

Inspection reference: 522 Ave. F, RB, CA 90722

Confidential Inspection Report

522 Ave. F
Redondo Beach CA 90277

July 24, 2025



Prepared for:
Megan Bark

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GENERAL INFORMATION

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

<i>Inspection date</i>	07/24/2025.
<i>Inspection Address</i>	522 Ave. F Redondo Beach 90277.
<i>Client</i>	Megan Bark
<i>Buyers Agent</i>	
<i>Sellers Agent</i>	Debbie Allen Estate Properties Malaga Cove work 310-872-4164.
<i>Inspector</i>	Shawn Foster.

SITE

<i>Topography</i>	Near level site.
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INSPECTED BUILDINGS

<i>Description</i>	Duplex, and garage.
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ADDITIONAL INFORMATION

<i>Orientation</i>	The building is considered to be facing north for reporting purposes.
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NOTES

ATTENDING THE INSPECTION

Present during the inspection

Inspector only.

WEATHER

Weather

Sunny.

ACCESSIBILITY

Occupancy

Vacant.

EXTERIOR COMPONENTS

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

EXTERIOR WALLS

Stucco

SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

522A, power is off.

522, did not trip when tested.

DEFECTIVE: GFCI did not respond to the test button operation at one or more locations.

TRIM AND EAVES

Trim

Entry post.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

Electrical doors are bowed and don't close properly.





Eaves

SERVICEABLE.

South side, paint peeling.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.



Fascias

South side, peeling in 1 area.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this

time to protect the wood from further deterioration and to enhance its appearance.

WINDOWS

Predominate type(s)

Louver.

Single hung.

Observations

MAINTENANCE: Screen was damaged at one or more windows sampled.

MAINTENANCE: Metal frame is corroded at one or more windows sampled. We recommend further evaluation by a licensed window installer.





GROUNDS

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

SURFACE GRADE AT THE STRUCTURES

Surface grade at the structure(s)

SERVICEABLE.

GATES AND FENCES

Gates

SERVICEABLE.

East rubs slightly.

MAINTENANCE: Needs adjusting or minor repair.

Wooden fences

SERVICEABLE.

DRIVEWAY / WALKS / SLABS

Concrete

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





Brick

522 entry.

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



PLANTERS / HARDSCAPING

Planters

DEFECTIVE: Large cracks. We recommend further evaluation by a licensed masonry contractor. Where displacement is caused by tree roots we recommend consulting with a licensed landscaping contractor or arborist for remedial advice.



EXCLUDED ITEMS

Present, not inspected

Lawn or landscape sprinkler system(s).

PARKING STRUCTURE

VEHICLE DOOR

Sectional/Roll-up

SERVICEABLE.

AUTOMATIC OPENER

Observations

SERVICEABLE.

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

MAINTENANCE: There is a keyed switch or keypad to open this door in addition to the remote device. We suggest that you obtain the key or combination from the seller at the close of escrow.

PEDESTRIAN DOORS

Fire door to interior

522.

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

INTERIOR

Fire separation

SERVICEABLE.

Framing

SERVICEABLE.

Conventional framing.



Interior surfaces

DEFERRED: Moisture stains noted at the ceiling/walls were dry at the time of our inspection. We could not determine if the stains are from an intermittent or repaired leak.



Floor

SERVICEABLE.



Ventilation

SERVICEABLE.

