

Inspection Report

Mary Lee Boyance

Property Address:
531 Esplanade #901
Redondo Beach CA 90277



Subject Property

Professional Inspection Network

Christopher Vella
5267 Warner Ave #212
Huntington Beach, CA 92649
714-726-6746
800-454-6630

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[Summary.....6](#)

[4 Heating / Central Air Conditioning.....11](#)

[5 Plumbing System.....13](#)

[6 Electrical System15](#)

[7 Insulation and Ventilation.....17](#)

[8 Interiors18](#)

[10 Built-In Kitchen Appliances26](#)

General Info

Property Address 531 Esplanade #901 Redondo Beach CA 90277	Date of Inspection 1/9/2023	Report ID 20230109-531-Esplanade-901
Customer(s) Mary Lee Boyance	Time of Inspection 12:00 PM	Real Estate Agent Zak Kuczynski The Rivera Group

Inspection Details

In Attendance: Buyer's Agent and Seller's Agent	Type of building: Condominium	Approximate age of building(s): 49 Years Old
Building(s) Faces: East	Temperature: Below 65 (F) = 18 (C)	Weather: Rain
Ground/Soil surface condition: Wet	Rain in last 3 days: Yes	Radon Test: No
Water Test: No		

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Major Concern: = Denotes a major improvement recommendation that is uncommon for a home of this age or location.

Safety Issue: = Denotes an observation or recommendation that is considered an immediate health and safety concern.

Repair or Replace: = Denotes the item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Improve: = Denotes improvements that should be anticipated over a short term.

Monitor: = Denotes an area where further investigations and/or monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information. Improvements cannot be determined until further investigations or observations are made.

Inspected = The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

SCOPE OF THE INSPECTION:

Professional Inspection Network endeavors to perform all inspections in substantial compliance with the Standards of Practice of the California Real Estate Inspector Association (CREIA). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the CREIA Standards of Practice. When systems or components designated in the CREIA

Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. Our company makes no representation as to the condition of these areas that were not inspected.

This condominium is an older condominium and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new condominium and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the condominium inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

The residential dwelling unit appears to be part of a complex that is managed and maintained by a Home Owners Association(HOA). This inspection will be limited to a visual evaluation of the systems and components located within the unit inspected. The current condition of the "common elements" such as, but not limited to, crawl spaces, attic spaces, roofing, stairs, landings, porches, hallways, walks, balconies, decks, patios, pools, spas, recreational areas/equipment, elevators, utility metering, parking stalls/ports, building site conditions, structural stability, lot drainage systems, and all common areas on the property are outside of our Standards of Practice not considered to be part of this inspection report. Any comments made regarding these have been made as a courtesy only, and should be addressed to the HOA or their representative.

As with all buildings, ongoing maintenance is required and improvements to the systems and components of this unit will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect condominium.

By Jan. 1st 2025, multi-unit residential buildings consisting of three or more dwelling units with Elevated Exterior Elements ('EEE'= balconies, decks, stairways, common walkways) greater than 6-feet above the ground are required to have inspections completed of these elements by independent specialists given the well documented issues related to water damage, poor ventilation of the framing cavities and improper repairs which can significantly compromise these assemblies resulting in failure and injuries. The HOA should be consulted as to their awareness of these inspection requirements. Structural corrections to EEE can be extensive and exceed reserve funds where special assessments may be needed.

Summary

Professional Inspection Network

5267 Warner Ave #212
Huntington Beach, CA 92649
714-726-6746
800-454-6630

Customer
Mary Lee Boyance

Address
531 Esplanade #901
Redondo Beach CA 90277

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Summary

Hot Water Systems, Controls, Flues and Vents

1. (1) **Improve/Safety Issue:** The water heater Temperature and Pressure Relief valve discharge pipe terminates inside of the home. Although acceptable at the time of original construction, the current building standards require that the discharge pipe be routed to the exterior of the home and terminate in a safe location. Also, PVC is not approved for hot water use. Recommend repair by a qualified person.



