There is a shower curtain installed.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Windows:

The windows and associated hardware in the bathroom are all functional.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional. The floor covering material is ceramic or glazed tile.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Master Bedroom:

This is the bedroom located on the front of the house.

Entry Door:

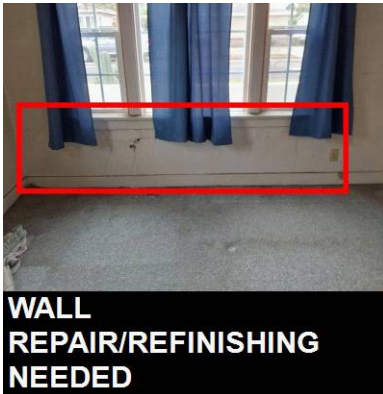
The entry door to this bedroom is functional.

Closet:

The closet is functional and of average size.

Walls:

Action Necessary - There is a condition in the wall sheeting that needs to be repaired.



Ceiling:

Action Necessary - There is deterioration in the ceiling of this room that needs to be repaired.



Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Floor:

The floors are in functional condition.

The floor covering is in a condition that warrants replacement.



Windows:

The windows and associated hardware in this room are all functional.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:

Yes, Cable - There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #2:

This is the bedroom located between the kitchen and the third bedroom.

Entry Door:

The door needs to be replaced.



**DOOR REPLACEMENT
NEEDED**

Closet:

Attention Needed - The closet walls need minor repair/refinishing.



**COSMETIC REPAIRS
ARE NEEDED**

Walls:

The walls in the room appear to be functional.

Ceiling:

Evidence of previous repairs noted.



**EVIDENCE OF
PREVIOUS REPAIRS
NOTED**

Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Floor:

The floors are in functional condition.

The floor covering is in a condition that warrants replacement.

**Windows:**

The windows and associated hardware in this room are all functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Smoke Detector:**

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Carbon Monoxide Detector:

There is a functional carbon monoxide detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #3:

This is the bedroom located on the Northeast corner of the house.

Entry Door:

The entry door to this bedroom is functional.

Closet:

The closet door needs to be replaced.



Walls:

The walls in the room appear to be functional.

Ceiling:

The ceiling is functional.

Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Floor:

The floors are in functional condition.

The floor covering is in a condition that warrants replacement.



Windows:

The windows and associated hardware in this room are all functional.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Smoke Detector:**

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Front Entry & Main Hallway:**The Main Entrance Faces:**

South.

Front Entry Door:

There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. The deadbolt is keyed on both sides. This is a potential safety hazard if you need to exit the house quickly and there is no key readily available.



DEADBOLT KEYED ON BOTH SIDES.

Screen/Storm Door:

The deadbolt is keyed on both sides. This is a potential safety hazard if you need to exit the house quickly and there is no key readily available.



Main Hallway:

The main hallway walls and floor are without significant issues.

Smoke Detector:

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

Linen Closet:

Attention Needed - The linen closet walls need minor repair/refinishing.



Walls:

Action Necessary - There is a condition in the wall sheeting that needs to be repaired.



Ceiling:

Action Necessary - There is deterioration in the ceiling of this room that needs to be repaired.



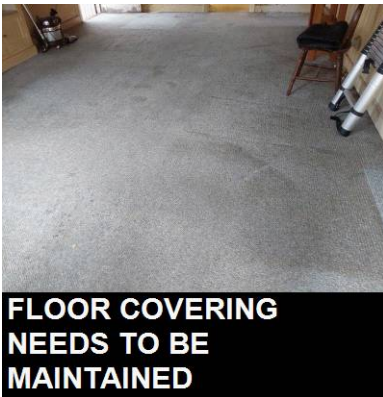
Ceiling Fan:

The ceiling fan light was not functional at the time of the inspection. Repairs may be as simple as replacing the light bulb.



Floor:

The floors are in functional condition. The floor covering needs to be maintained.



Windows:

The windows and associated hardware in this room are all functional.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:

Yes, Cable - There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.



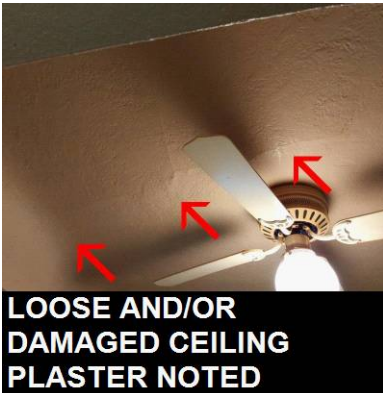
Walls:

Attention Needed - The walls in the room show some condition that does not appear to be a serious structural concern at this time.



Ceiling:

Action Necessary - There is deterioration in the ceiling of this room that needs to be repaired.



Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Floor:

The floors are in functional condition. The floor covering material is vinyl.

Windows:

The windows and associated hardware in this room are all functional.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type

The garage is detached and free standing.

Size of Garage:

Two car garage.

Number of Overhead Doors

There are two overhead doors.

Overhead Door and Hardware Condition:

Action Necessary - The overhead door needs repair or replacement. The overhead door springs or hardware needs some repair or replacement parts.



BROKEN DOOR SPRINGS NOTED



BROKEN DOOR SPRINGS NOTED

Automatic Overhead Door Opener:

The garage door opener needs to be properly adjusted, currently the door opener does not fully open as it is supposed to.



GARAGE DOOR OPENER ADJUSTMENTS NEEDED

Safety Reverse Switch on the Automatic Opener:

No - The door opener is not equipped with an automatic reverse safety switch.

Outside Entry Door:

The outside entry door to the garage is functional.

Floor Condition:

The garage floor is functional and has a satisfactory appearance.

Garage Walls Condition:

The inspector noted evidence of termite damage and termite droppings on the garage walls. We are strongly suggesting to have the house inspected by a qualified termite inspection company. See additional picture.



Garage Foundation:

The visible portions of the foundation under the garage appear to be functional.

Garage Roof Condition:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition. Detached, free standing.

Water Source Installed:

No.

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

Hand Railings:

Condition:

Good.

INTERIOR ROOMS

Ceilings:

Kitchen Interior

General condition appears serviceable.

Floors:

Kitchen Interior

The floor covering material is Vinyl Fair - Material is worn, with some age.

ELECTRICAL SYSTEM

Electrical Outlets:

Kitchen Interior

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. This kitchen does not have Ground Fault Circuit Interrupt outlets installed within 6 feet of water sources. The age of the structure may pre-date the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