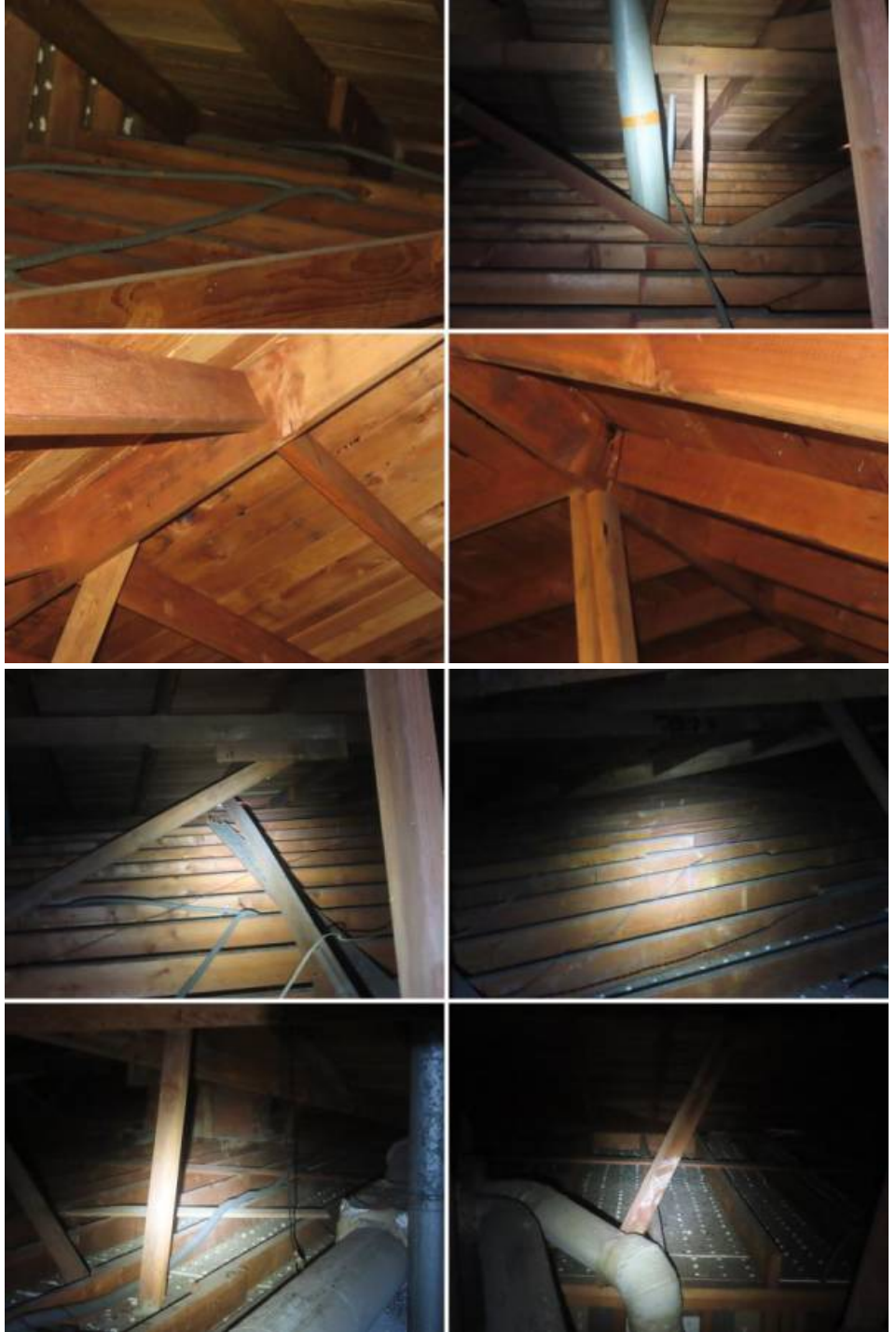
ROOF COMPONENTS

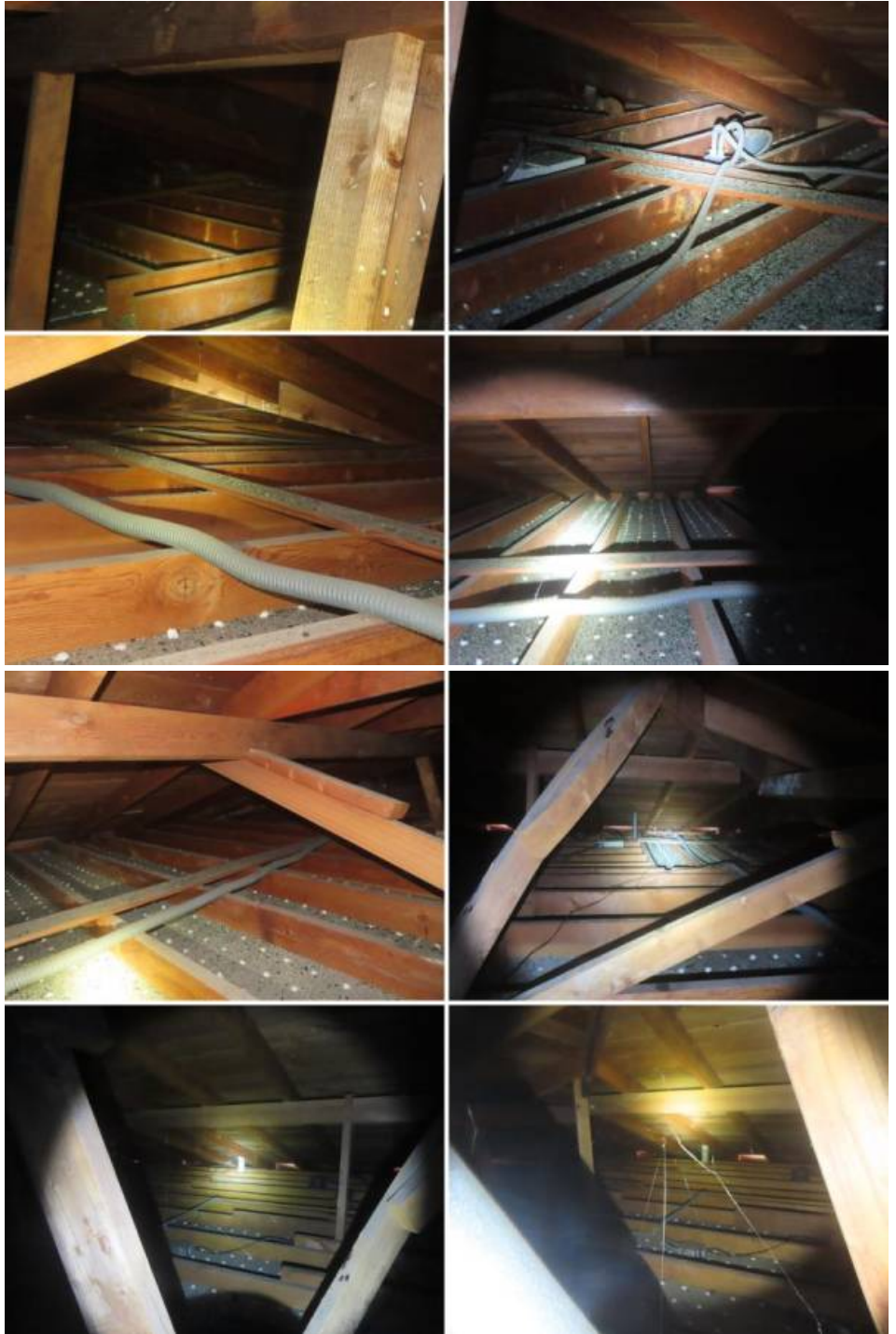
Our evaluation of the roof is based on our observation of the surface materials, penetrations, and drainage. It is not a certification or warranty as to whether the roof is, or will remain, free of leaks; no water testing is performed. We do not predict life expectancy nor verify that materials are installed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

ATTIC

Access location	522. Hallway.
Ventilation	SERVICEABLE.
Accessibility	SERVICEABLE.
Framing	SERVICEABLE. Conventional framing. 1x6 sheathing. DEFERRED: Water stains viewed. We can't tell the age of stains from appearance, or if they are from a previous leak or a current leak. Also see roof covering notes below for additional information.



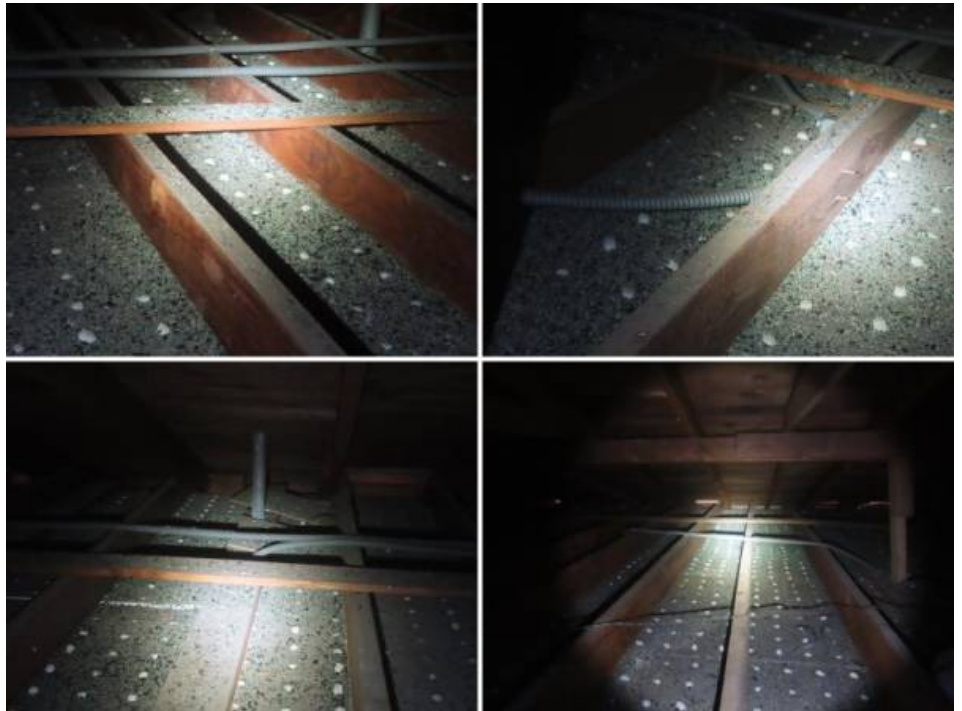






Insulation

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



Observations

DEFERRED: Old roofing debris, rock has fallen when re roofed.

Ground Fault Circuit Interrupters (GFCI)

DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters

Not fully guttered, partial system only.

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

Roofing crystals and dirt are filling gutters.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.



Downspouts

SERVICEABLE.

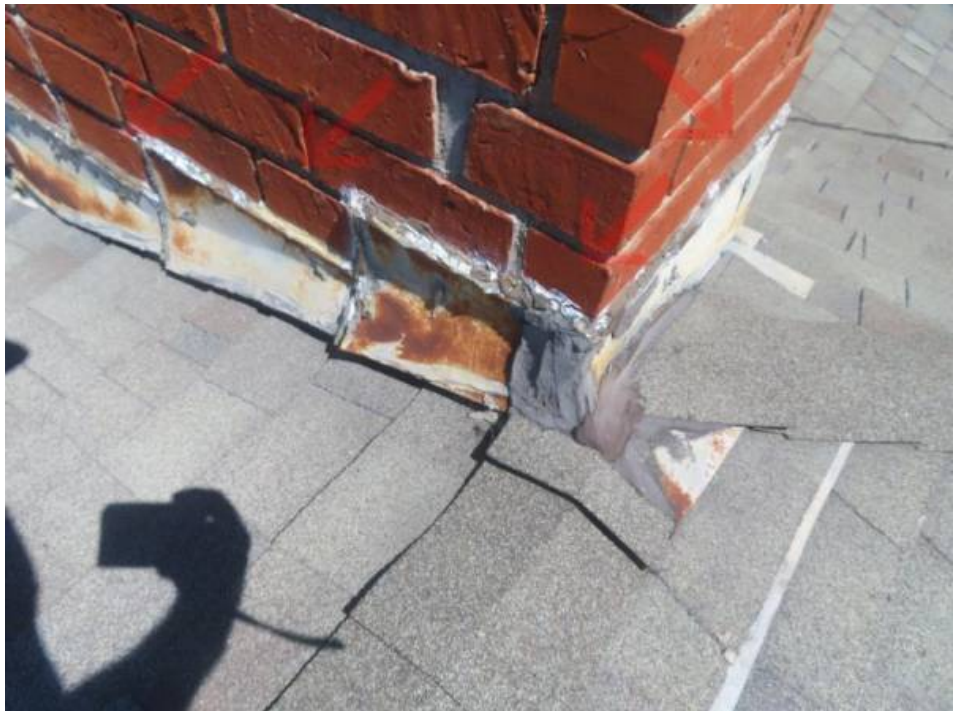
FLASHINGS

Flashings

SERVICEABLE.

Chimney.

MAINTENANCE: Mastic is cracked/deteriorated at the pipe penetrations. We recommend applying fresh mastic as needed at this time to prevent leakage.



COMPOSITION SHINGLES

Location

Main building.

Style

Hip.

