Titus
Inspections

Inspection Report

Jack Cummings

Property Address:
2121 Marshallfield Ln Unit A
2121 Marshalfield Ln Unit B
Redondo Beach CA 90278

Titus Inspections

Dean Nielsen
711 Meyer Lane
Redondo Beach Ca 90278
310-427-5197

Table of Contents

General Info

Property Address	Date of Inspection	Report ID
2121 Marshallfield Ln Unit A 2121 Marshalfield Ln Unit B Redondo Beach CA 90278	8/26/2025	250826-01
Customer(s)	**Time of Inspection**	**Real Estate Agent**
Jack Cummings	09:00 AM	Jack Cummings

Inspection Details

Style of Home:	Home Faces:	Age Of Home:
Multi-Family, Duplex	South	Built in 1951, Over 50 Years
Square Footage:	**Weather:**	**Temperature:**
2,166	Cloudy	Over 75
Rain in last 3 days:	**Client Is Present:**	**Home Occupied:**
No	No, Listing agent only	Yes

Inspection Type:
Real Estate Transaction

Comment Key & Definitions

Comment Key or Definitions

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

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

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

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

This home is older than 50 years 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 home 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 home 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.

Home was built prior to 1978. Homes built prior to 1978 may have building materials that contain Lead and/or Asbestos. This Home Inspection does not test for such materials. Inspector will note if suspect materials are in damaged condition at time of inspection. The only way to know if such materials used in home have Lead or Asbestos is to have an additional inspection by a qualified Environmental Specialist who takes physical samples and have the samples analyzed.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

Home was occupied at time of inspection. While inspector makes every effort to inspect all areas of home, some areas may not have been inspected due to personal belongings. It is common for minor wall damage to occur during the time current tenants move personal belongings out of home.

2121 Marshallfield Ave unit A and B is an attached duplex with detached garage.

2121 Marshallfield Ave unit A: 3 bedroom, 2 bathroom, Home was occupied.

2121 Marshallfield Ave unit A: 2 bedroom, 1 bathroom, Home was occupied.

1. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style:
Cement Stucco
Wood Panel

Siding Material:
Wood

Exterior Entry Doors:
Wood
Sliding Glass Door
Screen Door

Appurtenance:
Patio
Porch

Window Material:
Metal

Fence/Gate Material:
Wood

Retaining Wall:
Cinderblock
(stucco finish)

Walkways:
Concrete

Driveway:
Concrete
Shared access

		IN	NI	NP	RR
1.0	Wall Covering, Flashing and Trim				•
1.1	Eaves Soffits and Fascia	•			
1.2	All Exterior Doors				•
1.3	Windows (a representative number)	•			
1.4	Exterior Closet				•
1.5	Gates, Fences, Walls				•
1.6	Adjacent Walkways and Driveways				•
1.7	Stairs, Steps, Stoops, Stairways and Ramps	•			
1.8	Railings, Guards and Handrails	•			
1.9	Porches, Patios, Decks, Balconies and Carports	•			
1.10	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion	•			
		IN	**NI**	**NP**	**RR**

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Comments:

1.0 (1) Unit A front wood siding has wood damage. Recommend a qualified person further inspect for repair or replacement recommendations.

1.0 Item 1(Picture) Unit A front wood siding

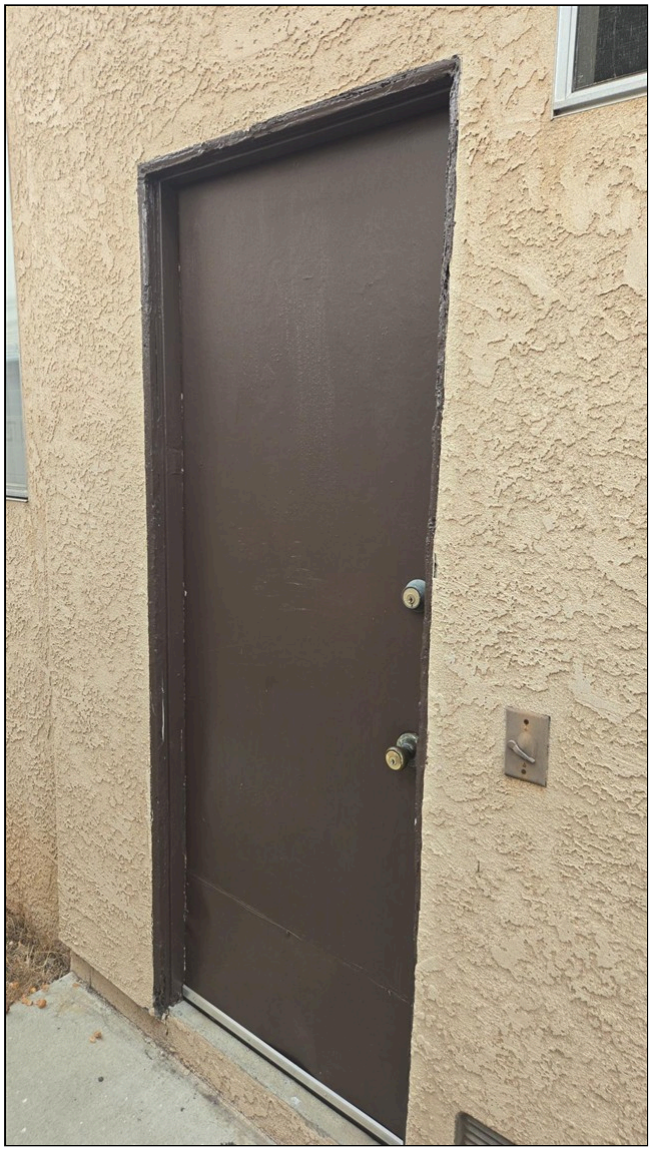
1.0 (2) Visible gap in exterior stucco siding around plumbing accesses on multiple sides of home. Recommend sealing all gaps to prevent insects from nesting and to prevent water intrusion. Repair as needed.

1.0 Item 2(Picture) Gaps, east exterior siding

1.2 (1) Screen door on the west entry to unit A has exposed wood. Recommend a qualified person further inspect and properly seal wood as needed.

1.2 Item 1(Picture) Screen door, exposed wood, unit A side entry

1.2 (2) East exterior entry door for laundry room has wood damage on door jamb and casing. Recommend a qualified person further inspect for repair or replacement recommendations.



1.2 Item 2(Picture) East laundry room door

1.2 (3) Exterior heat system closet door is in damaged condition. Recommend a qualified person further inspect for repair or replacement recommendations.

1.2 Item 3(Picture) West exterior heater closet door

1.4 Exterior heat system closet on the west side of complex has signs of wood destroying insects. Recommend a qualified licensed termite inspector further inspect for repair and prevention recommendation.

1.5 Wood damage found to wood fencing and gates at front of unit A. Gates at the east of unit A do not operate properly. Recommend a qualified person further inspect for repair or replacement recommendations.

1.5 Item 1(Picture) Wood fencing

1.5 Item 2(Picture) Wood fencing

1.5 Item 3(Picture) Wood gates

1.6 (1) Multiple settlement cracks along driveway. Recommend properly sealing all settlement cracks to prevent water intrusion and further cracking. Repair as needed.

1.6 Item 1(Picture) Driveway settlement cracks

1.6 Item 2(Picture) Driveway settlement cracks

1.6 (2) Settlement cracks found on walkways leading to unit A front entry. Recommend a qualified person further inspect for repair recommendations.

1.6 Item 3(Picture) Settlement cracks, front entry, unit A

The exterior 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. 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.

2. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering type:
Asphalt Shingle Composition
Rolled Asphalt/Modified Bitumen

Viewed roof covering from:
Walked roof

Gutter/Downspout Material:
Metal
Seamless

Water Reclaimation System:
None

Chimney (exterior):
Metal Flue Pipe

Sky Light(s):
None

Roof Structure:
2 X 6 Rafters

Roof-Type:
Hip and Valley
Flat

Method used to observe attic:
From entry

Attic info:
Attic access

		IN	NI	NP	RR
2.0	Roof Covering				•
2.1	Gutters and Downspouts	•			
2.2	Flashing	•			
2.3	Vents, Skylights, Chimney, and other roof penetrations	•			
2.4	Roof Structure and Attic	•			
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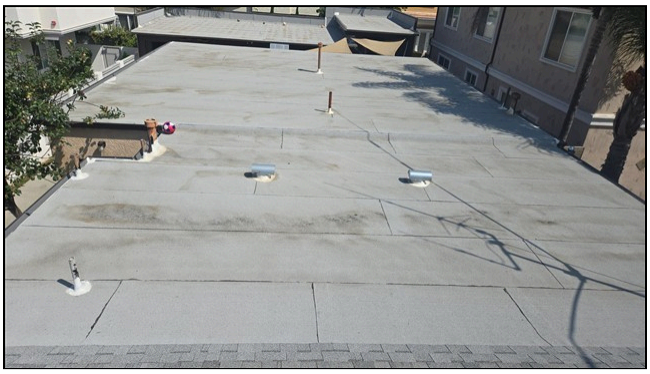
Comments:

2.0 Roof covering is in good, serviceable condition. Minor signs of pooling were found on the flat portion of roof covering. This is common on flat roof coverings. Recommend a qualified roof specialist further inspect for options on preventing minor pooling.