Item 1 - Item 1(Picture) Plumbing System

Walls and Ceilings

2. (1) **Repair or Replace:** Evidence of water damage/water intrusion was observed at the first floor East interior wall adjacent to the window frame. A higher than average moisture reading was observed in this location. This would suggest that the window is leaking. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the

scope of this inspection. Suggest further investigations and repair by a qualified contractor.



Item 2 - Item 1(Picture) Interiors



Item 2 - Item 2(Picture) Interiors

3. (2) **Repair or Replace:** Evidence of water damage/water intrusion was observed at the primary bedroom ceiling along the North-West corner. A higher than average moisture reading was observed in this location. This would suggest that an active leak(s) is present. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair by a qualified contractor.



Item 3 - Item 1(Picture) Interiors

4. (3) **Repair or Replace:** Evidence of water damage/water intrusion was observed at the first floor East interior wall adjacent to the window frame. This appears to be from water leaking from the shower door and/opening and closing of the shower door. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair by a qualified contractor.



Item 4 - Item 1(Picture) Interiors



Item 4 - Item 2(Picture) Interiors

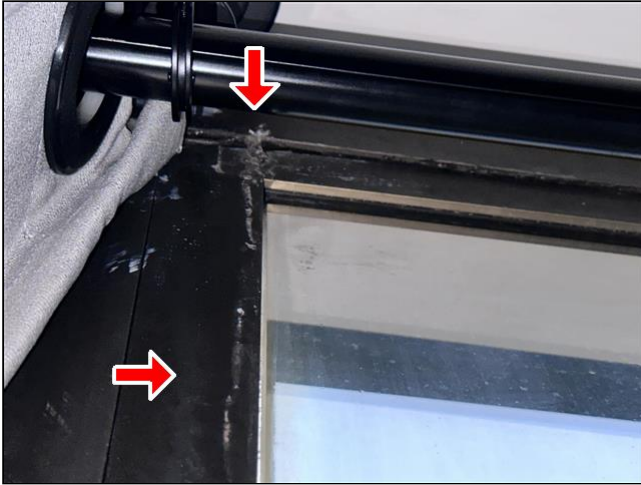
5. (4) **Repair/Replace/Monitor:** Evidence of water damage was observed at the wall adjacent to the water heater. Water damage appears to be from a past leak. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair by a qualified contractor.



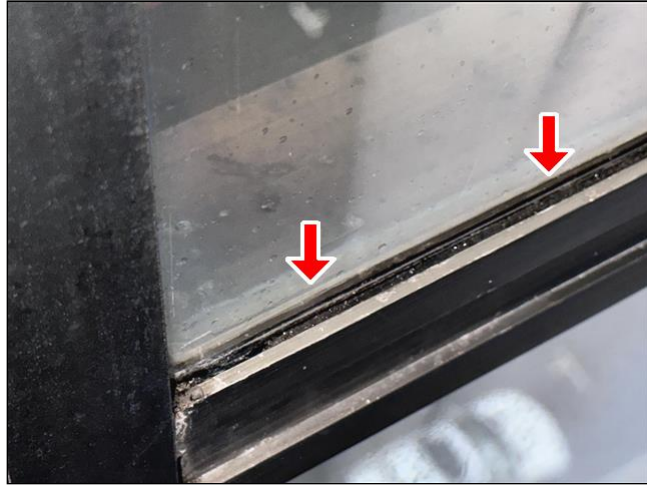
Item 5 - Item 1(Picture) Interiors

Windows (representative number)

6. **Repair or Replace:** The second floor South bedroom front wall windows are leaking. Water staining and current water was observed on the interior side of the windows. Also, water staining was observed at the baseboard adjacent to the window frame. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair/replacement of the windows by a qualified contractor.