Method of inspection

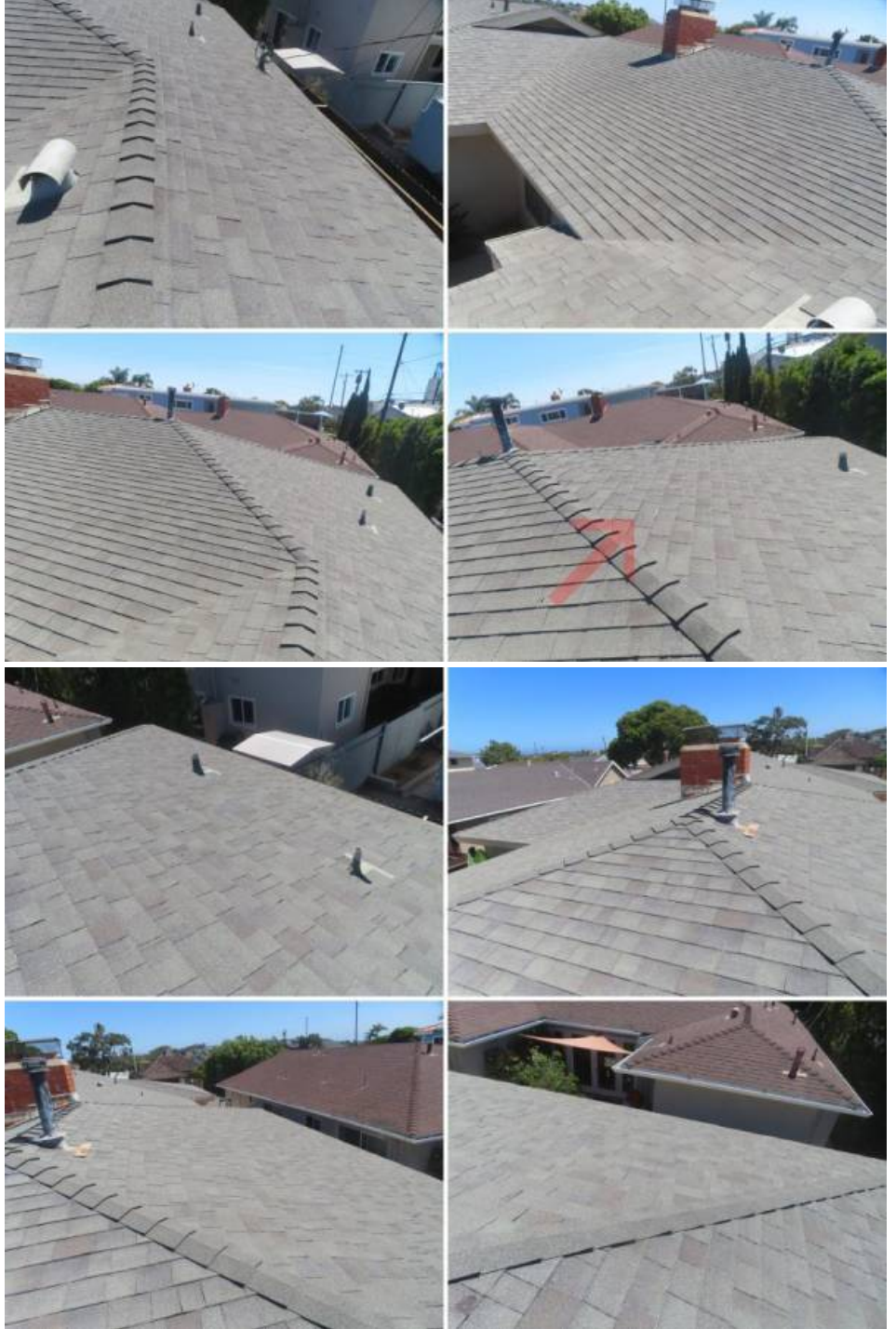
We were able to walk on the roof for our inspection.

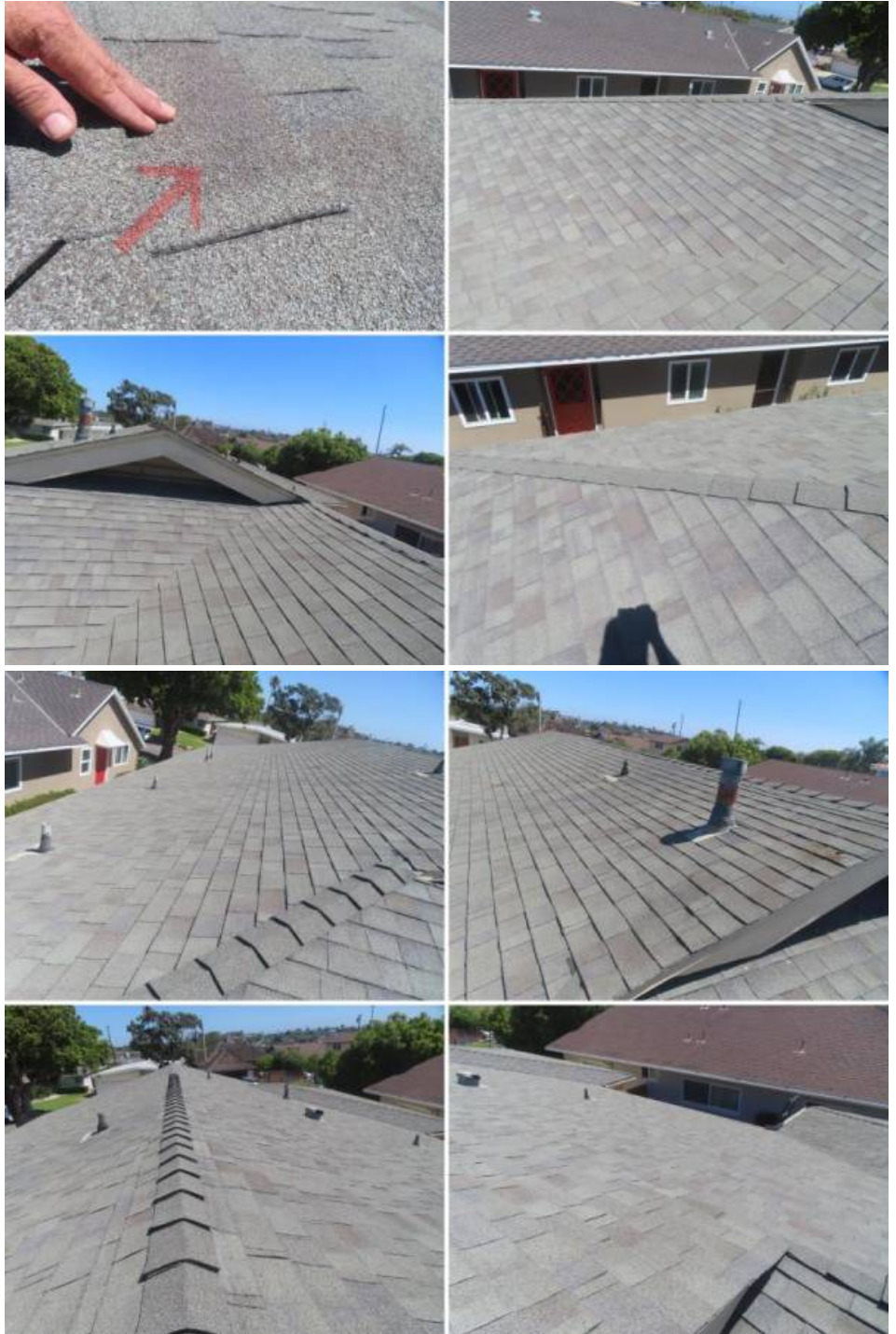
Observations

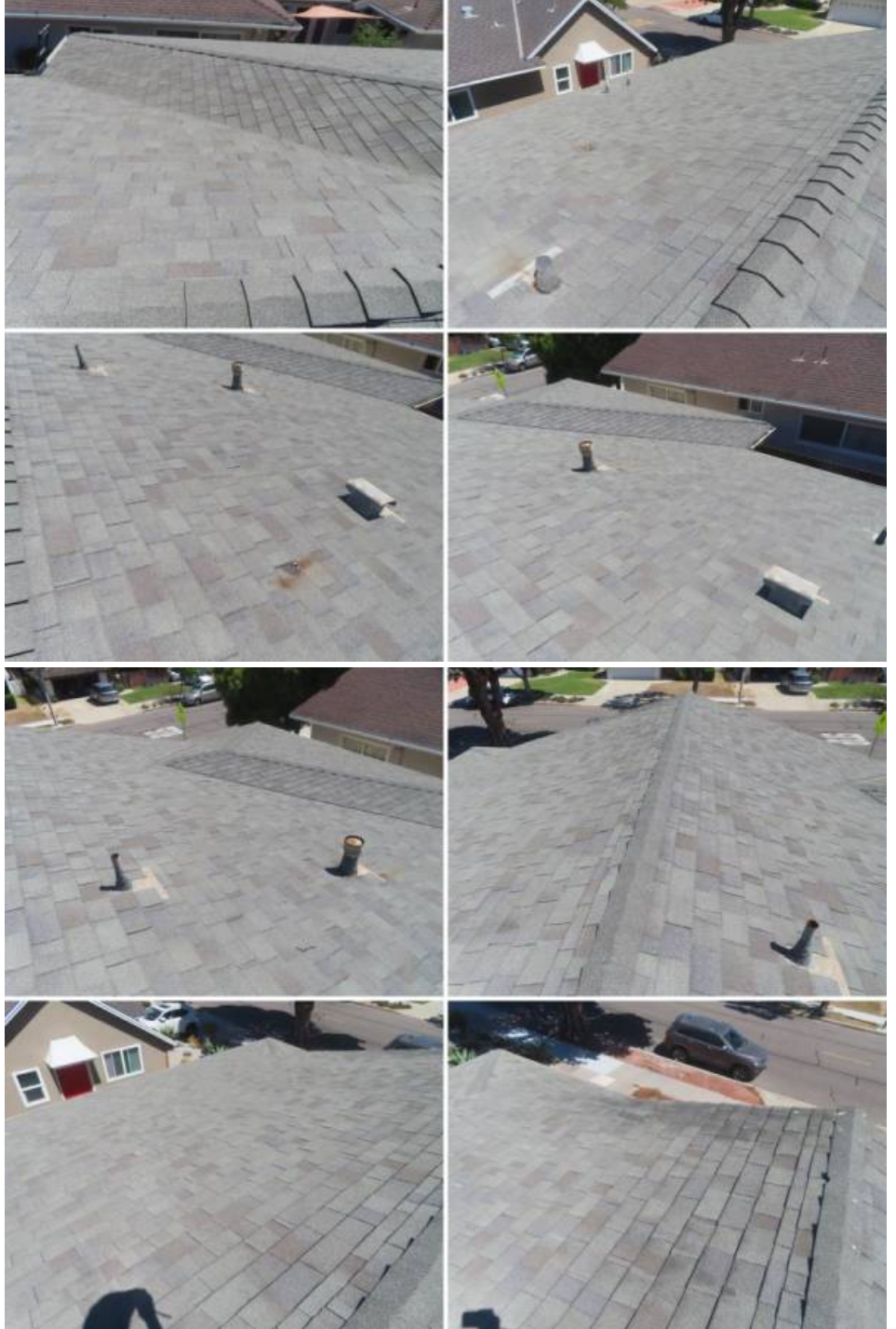
Roof is beginning to wear, roofing materials are washing into the gutters.