2.0 Item 1(Picture) Roof covering

2.0 Item 2(Picture) Roof covering



2.0 Item 3(Picture) Minor signs of pooling

2.0 Item 4(Picture) Minor signs of pooling

2.0 Item 5(Picture) Minor signs of pooling

2.4 Water stains found on the roof structure inside the attic of unit A. Water stains are believed to be from previous roof issues. No current signs of leaking were found at time of inspection. This is for your information.

2.4 Item 1(Picture) Water stains, unit A attic

2.4 Item 2(Picture) Water stains, unit A attic

The roof 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

3. Garage

Styles & Materials

Garage Type:
Detached

Auto-opener Manufacturer:
GENIE

Garage Door Type:
One automatic
Two Manual
Roll Up
Swing Up

Swing Out

Garage Door Material:
Wood

Garage Surface:
Concrete

Garage Window Material:
No garage window

Storage:
Yes

Number Of Parking Spaces:
Five

		IN	NI	NP	RR
3.0	Garage				•
3.1	Garage Ceiling	•			
3.2	Garage Walls (Including Firewall Separation)	•			
3.3	Garage Floor	•			
3.4	Garage Window (s)	•			
3.5	Garage Door (s)				•
3.6	Occupant Door from Garage to inside of home			•	
3.7	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	**NI**	**NP**	**RR**

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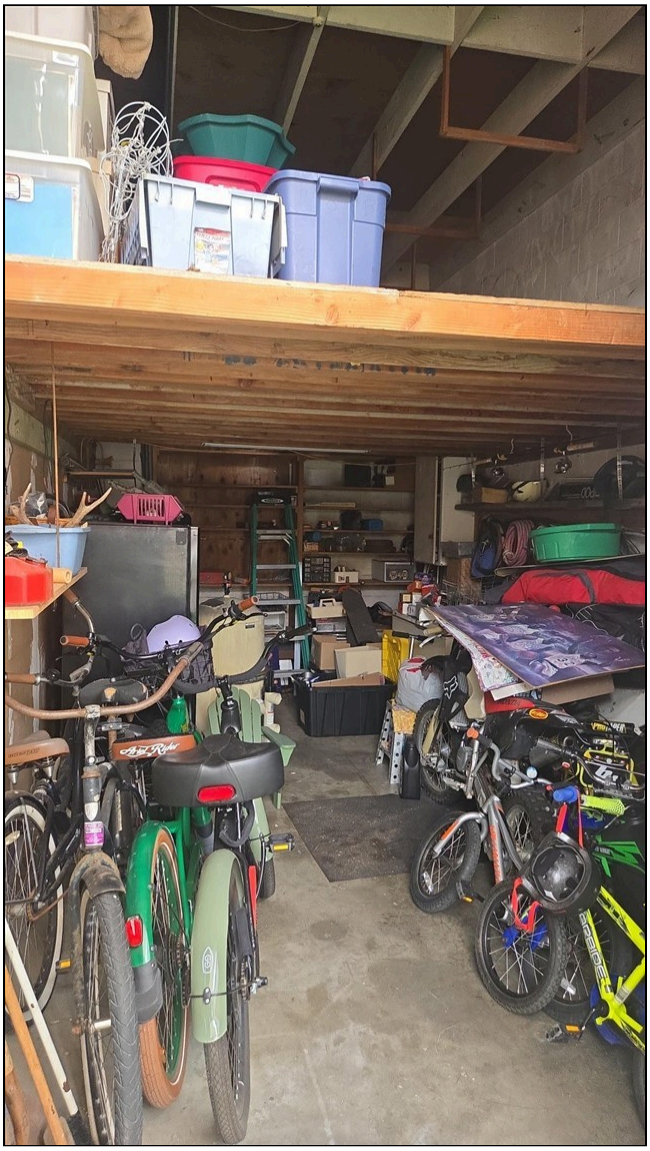
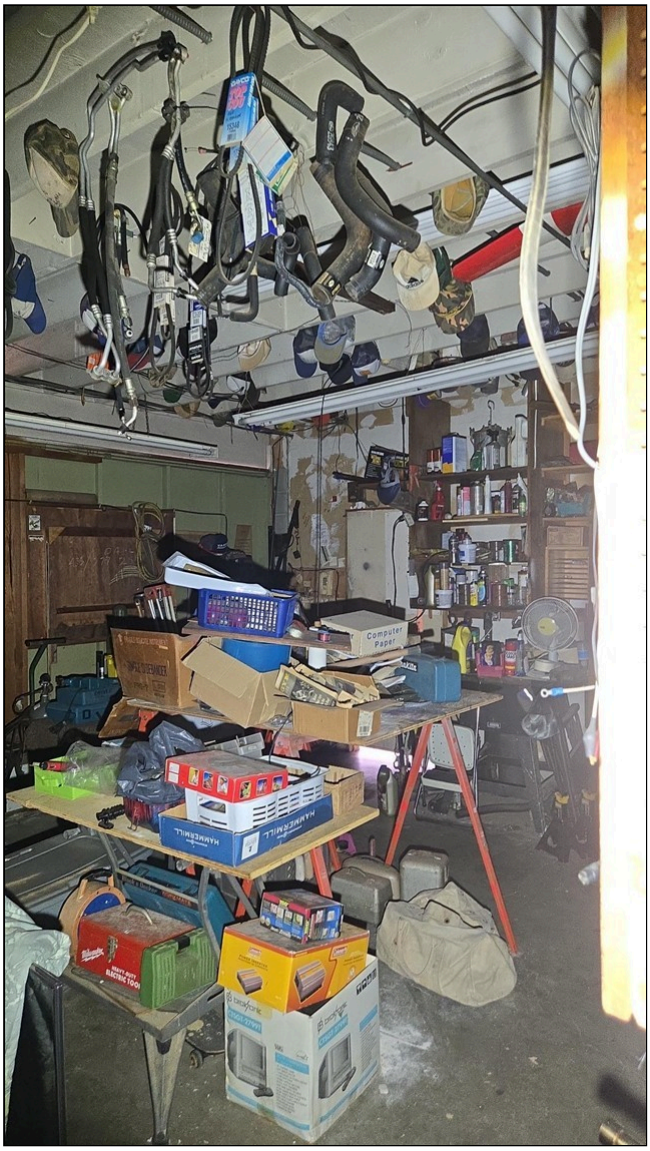
Comments:

3.0 Personal belongings in garages prevented a full visual inspection of the areas. Recommend a qualified person fully inspect garage once personal belongings have been removed.



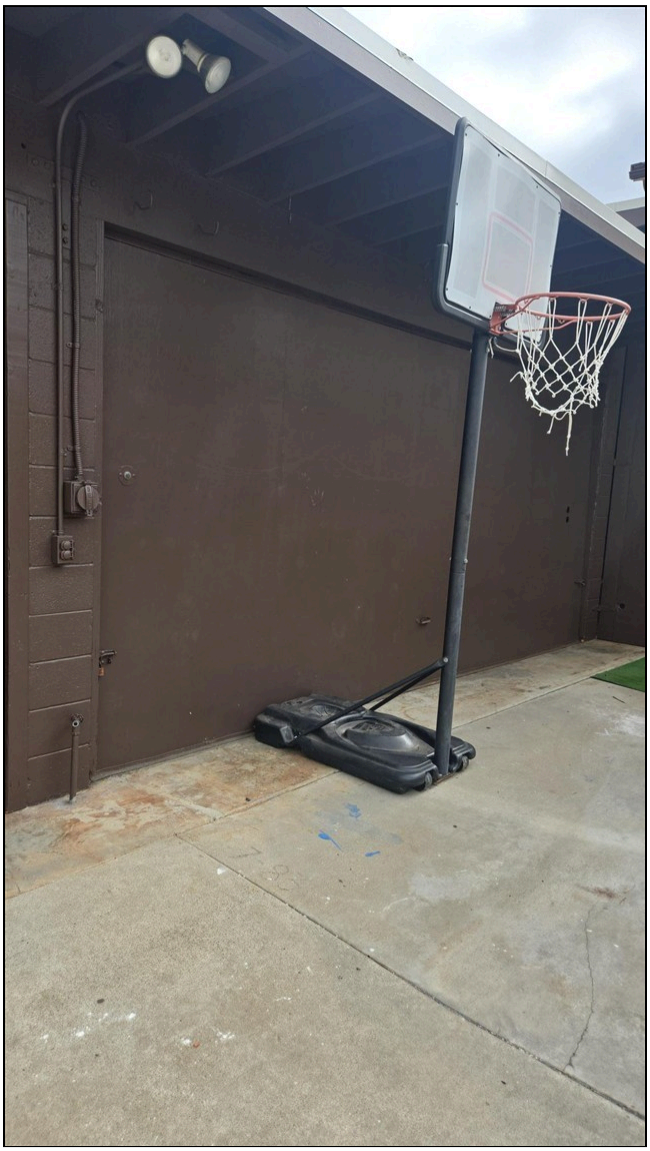
3.0 Item 1(Picture) Personal belongings, east garage