Item 6 - Item 1(Picture) Interiors



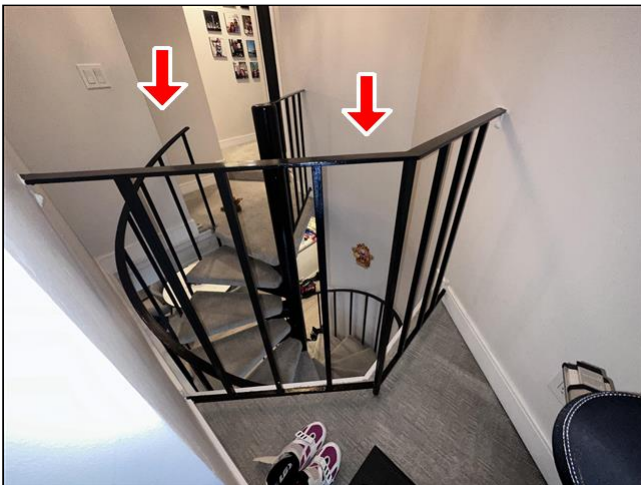
Item 6 - Item 2(Picture) Interiors



Item 6 - Item 3(Picture) Interiors

Steps, Stairways, Balconies and Railings

7. **Safety Issue:** The spacing between the stairway railing and second floor hallway railing are large enough to allow a small animal or child to fall through. Although acceptable at the time of original construction, the spacing between the railing does not comply with today's building standards.



Item 7 - Item 1(Picture) Interiors

Bathroom(s)

8. (1) **Repair or Replace:** The grout/caulking at the primary bathroom shower floor to wall intersection is in need of repair and/or replacement to prevent water damage/moisture intrusion.



Item 8 - Item 1(Picture) Interiors



Item 8 - Item 2(Picture) Interiors

9. (2) **Monitor:** The testing of shower pan systems are beyond the scope of this inspection. A shower pan is a waterproof barrier that is made of various materials. Typically, they are placed under the tiles of a shower or tub so that they can catch the water and direct it to the drain. It is suggested that all shower pan systems throughout the home be further investigated by a qualified plumber to verify the presence of any leaks that will require repair within the inspection contingency period.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Christopher Vella

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Heat Type: Electric Wall Heater(s)	Heater Location: Living Room Bedroom(s)	Energy Source: Electric
Number of Heat Systems (excluding wood): Three	Heater System Brand: AXEMAN-ANDERSON	Heater System Age: UNKNOWN
BTU's: UNKNOWN		

Items

4.0 Heating Equipment

Comments: Monitor

(1) **Safety Issue:** Smoke was observed when operating the second floor South bedroom electrical wall heater. This appears to be from dust/hair. It is suggested that the electric wall heater be cleaned prior to operation.



4.0 Item 1(Picture) Heating/Central Air

(2) **Monitor:** The living room electric wall heater furnace was operational and produced heat at time of

inspection.



4.0 Item 2(Picture) Heating/Central Air

(3) **Monitor:** The living room decorative electric wall heater furnace was operational and produced heat at time of inspection.



4.0 Item 3(Picture) Heating/Central Air

4.2 Operating Controls/Thermostat

Comments: Inspected

.....
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source: Public	Water Filters: (We do not inspect filtration systems)	Plumbing Water Supply (Main Line): Not Visible
Plumbing Water Distribution: Copper	Washer Drain Size: Not visible	Plumbing Waste: Not Visible
Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Location: Concealed hallway panel
Water Heater Manufacturer: STATE	Water Heater Suspected Age: 5 Years Old	

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

5.2 Hot Water Systems, Controls, Flues and Vents

Comments: Safety Issue

(1) **Improve/Safety Issue:** The water heater Temperature and Pressure Relief valve discharge pipe terminates inside of the home. Although acceptable at the time of original construction, the current building standards require that the discharge pipe be routed to the exterior of the home and terminate in a safe location. Also, PVC is not approved for hot water use. Recommend repair by a qualified person.



5.2 Item 1(Picture) Plumbing System

(2) **Note/Monitor:** The water heater was operational and produced hot water at time of inspection.



5.2 Item 2(Picture) Plumbing System

5.6 Main Water Shut-off Device

Comments: Monitor

Monitor: Unable to locate the main water shut off valve for the unit at the time of the inspection. Suggest asking the current home owner or HOA as to its location.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors: Below Ground 120/240 Volt	Panel Type: Circuit Breakers	Panel Capacity: 100 AMP
Main Disconnect/Panel: Located: Exterior/Carport	Electric Panel Manufacturers: MURRAY	Branch Circuit Panel(s): Located: Interior Wall
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex Conduit	Grounding: Ground Connection Not Located
Outlets: Grounded	Ground Fault Circuit Interrupter: Kitchen Bathroom(s)	Arc Fault Circuit Interrupter: None Found

Items

- 6.0 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panels, Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Comments: Inspected
- 6.1 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Comments: Inspected
- 6.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside and outside of the home) Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures.
Comments: Inspected
- 6.4 Location of Main and Distribution Panels
Comments: Inspected

Inspected: The main electrical service disconnect is located at the exterior. The electrical sub-panel is located at the interior wall of the condominium.