MONITOR: Older roof, appears to be at or near the end of its design life. We recommend further evaluation by a licensed roofer and suggest budgeting for a new roof in the near future.











FOUNDATION / FLOOR FRAMING / BASEMENT

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

SLAB FOUNDATION ON GRADE

Location

Part(s) of the structure is on a slab foundation.

Foundation perimeter

Not visible.

Observations

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

UNDER FLOOR SUBAREA

Access opening(s)

South side,
Bedroom closet.
Recommend locking closet access.

Accessibility

SERVICEABLE.



Ventilation

SERVICEABLE.
Type: Screened vents to the exterior.

Observations

Under 522 N west corner of primary bedroom. Clean out on main drain line is open and water spills when draining.

MAINTENANCE: Moisture noted in the sub area.

DEFERRED: Crystalline like substance viewed on the wet earth. This appears to be efflorescence, however, it may also be or contain microbial matter (mold, fungi, etc.). Environmental issues are beyond the scope of our physical inspection. You will need to consult with an environmentalist or industrial hygienist if you have concerns.



PERIMETER FOUNDATION

Description

Concrete.

Anchor bolting

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



Observations

Likely from past plumbing issue.

DEFERRED: Efflorescence noted in the sub area. Efflorescence is a powdery crystalline substance caused by excessive moisture. In severe cases deterioration of the concrete and embedded structural steel products can result.



INTERIOR FOUNDATION

Description

Concrete bearing wall foundation with pier and post for intermediate floor support.

Observations

The piers are deteriorating from the moisture from drain line or past leaks.

DEFERRED: Light to moderate efflorescence noted in the sub area. Efflorescence is a powdery crystalline substance caused by excessive moisture. In severe cases deterioration of the concrete and embedded structural steel products can result.







FLOOR FRAMING

Description

Conventional framing.

Insulation

None installed.

Observations

SERVICEABLE.

ELECTRICAL SYSTEM

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

ELECTRICAL SERVICE

<i>Location</i>	South side of the main structure.
<i>Type of service</i>	Overhead service. 120/240 Volt.
<i>Service conductors</i>	SERVICEABLE. Copper.
<i>Service disconnect</i>	both units. 70 Amp. main breakers.



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



Inspector's comments

522A Power is off. Not operated or tested lights and outlets.

GROUNDING SYSTEM

System ground

SERVICEABLE.

WIRING

Primary type

Copper wires with grounding conductors in metal conduit.
Copper wires with grounding conductor in nonmetallic sheathing.

Interior wiring observations

SERVICEABLE.

Exterior wiring observations

SERVICEABLE.

Attic wiring observations

SERVICEABLE.

Subarea wiring observations

SERVICEABLE.

Garage wiring observations

SERVICEABLE.

LIGHTS AND OUTLETS

Lights and switches

Recommend testing bulbs.
DEFERRED: Some lights or switches were not working or we did not determine what some switches control. We recommend asking the seller if all switches are operational and to replace defective light bulbs so you can verify their operation prior to the close of this transaction.
DEFECTIVE: Light fixture is broken, missing the globe, or is not installed at one or more locations.
522A power is off.



Electrical outlets

522.
SAFETY: Two-pronged, ungrounded, polarized system. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles where needed, especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.
DEFECTIVE: Many 3-prong grounded type receptacles sampled were not properly grounded. Original 2-prong receptacles appear to have been improperly replaced with grounded type receptacles.
522A power is off and 3 pronged outlets not tested.



SUB PANEL

Unit
Location
Branch circuit protection
Panel observations, exterior

522.
Hall cabinet.
Circuit breakers.
522

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade. SAFETY: Circuit breakers are not adequately labeled for area/items served. We recommend permanently labeling each breaker for emergency needs. DEFECTIVE: Panel cover is not adequately attached; missing, stripped or improper screws.



Panel observations, interior

DEFECTIVE: Multiple wires are connected to a circuit breaker lug designed for a single wire only. This condition can compromise the electrical connection and lead to overheating of the wires and is a potential fire hazard.

**SUB PANEL***Unit*

522A.

Location

Inside main panel.

Branch circuit protection

Circuit breakers.

Panel observations, exterior

522A

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

*Panel observations, interior*

SERVICEABLE.



PLUMBING SYSTEM

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

WATER SUPPLY

Main shutoff location

West side of the main structure and street.

Main shutoff valve

Present, not operated.



Building supply line

Copper. Supply line material was based on the visible portion at the main shutoff valve. Water meters are not inspected.

Water lines

Copper.

Type M viewed in sub area.

2 different types of metal touching under 522 kitchen.

DEFECTIVE: Where copper and galvanized pipes are touching together a dielectric spacers, or section of brass pipe must be used to control galvanic corrosion and premature leakage.

DEFERRED: Appears to have been completely re-piped in copper; however, old galvanized lines were left in place as is common practice and we are unable to state with certainty that none of these pipes are currently in use.

Older copper is faded.



Hose faucets

SERVICEABLE: Sampling operated was serviceable.

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



FUNCTIONAL FLOW AND PRESSURE

Water pressure

50 psi.
Regulator present.



Functional flow

SERVICEABLE.

DRAIN, WASTE AND VENT SYSTEM

Type(s) material viewed

Cast iron and galvanized steel risers.
ABS horizontals.