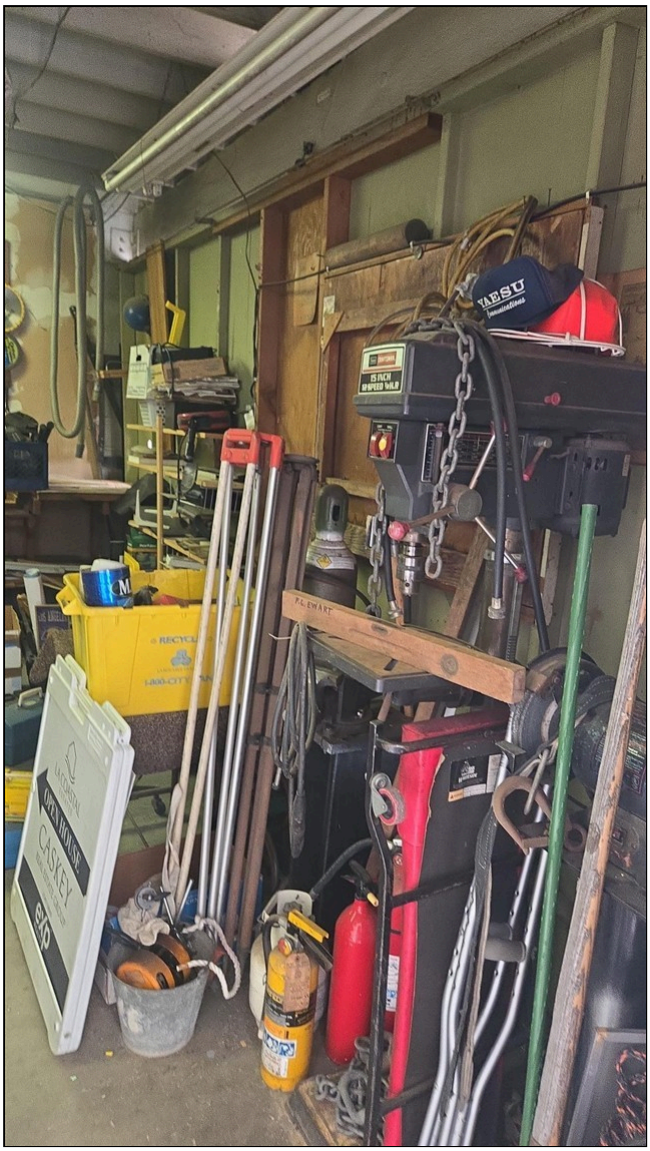
3.0 Item 2(Picture) Personal belongings, middle garage

3.0 Item 3(Picture) Personal belongings, west garage

3.5 Middle garage is not operable as personal belongings, shelving, and electrical wiring is mounted to the inside of door. Recommend a qualified person further inspect and confirm garage door operates (opens and closes) properly as needed.



3.5 Item 1(Picture) Middle vehicle garage door



3.5 Item 2(Picture) Middle vehicle garage door/ personal belongings

4. Interior

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.

Styles & Materials

Ceiling Materials:
Drywall
Plaster
Suspended ceiling panels

Wall Material:
Drywall
Plaster

Shower Wall Material:
Tile
Fiberglass

Floor Covering(s):
Hardwood (Original)
Carpet
Vinyl

Bath Tub Material:
Steel
Fiberglass Paneling

Interior Doors:
Hollow core

Window Types:
Single pane
Sliders

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Laminate
Tile

		IN	NI	NP	RR
4.0	Ceilings				•
4.1	Walls				•
4.2	Floors				•
4.3	Shower & Bath Floors/Walls				•
4.4	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails	•			
4.5	Counters, Cabinets and Drawers				•
4.6	Doors				•
4.7	Windows				•
4.8	Closets	•			
		IN	**NI**	**NP**	**RR**

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Comments:

4.0 Acoustic ceiling throughout unit B. Acoustic (popcorn) ceiling has been known to contain asbestos. Ceiling is not in damaged condition and poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and test material to confirm if material contains asbestos prior to disturbing.

4.1 Multiple areas throughout unit A and B have normal wear and tear, minor marks, and dents on walls. Recommend a qualified person prep and paint walls as needed.

4.2 Normal wear and tear found on flooring throughout unit A and unit B. Recommend a qualified person further inspect for repair or replacement recommendations.

4.3 Unit A hall bathroom shower has deteriorated grout and seals between tile. Recommend a qualified person further inspect for repair recommendations.

4.3 Item 1(Picture) Unit A hall bathroom shower walls/surface

4.5 (1) Kitchen and bathroom cabinets and counter tops throughout unit A are dated and have normal wear and tear. Recommend a qualified person further inspect for repair recommendations.

4.5 Item 1(Picture) Hall bathroom base cabinet/ countertop, unit A

4.5 Item 2(Picture) Primary bedroom bathroom cabinet, unit A

4.5 Item 3(Picture) Kitchen cabinets, unit A

4.5 (2) Kitchen and bathroom cabinets and counter tops throughout unit B are dated and have normal wear and tear. Recommend a qualified person further inspect for repair recommendations.

4.5 Item 4(Picture) Unit B kitchen cabinets

4.5 Item 5(Picture) Unit B hall bathroom cabinet

4.6 Interior doors throughout unit A and B do not have door stops installed. Doors open and make contact with walls. Recommend installing door stops to prevent contact with walls and damage to walls. Install as needed.

4.7 Multiple windows throughout unit A and B are difficult to open and close. Recommend a qualified person further inspect all windows for repair or replacement recommendations.

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.

5. Electrical

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:
Overhead service
Copper
220 volts

Panel capacity:
100 AMP

Panel Type:
Circuit breakers
Main Breaker Panel
Sub-Panel

Electric Panel Manufacturer:
Federal Pacific (Considered Problematic)

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
Conduit
Fabric Insulated (old)

Solar Panels:
No

		IN	NI	NP	RR
5.0	Service Entrance Conductors, Service Drop	•			
5.1	Location of Main and Distribution panels	•			
5.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding				•
5.3	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage				•
5.4	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)				•
5.5	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure				•
5.6	All Ground Fault Circuit Interrupter Receptacles				•
5.7	Smoke Detectors	•			
5.8	Carbon Monoxide Detector	•			
		IN	NI	NP	RR

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Comments:

5.1 Meter and main shut off for unit A and Unit B are located on the west side of unit A.

Main distribution panel for unit A is located inside the exterior wall closet on the west side of unit A.

Sub panel is located inside detached garage.