6.4 Item 1(Picture) Electrical System

6.5 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

6.6 AFCI (ARC Fault Circuit Interrupters)

Comments: Improve, Monitor

Improve/Monitor: It should be noted that the building's electrical system was not equipped with branch circuit Arc-Fault-Interrupter protection device(s) controlling all electrical outlets in the family room, dining room, living room, parlors, libraries, dens, bedrooms sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. It is recommended that consideration be given to having this important electrical protection installed by a qualified electrician.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical components concealed behind finished surfaces could not be inspected.

Only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Dryer Power Source:	Dryer Vent:
220 Electric	None

Items

7.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Improve

Improve/Monitor: The laundry dryer lack a vent to the exterior of the condominium.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

An analysis of indoor air quality is beyond the scope of this inspection.

Any estimates of insulation R-values or depths are rough average values.

No access was gained to the roof cavity of the sloped ceilings.

Insulation within the roof or ceiling cavities obstructs viewing of structural members, light fixtures and electrical connections.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.



Interiors



Interiors



Interiors



Interiors



Interiors



Interiors

Styles & Materials

Ceiling Materials:

- Gypsum Board
- Plaster

Interior Doors:

- Wood

Countertop:

- Quartz

Wall Material:

- Gypsum Board
- Plaster

Window Types:

- Single pane
- Sliders
- Metal

Floor Covering(s):

- Tile
- Wood Laminate

Cabinetry:

- Wood

Items

8.0 Interiors

Comments: Monitor

Monitor: Personal belongings blocked access to some electrical receptacles and switches, interior surfaces, inside bathroom, kitchen and interior cabinets, and other components. Windows blocked by furnishings or other personal items cannot be tested for function. Any such components that are inaccessible are excluded from this inspection report.-Concealed damage to component(s) may be present. Inspecting components and surfaces prior to the close of the inspection contingency period should be done by a qualified technician.

8.1 Walls and Ceilings

Comments: Repair or Replace

(1) **Repair or Replace:** Evidence of water damage/water intrusion was observed at the first floor East interior wall adjacent to the window frame. A higher than average moisture reading was observed in this location. This would suggest that the window is leaking. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair by a qualified contractor.



8.1 Item 1(Picture) Interiors



8.1 Item 2(Picture) Interiors

(2) **Repair or Replace:** Evidence of water damage/water intrusion was observed at the primary bedroom ceiling along the North-West corner. A higher than average moisture reading was observed in this location. This would suggest that an active leak(s) is present. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair by a qualified contractor.



8.1 Item 3(Picture) Interiors

(3) **Repair or Replace:** Evidence of water damage/water intrusion was observed at the first floor East interior wall adjacent to the window frame. This appears to be from water leaking from the shower door and/opening and closing of the shower door. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair by a qualified contractor.



8.1 Item 4(Picture) Interiors



8.1 Item 5(Picture) Interiors

(4) **Repair/Replace/Monitor:** Evidence of water damage was observed at the wall adjacent to the water heater. Water damage appears to be from a past leak. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this

location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair by a qualified contractor.