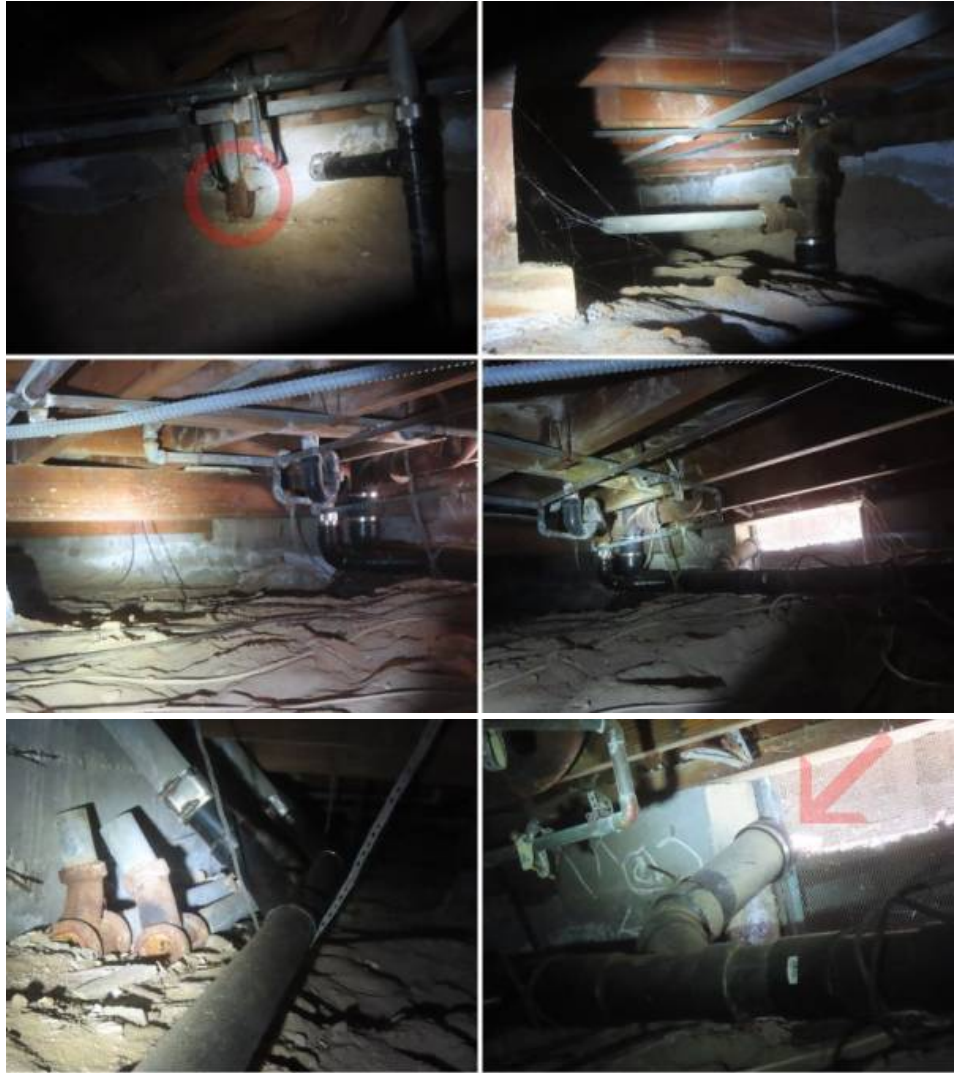
Observations

Plumbing fixtures drained well at the time of our inspection with limited use. We recommend asking the current owner for any history of drain blockage or repair.
DEFECTIVE: Under 522 primary bedroom. Clean out is open and water is draining into the sub area when draining. Recommend a proper sized cap.
DEFERRED: Metal straps on ABS, Plastic straps are to be used to prevent corrosion and sagging.
522 Tub drain.
MONITOR: Excessive corrosion observed on tub drain. Preventive maintenance repairs may be desirable at this time.

MAINTENANCE: While on the roof we noticed a groove in the transite vent pipe that was probably caused by a drain cleaning snake. This may indicate past or recurring blockage in the sewer line. We recommend asking the current owner if there is a history of sewer blockage. You may also wish to obtain a video scan to determine the interior condition of the sewer line (service provided by others).
Clean out at foundation access.







GAS FUEL SYSTEM

Gas shutoff at meter

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

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



Gas lines

DEFERRED: Gas lines in sub area are rusting\corroding from past or present leaks. Recommend further inspection and repairs as needed by a licensed plumber.

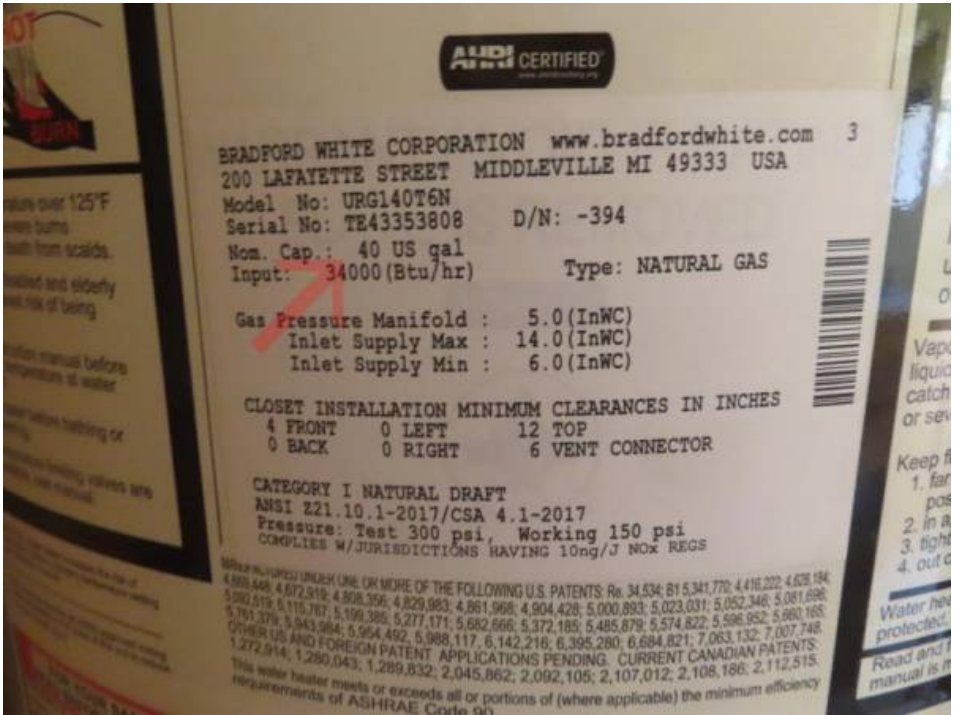


WATER HEATER

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

WATER HEATER 1

Unit 522.
Location Kitchen.
Year of manufacture 2019.



Capacity 40 gallons.
Fuel Natural gas.
Seismic bracing SERVICEABLE.



Safety relief valve

522.

Flex line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.



Vent system

SERVICEABLE.

Top section from ceiling up.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.



Water connections

SERVICEABLE.

Combustion air

SERVICEABLE.

Burner compartment

Closed system.

Additional observations

522.

DEFERRED: Due to concealment we were unable to see if the drain line of the catch pan terminates at the exterior of the building as needed to prevent damage to the structure or personal belongings in the event the water heater begins leaking.

WATER HEATER 2

Unit

522A.

Location

Rear exterior closet.

Capacity

40 gallons.

Fuel

Natural gas.

Seismic bracing

SERVICEABLE.



Safety relief valve

522A.

No line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.



Vent system

SERVICEABLE.

Top section from ceiling up.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.



Water connections

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing

corroded components when observed as preventative maintenance.



Combustion air

Burner compartment

Additional observations

SERVICEABLE.

Closed system.

522A.

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event the water heater leaks.



HEATING & COOLING SYSTEMS

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

HEATING / AIR DISTRIBUTION 1

Unit 522.
Location Hallway to bedrooms.
Type Forced air furnace.



Fuel Natural gas.
Rating BTU/H = 100,000.



Clearance

SERVICEABLE.

Burner

522.

DEFERRED: Excessive rust flakes in the burner chamber may indicate a venting or other defect. We recommend further evaluation by a licensed heating contractor.



Thermostat

SERVICEABLE. Heater responded to thermostat control.



Exhaust flue

SERVICEABLE.

Combustion air

SERVICEABLE.

Blower motor

MAINTENANCE: Accumulated dust viewed on the motor is an indication that the furnace has not been serviced recently. We recommend annual maintenance servicing be done at this time.



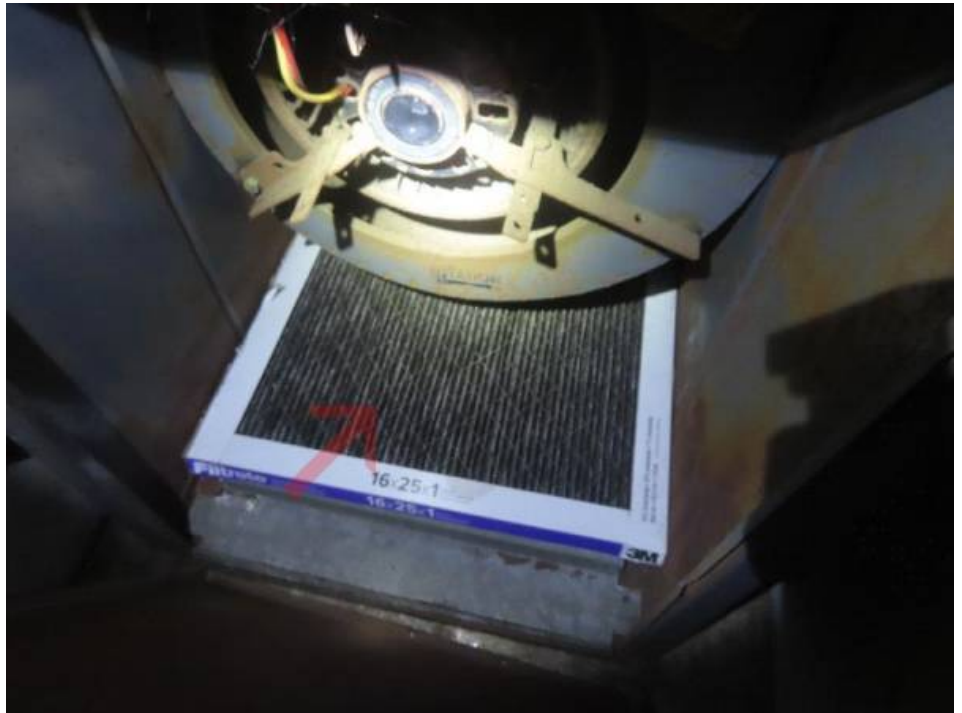


Filter

522.