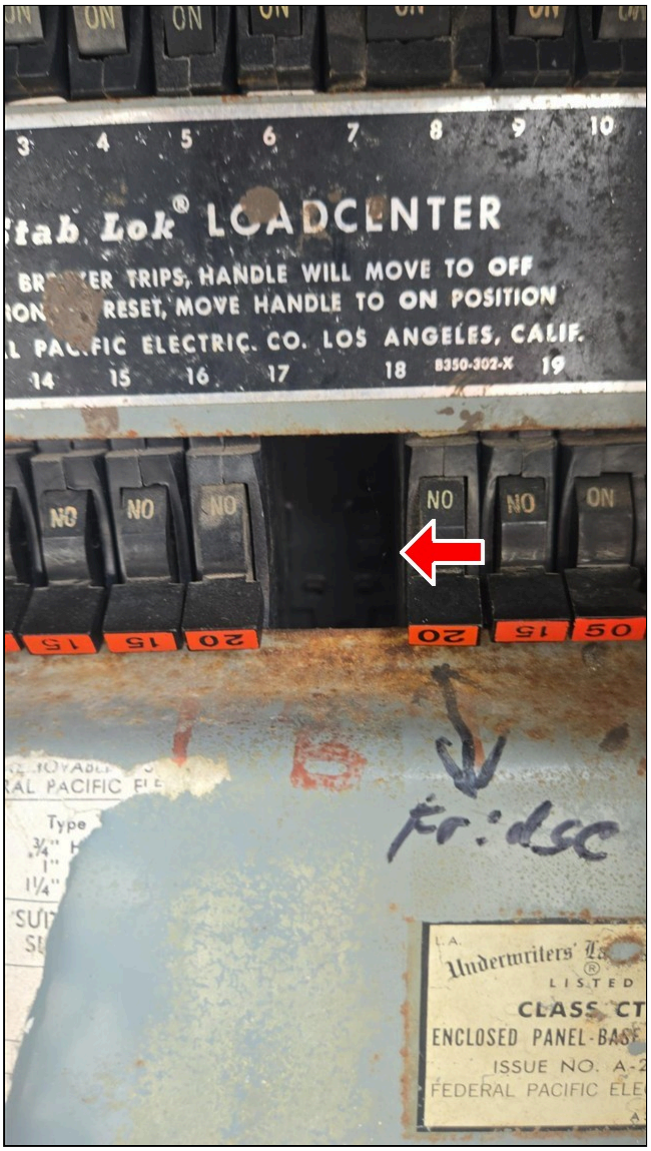
5.1 Item 1(Picture) Electric meter and main shut off (unit A and unit B)

5.1 Item 2(Picture) Main distribution panel, unit A

5.2 (1) Unit A distribution panel is missing labels, which properly identify each breaker. Recommend a qualified electrician further inspect and label panel to properly identify each breaker as needed.

5.2 Item 1(Picture) Missing labels, unit A main distribution panel

5.2 (2) Unit A main distribution panel is missing circuit breakers creating gaps that could allow foreign objects to enter behind circuit breaker cover panel. Recommend a qualified electrician further inspect and install knockout covers on open slots as needed.



5.2 Item 2(Picture) Missing circuit breakers, unit A main distribution panel

5.3 (1) Many older panels may not be equiped with whole house surge protectors (breaker style). This home is currently not equipped with whole house surge protection. Contacting a qualified licensed electrician for further information on upgrade recommendations is encouraged. This is for your information.

California officially adopted the 2020 National Electrical Code (NEC) requirements, including those for surge protection devices (SPDs) in dwelling units, with an effective date of January 1, 2023.

Specifically, the 2022 California Electrical Code (California Code of Regulations Title 24, Part 3) is based on the 2020 edition of the NEC.

This means that as of January 1, 2023, new dwelling unit services and replacements of existing dwelling unit service equipment in California are required to be equipped with a Type 1 or Type 2 SPD, either as an integral part of the service equipment or immediately adjacent to it, according to the requirements of NEC Article 230.67.

5.3 (2) Unit A and detached garage panels are Federal Pacific panels, which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. Recommend consulting a licensed electrician for an opinion and correct if necessary.

5.3 Item 1(Picture) Unit A, Federal Pacific panel

5.3 Item 2(Picture) Detached garage, Federal Pacific panel

5.4 (1) Missing cover plates on multiple light switches and outlets throughout unit B. Recommend installing cover plates as needed.

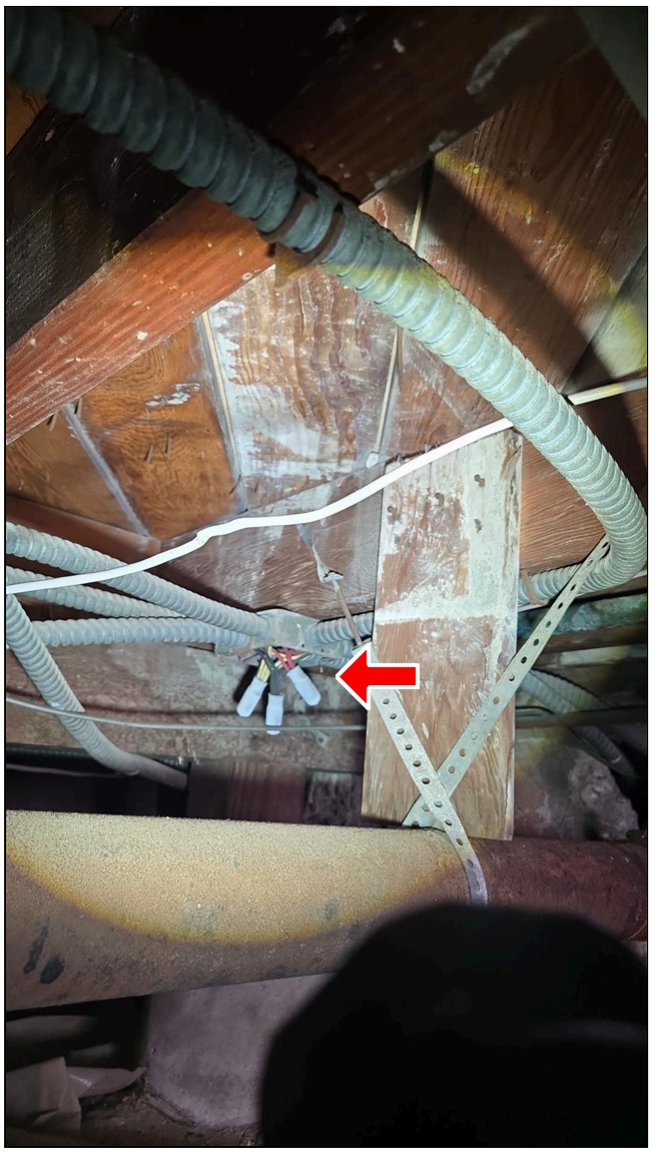
5.4 Item 1(Picture) Unit B living room outlet, missing cover

5.4 Item 2(Picture) Unit B switches, missing covers

5.4 (2) Exposed wiring found in crawlspace is abandoned or cut off. Recommend a qualified licensed electrician further inspect for repair or removal recommendations.

5.4 Item 3(Picture) Exposed wiring, crawlspace

5.4 (3) Junction boxes located inside crawlspace are missing cover plates. Exposed wire connections are present. Recommend a qualified person further inspect and install cover plates to conceal wiring as needed.



5.4 Item 4(Picture) Missing cover plate, crawlspace

5.5 (1) The kitchen outlets next to kitchen sink in unit B are non protected outlets. Receptacles within six feet of a water source are required to be GFCI protected. These outlets are outdated and considered a safety issue until corrected. Recommend a qualified electrician further inspect and repair or replace as needed.

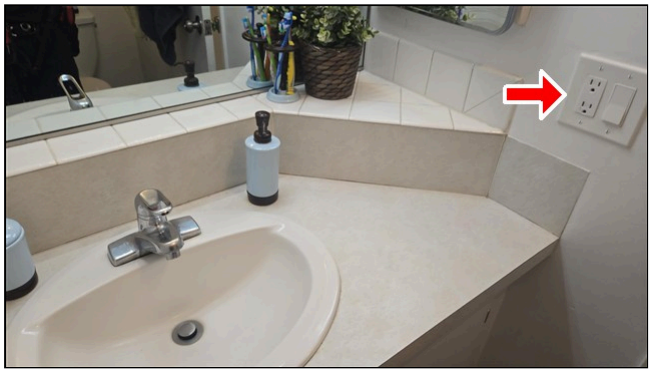
5.5 Item 1(Picture) Unit B kitchen outlets

NEC (National Electrical Code)

Section 210-8(a)(5) was modified in 1993 to apply to receptacles that serve ” as opposed to being above ” the kitchen countertop, and to add wet bar sinks. In the 1996 NEC, dwelling unit grade-level unfinished accessory buildings, and every kitchen counter-top receptacle (not just those within 6 feet of the sink), were added to the list of locations requiring GFCI protection. A 2005 revision removed the countertop criteria for wet bar, laundry, and utility sinks, thereby requiring GFCI protection for any receptacle within 6 feet of these dwelling unit sinks. Commercial and institutional were added as qualifiers for application of the GFCI requirements in other than dwelling unit kitchens. These kitchens were distinguished from others by adding what was to become the definition of a kitchen (an area with a sink and permanent facilities for food preparation and cooking). In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub

or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.

5.5 (2) Bathroom outlets in unit B are non protected outlets. All outlets within six feet of a water source are to be GFCI protected. All electrical issues are considered safety issues until corrected. Recommend a qualified electrician further inspect and repair as needed.