8.1 Item 6(Picture) Interiors

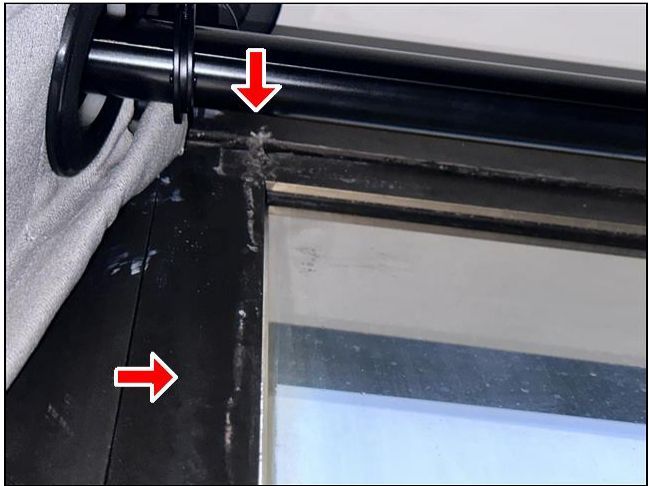
8.2 Floors

Comments: Inspected

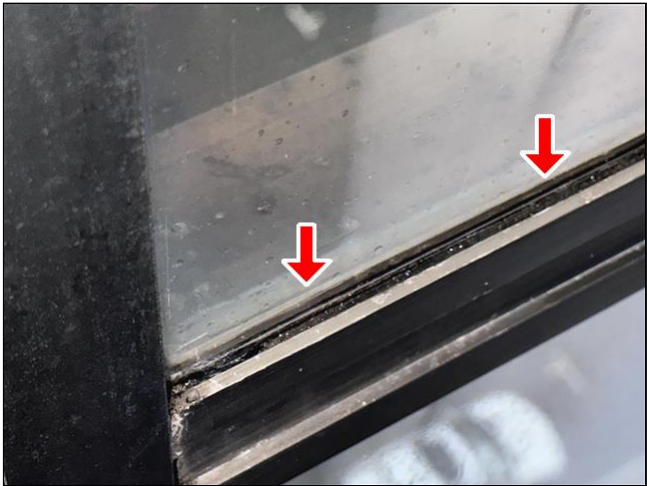
8.3 Windows (representative number)

Comments: Repair or Replace

Repair or Replace: The second floor South bedroom front wall windows are leaking. Water staining and current water was observed on the interior side of the windows. Also, water staining was observed at the baseboard adjacent to the window frame. The source of the leak(s) should be identified and repairs performed as necessary. Areas of past and present moisture are favorable for growing many fungal like organisms. There is an extra risk of hidden damage/fungus/mold to be present in this location. The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. Suggest further investigations and repair/ replacement of the windows by a qualified contractor.



8.3 Item 1(Picture) Interiors



8.3 Item 2(Picture) Interiors



8.3 Item 3(Picture) Interiors

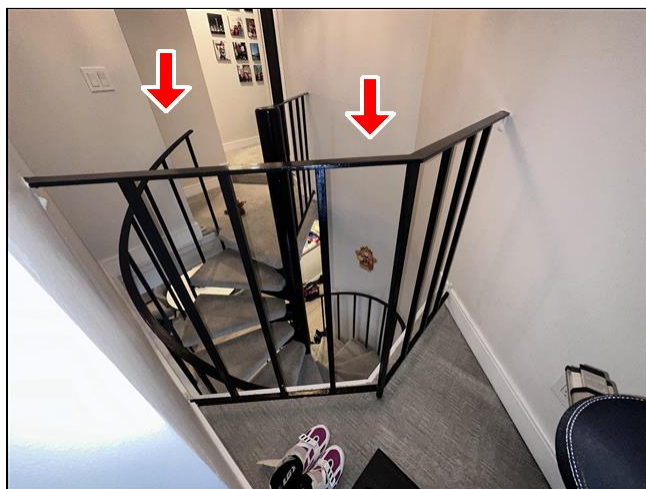
8.4 Doors (representative number)

Comments: Inspected

8.5 Steps, Stairways, Balconies and Railings

Comments: Safety Issue

Safety Issue: The spacing between the stairway railing and second floor hallway railing are large enough to allow a small animal or child to fall through. Although acceptable at the time of original construction, the spacing between the railing does not comply with today's building standards.



8.5 Item 1(Picture) Interiors

8.6 Counters and Cabinets (representative number)

Comments: Inspected

8.9 Bathroom(s)

Comments: Repair or Replace, Monitor

(1) **Repair or Replace:** The grout/caulking at the primary bathroom shower floor to wall intersection is in need of repair and/or replacement to prevent water damage/moisture intrusion.