Located inside the furnace.

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



Return Air

SERVICEABLE.

Plenum

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



Distribution ducts

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



*Inspector's notes*

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

HEATING / AIR DISTRIBUTION 2

Unit 522A.
Location Hallway to bedrooms.
Type Wall furnace.
Fuel Natural gas.
Rating N/A.



Clearance SERVICEABLE.
Burner SERVICEABLE.
Thermostat SERVICEABLE. Heater responded to thermostat control.



Exhaust flue

SERVICEABLE.

FIREPLACE

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

FIREPLACE

Unit 522.
Location Living room.
Type Masonry fireplace.
Firebox observations 522.

DEFECTIVE: No fire screen, or the fire screen is not attached to the fireplace and may be personal property. We recommend installing a fire screen or doors on the fireplace to contain hot embers and prevent items from coming into contact with the fire.



Masonry chimney

MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.
DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.



FIREPLACE

Unit

522A.

Location

Living room.

Type

Masonry fireplace.

Firebox observations

SERVICEABLE. No defects were viewed; appears to be operational from our limited general inspection.

INTERIOR COMPONENTS

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

DOORS

Main entry door

522.

SERVICEABLE.

522A.

SAFETY: Door is a hollow core type. We recommend installing solid core doors at all exterior locations for enhanced security.

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

MAINTENANCE: Dragging on carpet.



Exterior doors

522A.

SERVICEABLE.

MAINTENANCE: Worn screen.

MAINTENANCE: Door finish is weathered or not painted on all sides at one or more doors sampled. We recommend refinishing at this time as needed to preserve the wood. Most door manufacturers require that all six sides must be painted as a warranty requirement.



Sliding glass doors

522.
Kitchen, glass is dirty or faded.



Interior doors

522 Main bath door, damaged.
522A.
MAINTENANCE: Doors delaminating at base.



WINDOWS

Interior observations

SERVICEABLE. At windows sampled.

WALLS AND CEILINGS

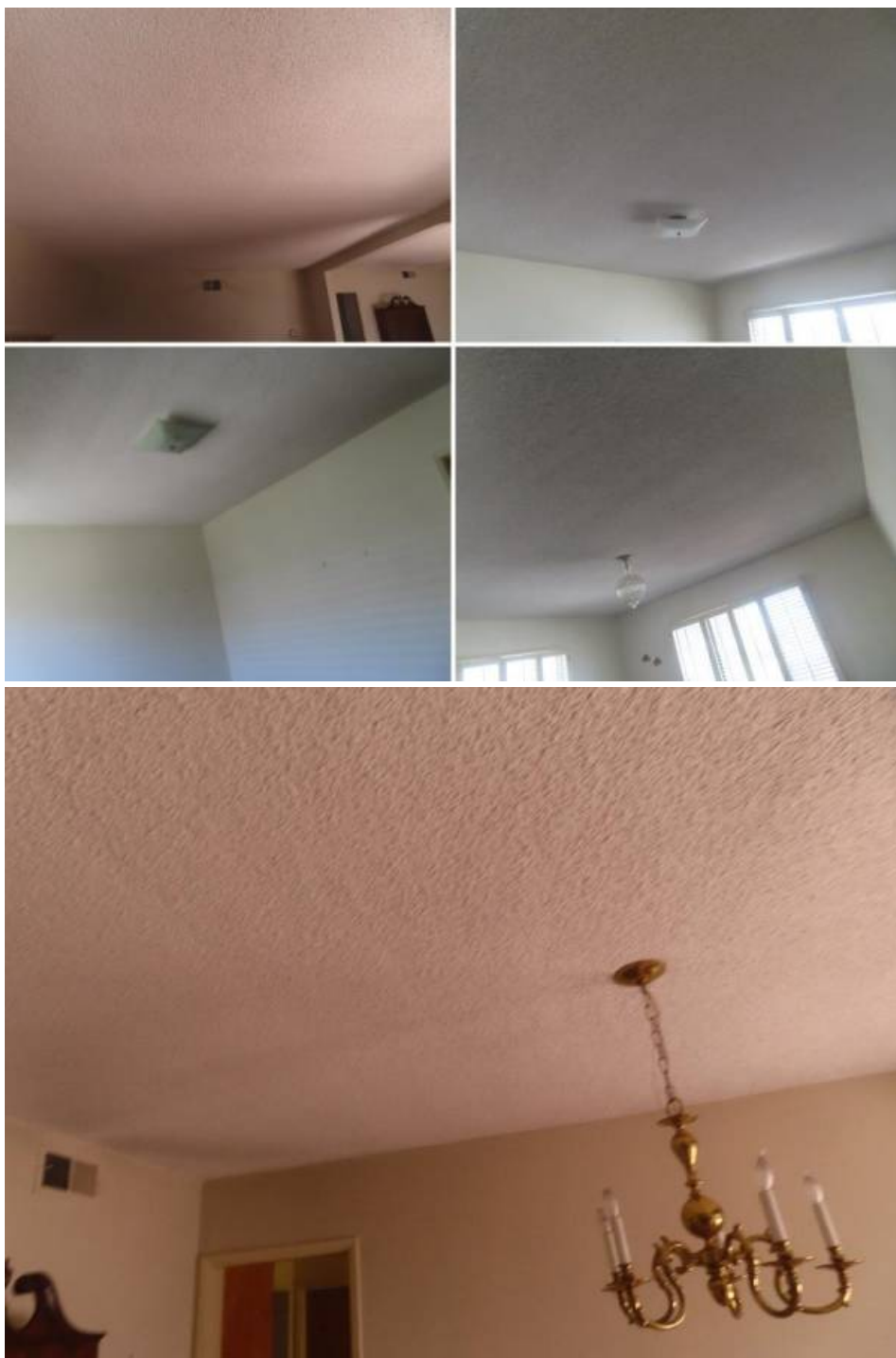
Plaster

SERVICEABLE.

Interior walls/ceiling

Both units.

SAFETY: Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: www.cpsc.gov. We also have that document available as a .pdf file, which we will e-mailed to you upon request.





FLOORING

Vinyl Flooring

Wood or wood-like flooring

SERVICEABLE.

522.

DEFERRED: Insect damage viewed.





Carpeting

522A.
MAINTENANCE: Carpet is worn with some possible fading.



SMOKE ALARMS

Present

both units hall to bedroom, smoke and carbon monoxide present.
522 not attached.

Missing

Both units all bedrooms.

Safety recommendations

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

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

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

KITCHEN

We look at the permanently installed cabinets and countertop surfaces as well as the accessible plumbing and electrical fixtures. Specific built-in cooking appliances as identified in the report were operated for basic function using normal user controls, and only as conditions permitted. We do not inspect small appliances such as toasters, ice makers, coffee-makers, can openers, bread warmers, blenders, instant hot water dispensers, water filters or water conditioning systems.

KITCHEN 1

Unit

522.

Sink

522.

MAINTENANCE: Stained, chipped, or heavy wear noted.



Faucet

SERVICEABLE.

Plumbing below sink

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



Garbage disposal

SERVICEABLE.

Counter tops

Tile.

MAINTENANCE: Caulking is deteriorated. We recommend re-caulking backsplash as needed at this time to prevent water intrusion and subsequent damage.



Cabinets

SERVICEABLE.

Older.





Ground Fault Circuit Interrupters 522.
(GFCI)

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

Range vent

DEFECTIVE: Fan did not respond to user controls.

Free standing range

Electric range.
Right front burner.
DEFECTIVE: One or more burners did not respond to user controls.



KITCHEN 2

Unit

Sink

522A.

522A.

SERVICEABLE.

MAINTENANCE: Stained, heavy wear noted.



Faucet

SERVICEABLE.

Plumbing below sink

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

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



Garbage disposal

Not tested, no power.

Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.



Cabinets

SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

522A.
SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

Range vent

DEFERRED: No power, not operated.

Free standing range

Electric range.

No power, not operated.



BATHROOMS

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

BATHROOM 1

Unit	522.
Description	Main bathroom, Full bath.
Location	Hallway to bedrooms.
Ventilation	522 Louver window. SAFETY: Safety glass label was not present or was not found. We could not determine if the window at the tub or shower is safety glass. Because slipping accidents are common at tubs and showers, we recommend installing safety glass at windows subject to human impact.



Heater	Heat light.
Ground Fault Circuit Interrupters (GFCI)	522. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.



Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

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



Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.



Cabinets

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.