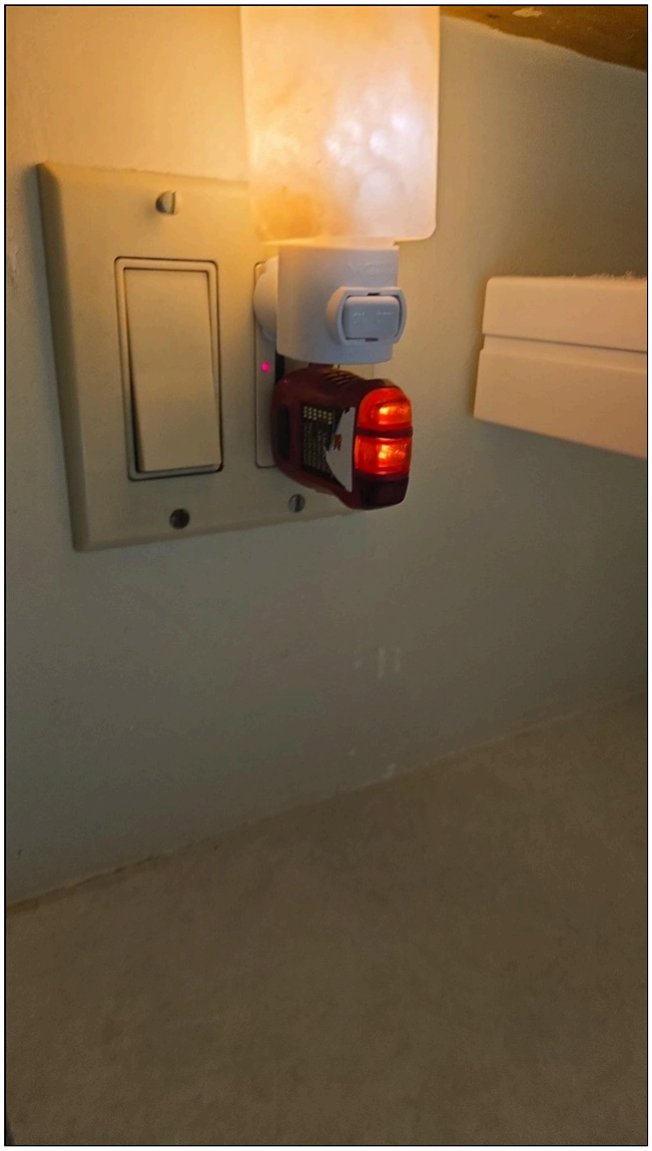


5.5 Item 2(Picture) Unit B bathroom outlet

NEC (National Electrical Code) Section 210-8.

The section titled Ground-Fault Circuit Protection debuted in 1975 for residential occupancies and construction sites. That year, because of the potential shock hazard, residential bathroom receptacles joined the list of locations requiring GFCI protection. Rather than periodically adding locations where a sink might be present, receptacles within 6 feet of any sink (other than in a kitchen) required GFCI protection in the 2011 edition. In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.

5.6 GFCI outlet located inside unit A primary bedroom bathroom did not operate properly. Recommend a qualified person repair or replace outlet as needed.



5.6 Item 1(Picture) Unit A primary bedroom bathroom GFCI outlet

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.

6. Plumbing

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:
None

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper
Galvanized

Plumbing Waste:
ABS
Cast iron

Washer Drain Size:
2" Diameter

Water Heater Power Source:
Gas (quick recovery)

Water Heater Manufacture:
RHEEM

Water Heater Capacity:
40 Gallon (1-2 people)

Water Heater Location:
Laundry Room

Water Heater Seismic Straps:
Yes

Earthquake Seismic Valve Present:
No

		IN	NI	NP	RR
6.0	Main Water supply shut-off valve (Describe location)	•			
6.1	Main Fuel Supply shut-off valve (Describe Location)	•			
6.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents				•
6.3	Interior Water Supply, Fixtures, Faucets and Systems				•
6.4	Sinks, Toilets and Bath Tubs	•			
6.5	Drainage, Waste and Vent System				•
6.6	Interior Fuel Storage, Piping, Venting, Supports, Leaks				•
6.7	Sump Pumps with accessible float	•			
		IN	NI	NP	RR

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

Comments:

6.0 Water meter is located in the ground at the front of the property.

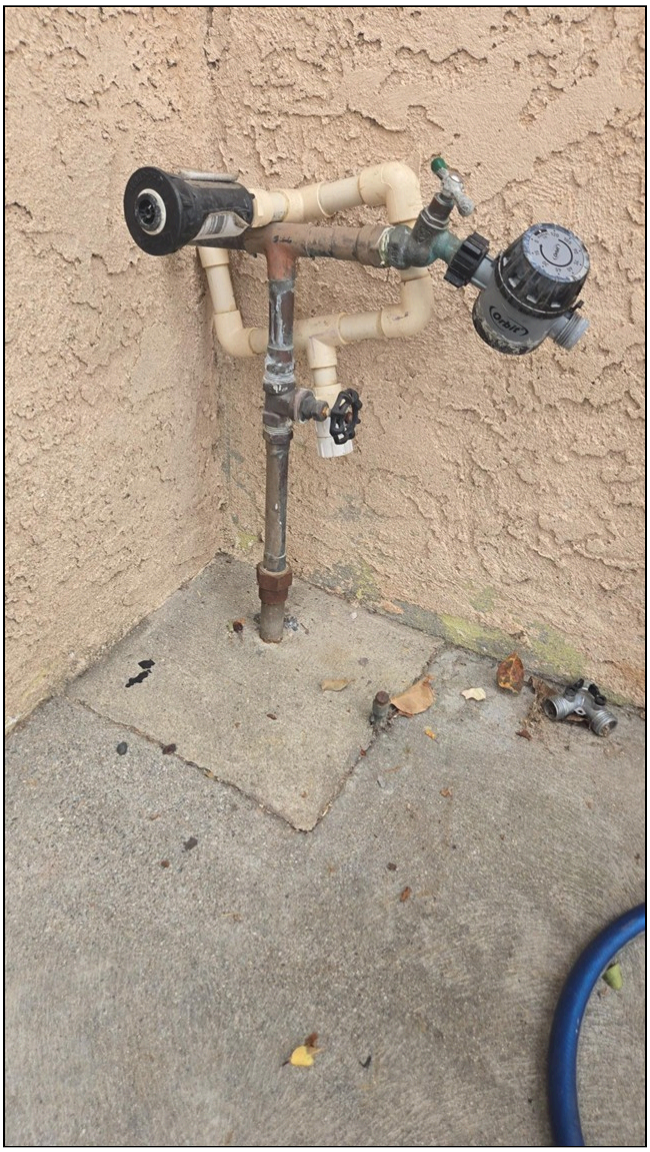
The main water shut off is located on the front side of unit A.

Additional main water shut off valve for unit B is located on the west side of unit A.

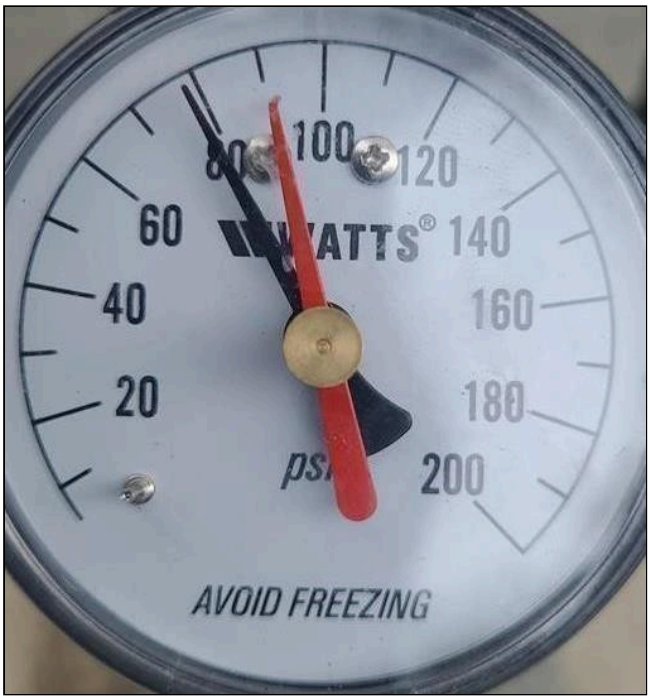
Water pressure at time of inspection was 80 PSI.