8.9 Item 1(Picture) Interiors



8.9 Item 2(Picture) Interiors

(2) **Monitor:** The testing of shower pan systems are beyond the scope of this inspection. A shower pan is a waterproof barrier that is made of various materials. Typically, they are placed under the tiles of a shower or tub so that they can catch the water and direct it to the drain. It is suggested that all shower pan systems throughout the home be further investigated by a qualified plumber to verify the presence of any leaks that will require repair within the inspection contingency period.

8.11 Smoke Detectors & Carbon Monoxide Detectors

Comments: Monitor

(1) **Smoke Detectors:** Commentary

1. Test smoke alarms monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.

2. Smoke alarms should be replaced when ownership is assumed, when they fail to respond to testing, every 10 years. The radioactive element in ionization smoke alarms will decay beyond usability within 10 years. Ten year old detectors are less than 50% effective.

3. Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.

4. Never disable a smoke alarm. Use the alarms silencing feature to stop nuisance or false alarms triggered by cooking smoke or replaces.

5. Parents should stage periodic night-time re drills to assess whether their children will awaken from the alarm and respond appropriately.

6. Smoke alarms should be installed in the following locations: on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms; in each bedroom, as most res occur during sleeping hours; in the basement, preferably on the ceiling near the basement stairs; in the garage, due to all the combustible

materials commonly stored there; on the ceiling or on the wall with the top of the detector no less than 12 inches from the intersection on each level within a building, including basements and cellars, but not crawlspaces or uninhabited attics.

7. A qualified professional should be used to install smoke detectors that are hard wired to the house electrical system.

(2) **Carbon Monoxide Detectors:** California Requirements

California law requires that as of July 1, 2011, all existing single-family dwellings have no less than one carbon monoxide detector per level installed inside the home.

8.12 Environmental Issues

Comments: Monitor

(1) **Monitor:** Based on the age of this building, there is a possibility that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report.

(2) **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.

(3) **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

(4) **Monitor:** The identification of molds, fungus and other microbial organisms is outside the scope of this inspection. We suggest a qualified environmental specialist should be retained to evaluate the surfaces and make further recommendations. Testing and remediation of mold growth can only be accomplished by a qualified environmental specialist. If strict protocol is not followed, spores can be released into the interior of the building and may create a health hazard for those with low tolerances to such organisms.

.....
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Smoke detectors were inspected for location only. For future reference, testing with only button verifies battery and alarm function, not capacity to detect smoke. We advise testing all smoke detectors as per manufacturer before occupying the building and regularly there after.

Carbon monoxide detectors were inspected for location only. For future reference, testing button verifies battery and alarm function, not device's capacity to detect carbon monoxide. We advise testing all carbon monoxide detectors as per manufacturers directions before occupying the building and regularly there after.

The interior surface appears to have been painted recently. Unable to determine if further water stains or other evidence of leakage has been covered over. Refer to written explanation of sellers regarding any other previous leakage occurrences.

Please also understand that the pictures used within report are intended to help identify defective conditions. The photos do not represent all areas where such defects are present on property. Recommend that servicing contractors/individuals make a thorough review of property conditions and provide written costs to cure for all repair needed. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

10. Built-In Kitchen Appliances

The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles or functions on appliances is outside the scope of a home inspection, but is recommended prior to the close of escrow. FURTHER RECOMMENDATION: Obtain a Home Warranty Protection Policy to insure against the failure of any appliance that may occur after taking possession of the home.



Appliances



Appliances



Appliances



Appliances

Items

10.0 Dishwashers

Comments: Inspected

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

10.4 Food Waste Disposer

Comments: Inspected

10.5 Microwave Cooking Equipment

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Self-cleaning oven noted, not tested. Determining whether the self-cleaning cycle of oven, timers, or correct temperature calibration of oven controls to oven temperature are operational is beyond the scope of this inspection. Refer to seller and owners manual for further review.

Product recalls and consumer product safety alerts are added almost daily. If the client is concerned about appliances or other items installed in the home that may be on such lists, the client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or www.recalls.gov for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.