Toilet

MAINTENANCE: Does not flush properly.
DEFECTIVE: Seat is damaged or missing.



Bathtub

MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.



Bathtub enclosure

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

**BATHROOM 2**

<i>Unit</i>	522.
<i>Description</i>	Primary bath. 3/4 Bath.
<i>Location</i>	Bedroom.
<i>Ventilation</i>	522. Louver window. SAFETY: Safety glass label was not present or was not found. We could not determine if the window at the tub or shower is safety glass. Because slipping accidents are common at tubs and showers, we recommend installing safety glass at windows subject to human impact.
<i>Heater</i>	Heat light.
<i>Ground Fault Circuit Interrupters (GFCI)</i>	522. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.
<i>Sink</i>	SERVICEABLE.
<i>Faucet</i>	Cold faucet. MAINTENANCE: Faucet valve is difficult to turn. This can often be repaired by changing worn components such as washers, seats and/or stems. In some instances it may be necessary to replace the fixture.
<i>Plumbing below sink</i>	SERVICEABLE.
<i>Counter tops</i>	Tile. MAINTENANCE: Caulking is deteriorated. We recommend re-caulking backsplash as needed at this time to prevent water intrusion and subsequent damage.
<i>Cabinets</i>	

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.



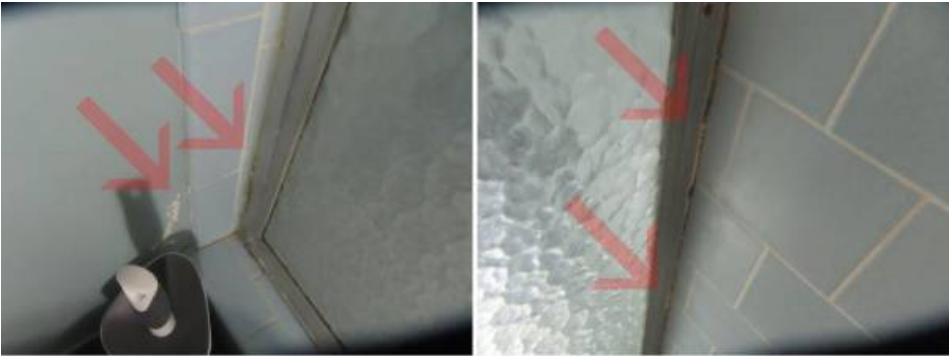
Toilet
Stall shower

Unable to determine if 1.6 low flush.

Shower enclosure

SERVICEABLE.

SERVICEABLE. Safety glazing label viewed.
MAINTENANCE: Needs general re-caulking or the vinyl strip at the bottom of the door needs repair.



BATHROOM 3

Unit
Description
Location
Ventilation

522A.
Full bath.
Hallway to bedrooms.
522A.
Louver window.

SAFETY: Safety glass label was not present or was not found. We could not determine if the window at the tub or shower is safety glass. Because slipping accidents are common at tubs and showers, we recommend installing safety glass at windows subject to human impact.

Heater

Heat light.

Ground Fault Circuit Interrupters (GFCI)

DEFERRED: GFCI protection was not determined or tested because power was off. We recommend verifying GFCI protection prior to the close of this transaction.

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

522A.

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



Counter tops

Tile.

Cabinets

SERVICEABLE.

Toilet

SERVICEABLE.
1.28.

Bathtub

MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.



Bathtub enclosure

MAINTENANCE: Needs general re-caulking.



LAUNDRY

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

LAUNDRY

Unit 522.

Location Kitchen.

Utilities Present 120 volt receptacle. Natural gas. 240 volt clothes dryer receptacle. Two water valves observed (hot and cold we assume; however, valves were not operated). Stand pipe drain. Dryer vent.



Observations

522
DEFERRED: Laundry machines and appliances are not inspected or operated.
DEFERRED: Gas service is capped and not tested.
SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.



Sink

MAINTENANCE: Not adequately attached to the wall. Movement may cause the plumbing to leak.
MAINTENANCE: Stained, heavy wear noted.



Faucet

Plumbing below sink

SERVICEABLE.

SERVICEABLE.

LAUNDRY

Unit

Location

Utilities Present

522A.

Kitchen.

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



Observations

522A.

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

SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.



Ventilation

SERVICEABLE. Window.

ENERGY CONSERVATION

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

RESOURCES FOR LOWERING YOUR ENERGY COSTS

UTILITY BILL, REBATES AND OTHER ASSISTANCE

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

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

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

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

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

HELP FOR LOW INCOME RESIDENTS

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

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

SENIORS AND SPECIAL NEEDS

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

Report Summary

Client:
Megan Bark

Buyers Agent:

Seller's Agent:
Debbie Allen Estate Properties Malaga Cove
work 310-872-4164.

Inspection Address:
522 Ave. F Redondo Beach 90277.

Inspection Date: 07/24/2025.

Inspector: Shawn Foster.

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

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

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

POSSIBLE SAFETY HAZARDS

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

PARKING STRUCTURE

PEDESTRIAN DOORS

Fire door to interior

522.

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

INTERIOR COMPONENTS

SMOKE ALARMS

Missing

Both units all bedrooms.

MAJOR CONCERNS

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

FOUNDATION / FLOOR FRAMING / BASEMENTINTERIOR FOUNDATION*Observations*

The piers are deteriorating from the moisture from drain line or past leaks.

DEFERRED: Light to moderate efflorescence noted in the sub area. Efflorescence is a powdery crystalline substance caused by excessive moisture. In severe cases deterioration of the concrete and embedded structural steel products can result.

ELECTRICAL SYSTEMELECTRICAL SERVICE*Panel observations, exterior*

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

LIGHTS AND OUTLETS*Electrical outlets*

522.

SAFETY: Two-pronged, ungrounded, polarized system. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles where needed, especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

DEFECTIVE: Many 3-prong grounded type receptacles sampled were not properly grounded. Original 2-prong receptacles appear to have been improperly replaced with grounded type receptacles.

522A power is off and 3 pronged outlets not tested.

SUB PANEL*Panel observations, exterior*

522

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

SAFETY: Circuit breakers are not adequately labeled for area/items served. We recommend permanently labeling each breaker for emergency needs.

DEFECTIVE: Panel cover is not adequately attached; missing, stripped or improper screws.

Panel observations, interior

DEFECTIVE: Multiple wires are connected to a circuit breaker lug designed for a single wire only. This condition can compromise the electrical connection and lead to overheating of the wires and is a potential fire hazard.

SUB PANEL*Panel observations, exterior*

522A

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

PLUMBING SYSTEMDRAIN, WASTE AND VENT SYSTEM*Observations*

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

DEFECTIVE: Under 522 primary bedroom. Clean out is open and water is draining into the sub area when draining. Recommend a proper sized cap.

DEFERRED: Metal straps on ABS, Plastic straps are to be used to prevent corrosion and sagging.

522 Tub drain.

MONITOR: Excessive corrosion observed on tub drain. Preventive maintenance repairs may be desirable at this time.

MAINTENANCE: While on the roof we noticed a groove in the transite vent pipe that was probably caused by a drain cleaning snake. This may indicate past or recurring blockage in the sewer line. We recommend asking the current owner if there is a history of sewer blockage. You may also wish to obtain a video scan to determine the interior condition of the sewer line (service provided by others).

Clean out at foundation access.

GAS FUEL SYSTEM*Gas lines*

DEFERRED: Gas lines in sub area are rusting\corroding from past or present leaks. Recommend further inspection and repairs as needed by a licensed plumber.

WATER HEATERWATER HEATER 1*Safety relief valve*

522.

Flex line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.

Vent system

SERVICEABLE.

Top section from ceiling up.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

WATER HEATER 2

Safety relief valve

522A.

No line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.

Vent system

SERVICEABLE.

Top section from ceiling up.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

Water connections

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing corroded components when observed as preventative maintenance.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION 1

Burner

522.

DEFERRED: Excessive rust flakes in the burner chamber may indicate a venting or other defect. We recommend further evaluation by a licensed heating contractor.

Blower motor

MAINTENANCE: Accumulated dust viewed on the motor is an indication that the furnace has not been serviced recently. We recommend annual maintenance servicing be done at this time.

Plenum

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

Distribution ducts

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

Inspector's notes

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

INTERIOR COMPONENTS

WALLS AND CEILINGS

Interior walls/ceiling

Both units.

SAFETY: Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: www.cpsc.gov. We also have that document available as a .pdf file, which we will e-mailed to you upon request.

FLOORING

Wood or wood-like flooring

522.

DEFERRED: Insect damage viewed.

KITCHEN

KITCHEN 1

Ground Fault Circuit Interrupters (GFCI)

522.

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

KITCHEN 2

Ground Fault Circuit Interrupters (GFCI)

522A.