6.0 Item 1(Picture)
Water meter

6.0 Item 2(Picture) Main water shut off, unit A



6.0 Item 3(Picture) Additional main water shut off, Unit B



6.0 Item 4(Picture) Water pressure

6.1 The gas meters and main shutoffs for unit A and B are located inside the exterior closet on the west side of unit A.

6.1 Item 1(Picture) Gas meter and main shut off, unit A and B

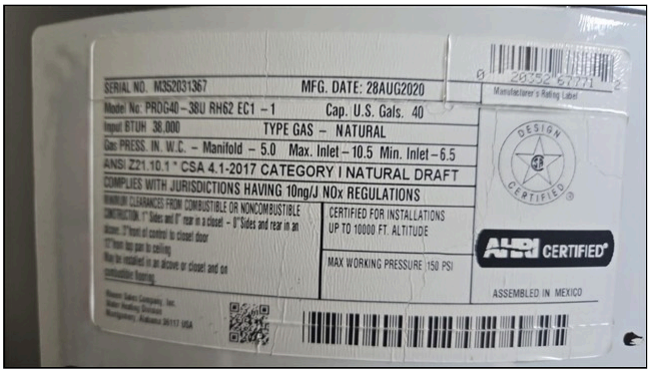
6.2 (1) Water heater provides hot water to unit A unit B and is located inside unit A laundry room.

Manufacturer: Rheem

Manufacture date: August 28, 2020

Hot water temperature was 106 degrees at kitchen sink inside unit A at time of inspection. Hot water was present to all fixtures throughout unit A and B.

6.2 Item 1(Picture) Water heater



6.2 Item 2(Picture) Water heater information

6.2 Item 3(Picture) Hot water temperature, unit A kitchen sink

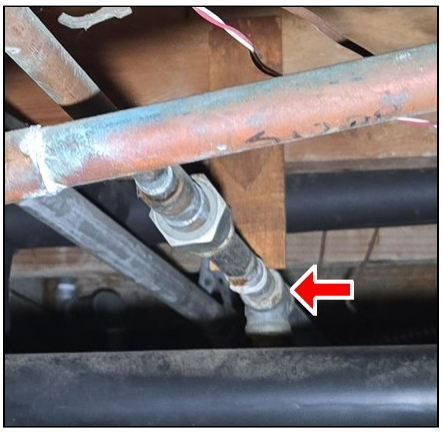
6.2 (2) Earthquake seismic straps for water heater do not secure water heater properly. Recommend a qualified person further inspect for repair or replacement recommendations.

6.2 Item 4(Picture) Water heater, earthquake seismic straps

6.3 (1) Corrosion found on water supply shut off valves below hall bathroom sinks inside unit A. Water supply fixtures throughout unit are dated but did operate properly. Recommend a qualified plumber further inspect for repair recommendations.

6.3 Item 1(Picture) Corrosion, unit A hall bathroom water supply shut off valves

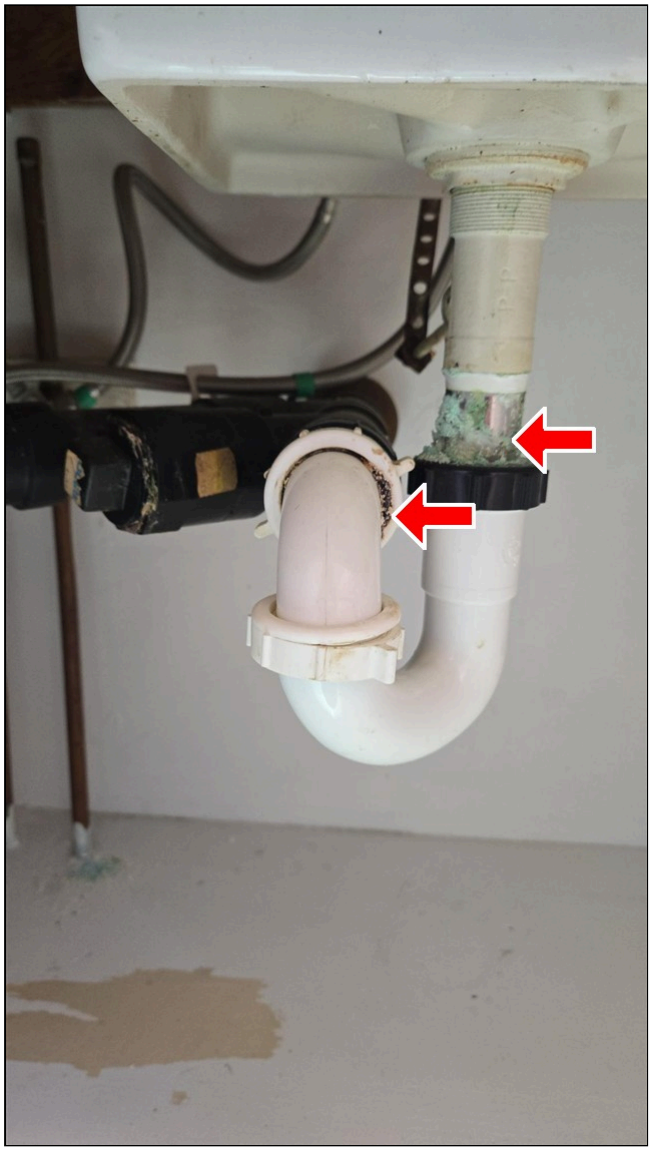
6.3 (2) Galvanized water supply lines found. Water pressure to supply fixtures was adequate. Galvanized plumbing is dated and may corrode from the interior of plumbing line. It is common for signs of rust to come out of fixtures if not run for long periods of time. No rust was found at time of inspection. Recommend a qualified licensed plumber further inspect water supply lines throughout as needed for replacement recommendations.



6.3 Item 2(Picture) Copper/ galvanized water supply lines

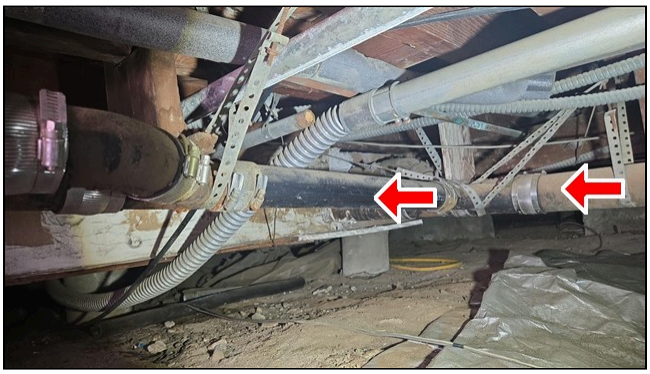
6.3 Item 3(Picture) Copper/galvanized water supply lines

6.5 (1) Corrosion found on drain lines below unit A hall bathroom sinks. Recommend a qualified person further inspect for repair recommendations.



6.5 Item 1(Picture) Unit A hall bathroom sink drains

6.5 (2) Old cast iron drain lines are present below home in crawlspace. Some repairs and replacement of drain lines with ABS drains are present. Drain lines are dated and inspector is unable to confirm condition of interior of drain line. Active leaking found below unit A and unit B hall bathrooms. Recommend a qualified plumber perform a sewer line inspection to inspect the interior condition of drain line, and repair leaking as needed.



6.5 Item 2(Picture) Cast iron drain lines/ABS repairs, crawlspace

6.5 Item 3(Picture) Active leaking, crawlspace

6.6 Gas furnace and water heater do not have sediment traps installed. Sediment traps are intentionally installed to prevent sediments in gas from restricting the gas valve and burners of the appliance. Recommend a qualified person install sediment traps as needed.

6.6 Item 1(Picture) Heat system #1 gas line

6.6 Item 2(Picture) Water heater gas line

6.7 Sump pump is located in the driveway along the northwest corner. Pump system did operate using float switch.

6.7 Item 1(Picture) Sump pump

6.7 Item 2(Picture) Sump pump 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.

7. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:	**Range/Oven:**	**Exhaust/Range hood:**
WHIRLPOOL	KENMORE	VENTED
Refrigerator:	**Built in Microwave:**	**Disposer Brand:**

GOOD NONE IN SINK ERATOR

Trash Compactors:

NONE

		IN	NI	NP	RR
7.0	Dishwasher	•			
7.1	Ranges/Ovens/Cooktops	•			
7.2	Range hood				•
7.3	Refrigerator	•			
7.4	Food Waste Disposer	•			
7.5	Microwave Cooking Equipment			•	
7.6	Trash Compactor			•	
		IN	**NI**	**NP**	**RR**

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

Comments:

7.2 Vinyl tape on unit B kitchen range hood inside the upper cabinet. Vinyl tape will deteriorate over time. Tape covers the entire vent. Recommend a qualified person further inspect for repair or replacement recommendations.

7.2 Item 1(Picture) Unit B range hood vent

8. Fireplace

The inspector shall inspect: 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 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

Types of Fireplaces:
None

Operable Fireplaces:
None

		IN	NI	NP	RR
8.0	Gas/LP Firelogs and Fireplaces			•	
8.1	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.2	Chimneys Flues and Vents (for fireplaces)				•
		IN	**NI**	**NP**	**RR**

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

Comments:

8.2 Standalone fireplace has been removed from unit B living room. Flue is still present inside the ceiling cavity. Recommend a qualified person further inspect and install fireplace, or remove flue as desired.

8.2 Item 1(Picture) Flue opening, unit B

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

9. Heating and Cooling

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 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.

Styles & Materials

Heat Type:
Forced Air Furnace
Wall Heater

Energy Source:
Gas

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
WILLIAMS
Serial # : Montgomery Ward

Ductwork:
Insulated Flex

Filter Type:
Disposable

Filter Size:
14x24

Cooling Equipment Type:
Not Present

Cooling Equipment Energy Source:
Not Present

Central Air Manufacturer:
NONE

Number of AC Only Units:
None

		IN	NI	NP	RR
9.0	Heating System				•
9.1	Normal Operating Controls				•
9.2	Automatic Safety Controls	•			
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
9.4	Presence of installed heat source in each room			•	
9.5	Chimneys, Flues and vents (for gas water heaters or heat systems)	•			
9.6	Cooling System			•	
		IN	**NI**	**NP**	**RR**

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

Comments:

9.0 (1) Heating system # 1 is located inside the west exterior closet.

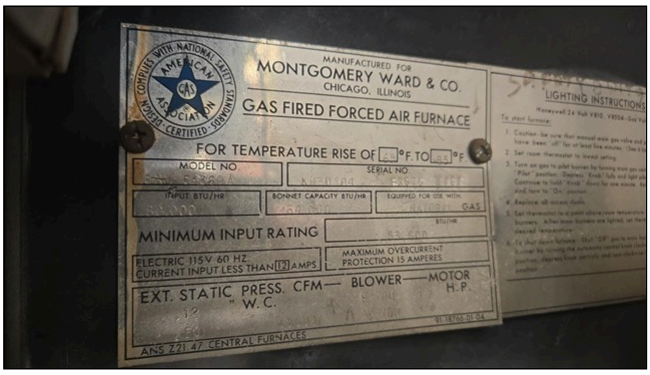
Manufacturer: Montgomery Ward

Manufacture date: 1976 (Heat system has exceeded its average life expectancy of 15-20 years. Recommend servicing and routine maintenance by a qualified HVAC technician.)

Model: SRM 54369A

Serial: KN3D104 F3676 3267

9.0 Item 1(Picture) Heat system #1



9.0 Item 2(Picture) Heat system #1 information

9.0 (2) Wall heating system #2 is located inside the living room of unit B.

Manufacturer: Williams

Manufacture date: Dated (Heat system has exceeded its average life expectancy of 15-20 years. Recommend servicing and routine maintenance by a qualified HVAC technician.)

Model: BDF 50

Serial: 07151 07

9.0 Item 3(Picture) Wall heating system #2

9.0 Item 4(Picture) Heat system #2 information Wall heat system #2 information

9.1 (1) Heating system #1 temperature at unit A registers was 100 degrees at time of inspection.

9.1 Item 1(Picture) Heat system #1 temperature, unit A

9.1 (2) Wall heater #2 inside unit B did not operate at time of inspection using thermostat. Pilot light is not ignited. Recommend a qualified person ignite pilot light and confirm operation as needed.

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.

10. 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

Attic Insulation:
Fiberglass

Ventilation:
Passive

Exhaust Fans:
Fan with light

Dryer Power Source:
Gas Connection

Dryer Vent:
Flexible Metal

Floor System Insulation:
NONE

		IN	NI	NP	RR
10.0	Insulation in Attic	•			
10.1	Insulation Under Floor System			•	
10.2	Vapor Retarders (on ground in crawlspace or basement)			•	
10.3	Ventilation of Attic and Foundation Areas	•			
10.4	Venting systems (Kitchens, Baths and Laundry)	•			
10.5	Ventilation Fans and Thermostatic Controls (in Attic)			•	
		IN	**NI**	**NP**	**RR**

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

Comments:

10.1 The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install floor insulation as desired.

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.

11. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:
Raised
Poured concrete

Method used to observe Crawlspace:
Crawled
Limited access

Retrofitted:
No

Floor Structure:
2 X 8

Wall Structure:
2 X 4 Wood
2 X 6 Wood

Columns or Piers:
Wood Post
Conrete piers
Supporting walls

Ceiling Structure:
2X6

		IN	NI	NP	RR
11.0	Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
11.1	Walls (Structural)	•			
11.2	Columns or Piers	•			
11.3	Floors (Structural)	•			
11.4	Ceilings (structural)	•			
		IN	NI	NP	RR

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

Comments:

11.0 (1) White efflorescence (powder substance) found on block wall in the crawlspace indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

11.0 Item 1(Picture) Efflorescence, crawlspace

11.0 (2) Restricted access to unit A crawlspace, below kitchen area. Recommend a qualified person further inspect once access is provided.

11.0 Item 2(Picture) Restricted access, plumbing

The structure 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. 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.

General Summary

Titus Inspections

711 Meyer Lane

Redondo Beach Ca 90278
310-427-5197

Customer
Jack Cummings

Address
2121 Marshallfield Ln Unit A
2121 Marshalfield Ln Unit B
Redondo Beach CA 90278

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

1. Exterior

1.0 Wall Covering, Flashing and Trim

Repair or Replace
(1) Unit A front wood siding has wood damage. Recommend a qualified person further inspect for repair or replacement recommendations.

1.0 Item 1(Picture) Unit A front wood siding

(2) Visible gap in exterior stucco siding around plumbing accesses on multiple sides of home. Recommend sealing all gaps to prevent insects from nesting and to prevent water intrusion. Repair as needed.

1.0 Item 2(Picture) Gaps, east exterior siding

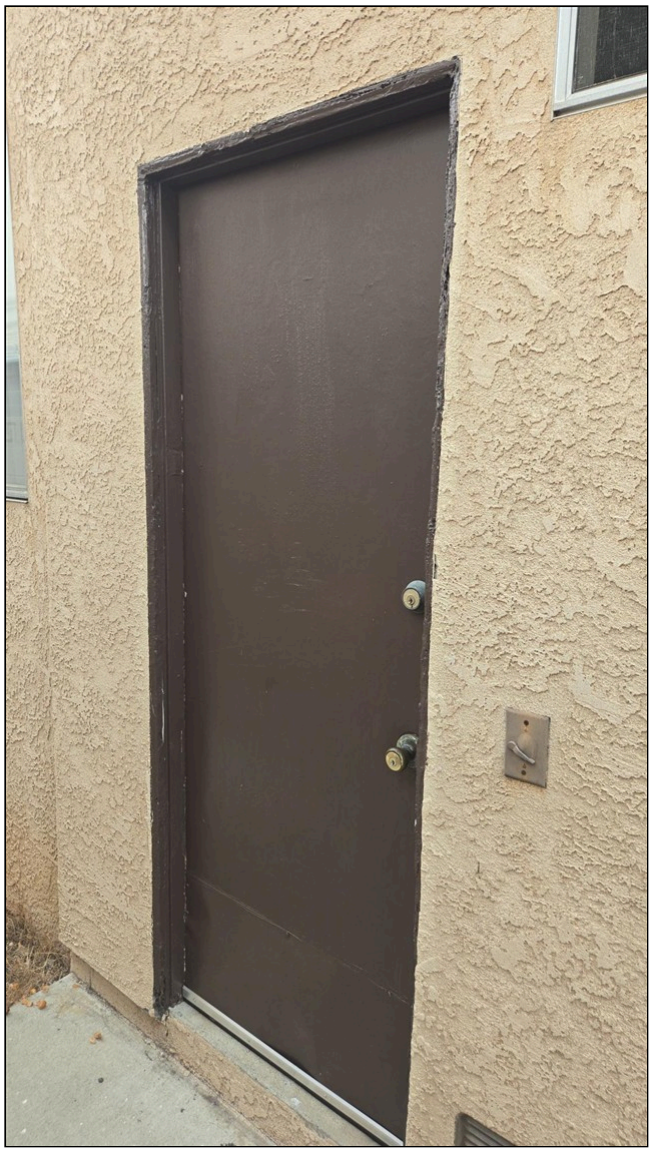
1.2 All Exterior Doors

Repair or Replace

(1) Screen door on the west entry to unit A has exposed wood. Recommend a qualified person further inspect and properly seal wood as needed.

1.2 Item 1(Picture) Screen door, exposed wood, unit A side entry

(2) East exterior entry door for laundry room has wood damage on door jamb and casing. Recommend a qualified person further inspect for repair or replacement recommendations.



1.2 Item 2(Picture) East laundry room door

(3) Exterior heat system closet door is in damaged condition. Recommend a qualified person further inspect for repair or replacement recommendations.