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

BATHROOMS

BATHROOM 1

Ground Fault Circuit Interrupters (GFCI)

522.

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

Plumbing below sink

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

BATHROOM 2

Ground Fault Circuit Interrupters (GFCI)

522.

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

BATHROOM 3

Plumbing below sink

522A.

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

MINOR CONCERNS

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

EXTERIOR COMPONENTS

EXTERIOR WALLS

Ground Fault Circuit Interrupters (GFCI)

522A, power is off.

522, did not trip when tested.

DEFECTIVE: GFCI did not respond to the test button operation at one or more locations.

TRIM AND EAVES

Trim

Entry post.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

Electrical doors are bowed and don't close properly.

Fascias

South side, peeling in 1 area.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

WINDOWS

Observations

MAINTENANCE: Screen was damaged at one or more windows sampled.

MAINTENANCE: Metal frame is corroded at one or more windows sampled. We recommend further evaluation by a licensed window installer.

GROUPS

GATES AND FENCES

Gates

SERVICEABLE.

East rubs slightly.

MAINTENANCE: Needs adjusting or minor repair.

DRIVEWAY / WALKS / SLABS

Concrete

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other

conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.

Brick

522 entry.

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

PLANTERS / HARDSCAPING

Planters

DEFECTIVE: Large cracks. We recommend further evaluation by a licensed masonry contractor. Where displacement is caused by tree roots we recommend consulting with a licensed landscaping contractor or arborist for remedial advice.

EXCLUDED ITEMS

Present, not inspected

Lawn or landscape sprinkler system(s).

PARKING STRUCTURE

INTERIOR

Interior surfaces

DEFERRED: Moisture stains noted at the ceiling/walls were dry at the time of our inspection. We could not determine if the stains are from an intermittent or repaired leak.

ROOF COMPONENTS

ATTIC

Framing

SERVICEABLE.

Conventional framing.

1x6 sheathing.

DEFERRED: Water stains viewed. We can't tell the age of stains from appearance, or if they are from a previous leak or a current leak. Also see roof covering notes below for additional information.

Insulation

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

Observations

DEFERRED: Old roofing debris, rock has fallen when re roofed.

DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters

Not fully guttered, partial system only.

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

Roofing crystals and dirt are filling gutters.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.

FLASHINGS*Flashings*

SERVICEABLE.

Chimney.

MAINTENANCE: Mastic is cracked/deteriorated at the pipe penetrations. We recommend applying fresh mastic as needed at this time to prevent leakage.

COMPOSITION SHINGLES*Observations*

Roof is beginning to wear, roofing materials are washing into the gutters.

MONITOR: Older roof, appears to be at or near the end of its design life. We recommend further evaluation by a licensed roofer and suggest budgeting for a new roof in the near future.

FOUNDATION / FLOOR FRAMING / BASEMENT**UNDER FLOOR SUBAREA***Observations*

Under 522 N west corner of primary bedroom. Clean out on main drain line is open and water spills when draining.

MAINTENANCE: Moisture noted in the sub area.

DEFERRED: Crystalline like substance viewed on the wet earth. This appears to be efflorescence, however, it may also be or contain microbial matter (mold, fungi, etc.). Environmental issues are beyond the scope of our physical inspection. You will need to consult with an environmentalist or industrial hygienist if you have concerns.

PERIMETER FOUNDATION*Observations*

Likely from past plumbing issue.

DEFERRED: Efflorescence noted in the sub area. Efflorescence is a powdery crystalline substance caused by excessive moisture. In severe cases deterioration of the concrete and embedded structural steel products can result.

ELECTRICAL SYSTEM**ELECTRICAL SERVICE***Inspector's comments*

522A Power is off. Not operated or tested lights and outlets.

LIGHTS AND OUTLETS*Lights and switches*

Recommend testing bulbs.

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

DEFECTIVE: Light fixture is broken, missing the globe, or is not installed at one or more locations.
522A power is off.

PLUMBING SYSTEM**WATER SUPPLY***Water lines*

Copper.

Type M viewed in sub area.

2 different types of metal touching under 522 kitchen.

DEFECTIVE: Where copper and galvanized pipes are touching together a dielectric spacers, or section of brass pipe must be used to control galvanic corrosion and premature leakage.

DEFERRED: Appears to have been completely re-piped in copper; however, old galvanized lines were left in place as is common practice and we are unable to state with certainty that none of these pipes are currently in use.

Older copper is faded.

Hose faucets

SERVICEABLE: Sampling operated was serviceable.

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

GAS FUEL SYSTEM

Gas shutoff at meter

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

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

WATER HEATER

WATER HEATER 1

Additional observations

522.

DEFERRED: Due to concealment we were unable to see if the drain line of the catch pan terminates at the exterior of the building as needed to prevent damage to the structure or personal belongings in the event the water heater begins leaking.

WATER HEATER 2

Additional observations

522A.

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event the water heater leaks.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION 1

Filter

522.

Located inside the furnace.

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

FIREPLACE

FIREPLACE

Firebox observations

522.

DEFECTIVE: No fire screen, or the fire screen is not attached to the fireplace and may be personal property. We recommend installing a fire screen or doors on the fireplace to contain hot embers and prevent items from coming into contact with the fire.

Masonry chimney

MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.

DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.

INTERIOR COMPONENTS

DOORS

Main entry door

522.

SERVICEABLE.

522A.

SAFETY: Door is a hollow core type. We recommend installing solid core doors at all exterior locations for enhanced security.

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

MAINTENANCE: Dragging on carpet.

Exterior doors

522A.

SERVICEABLE.

MAINTENANCE: Worn screen.

MAINTENANCE: Door finish is weathered or not painted on all sides at one or more doors sampled. We recommend refinishing at this time as needed to preserve the wood. Most door manufacturers require that all six sides must be painted as a warranty requirement.

Sliding glass doors

522.

Kitchen, glass is dirty or faded.

Interior doors

522 Main bath door, damaged.

522A.

MAINTENANCE: Doors delaminating at base.

FLOORING

Carpeting

522A.

MAINTENANCE: Carpet is worn with some possible fading.

KITCHEN

KITCHEN 1

Sink

522.

MAINTENANCE: Stained, chipped, or heavy wear noted.

Plumbing below sink

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

Counter tops

Tile.

MAINTENANCE: Caulking is deteriorated. We recommend re-caulking backsplash as needed at this time to prevent water intrusion and subsequent damage.

Range vent

DEFECTIVE: Fan did not respond to user controls.

Free standing range

Electric range.

Right front burner.

DEFECTIVE: One or more burners did not respond to user controls.

KITCHEN 2

Sink

522A.

SERVICEABLE.

MAINTENANCE: Stained, heavy wear noted.

Plumbing below sink

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

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

Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.

BATHROOMS

BATHROOM 1

Ventilation

522

Louver window.

SAFETY: Safety glass label was not present or was not found. We could not determine if the window at the tub or shower is safety glass. Because slipping accidents are common at tubs and showers, we recommend installing safety glass at windows subject to human impact.

Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.

Cabinets

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.

Toilet

MAINTENANCE: Does not flush properly.

DEFECTIVE: Seat is damaged or missing.

Bathtub

MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.

Bathtub enclosure

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

BATHROOM 2*Ventilation*

522.

Louver window.

SAFETY: Safety glass label was not present or was not found. We could not determine if the window at the tub or shower is safety glass. Because slipping accidents are common at tubs and showers, we recommend installing safety glass at windows subject to human impact.

Faucet

Cold faucet.

MAINTENANCE: Faucet valve is difficult to turn. This can often be repaired by changing worn components such as washers, seats and/or stems. In some instances it may be necessary to replace the fixture.

Counter tops

Tile.

MAINTENANCE: Caulking is deteriorated. We recommend re-caulking backsplash as needed at this time to prevent water intrusion and subsequent damage.

Cabinets

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.

Toilet

Unable to determine if 1.6 low flush.

Shower enclosure

SERVICEABLE. Safety glazing label viewed.

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

BATHROOM 3*Ventilation*

522A.

Louver window.

SAFETY: Safety glass label was not present or was not found. We could not determine if the window at the tub or shower is safety glass. Because slipping accidents are common at tubs and showers, we recommend installing safety glass at windows subject to human impact.

Ground Fault Circuit Interrupters (GFCI)

DEFERRED: GFCI protection was not determined or tested because power was off. We recommend verifying GFCI protection prior to the close of this transaction.

Bathtub

MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.

Bathtub enclosure

MAINTENANCE: Needs general re-caulking.

LAUNDRY

LAUNDRY

Observations

522

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

DEFERRED: Gas service is capped and not tested.

SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.

Sink

MAINTENANCE: Not adequately attached to the wall. Movement may cause the plumbing to leak.

MAINTENANCE: Stained, heavy wear noted.

LAUNDRY

Observations

522A.

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

SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.

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