1.2 Item 3(Picture) West exterior heater closet door

1.4 Exterior Closet

Repair or Replace

Exterior heat system closet on the west side of complex has signs of wood destroying insects. Recommend a qualified licensed termite inspector further inspect for repair and prevention recommendation.

1.5 Gates, Fences, Walls

Repair or Replace

Wood damage found to wood fencing and gates at front of unit A. Gates at the east of unit A do not operate properly. Recommend a qualified person further inspect for repair or replacement recommendations.

1.5 Item 1(Picture) Wood fencing

1.5 Item 2(Picture) Wood fencing

1.5 Item 3(Picture) Wood gates

1.6 Adjacent Walkways and Driveways

Repair or Replace

(1) Multiple settlement cracks along driveway. Recommend properly sealing all settlement cracks to prevent water intrusion and further cracking. Repair as needed.

1.6 Item 1(Picture) Driveway settlement cracks

1.6 Item 2(Picture) Driveway settlement cracks

(2) Settlement cracks found on walkways leading to unit A front entry. Recommend a qualified person further inspect for repair recommendations.

1.6 Item 3(Picture) Settlement cracks, front entry, unit A

2. Roof

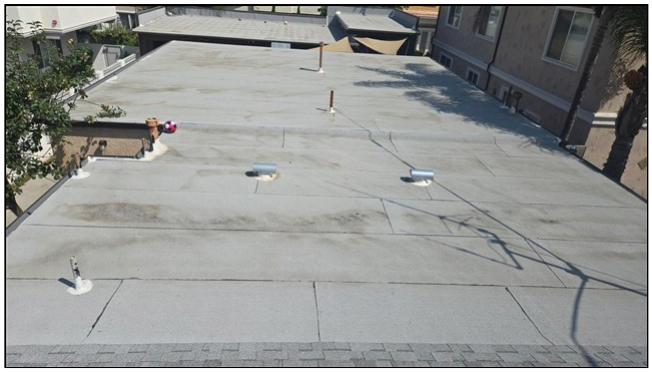
2.0 Roof Covering

Repair or Replace

Roof covering is in good, serviceable condition. Minor signs of pooling were found on the flat portion of roof covering. This is common on flat roof coverings. Recommend a qualified roof specialist further inspect for options on preventing minor pooling.

2.0 Item 1(Picture) Roof covering

2.0 Item 2(Picture) Roof covering



2.0 Item 3(Picture) Minor signs of pooling

2.0 Item 4(Picture) Minor signs of pooling

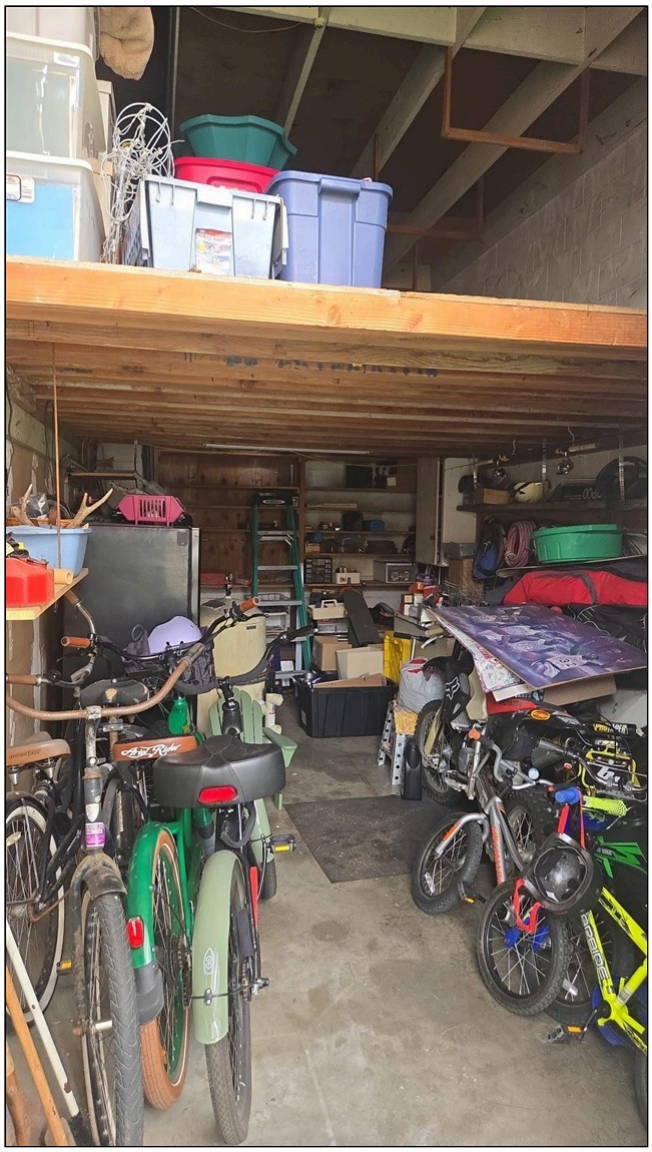
2.0 Item 5(Picture) Minor signs of pooling

3. Garage

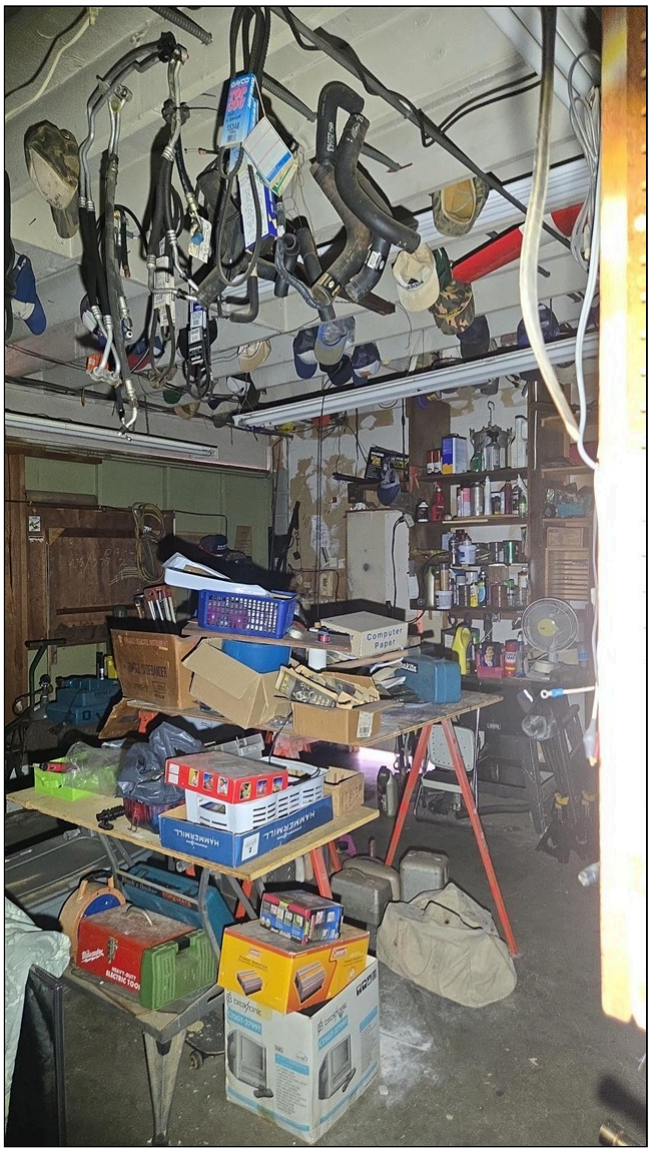
3.0 Garage

Repair or Replace

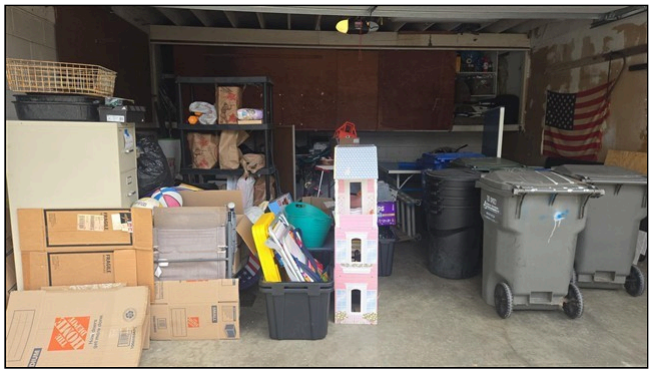
Personal belongings in garages prevented a full visual inspection of the areas. Recommend a qualified person fully inspect garage once personal belongings have been removed.



3.0 Item 1(Picture) Personal belongings, east garage



3.0 Item 2(Picture) Personal belongings, middle garage



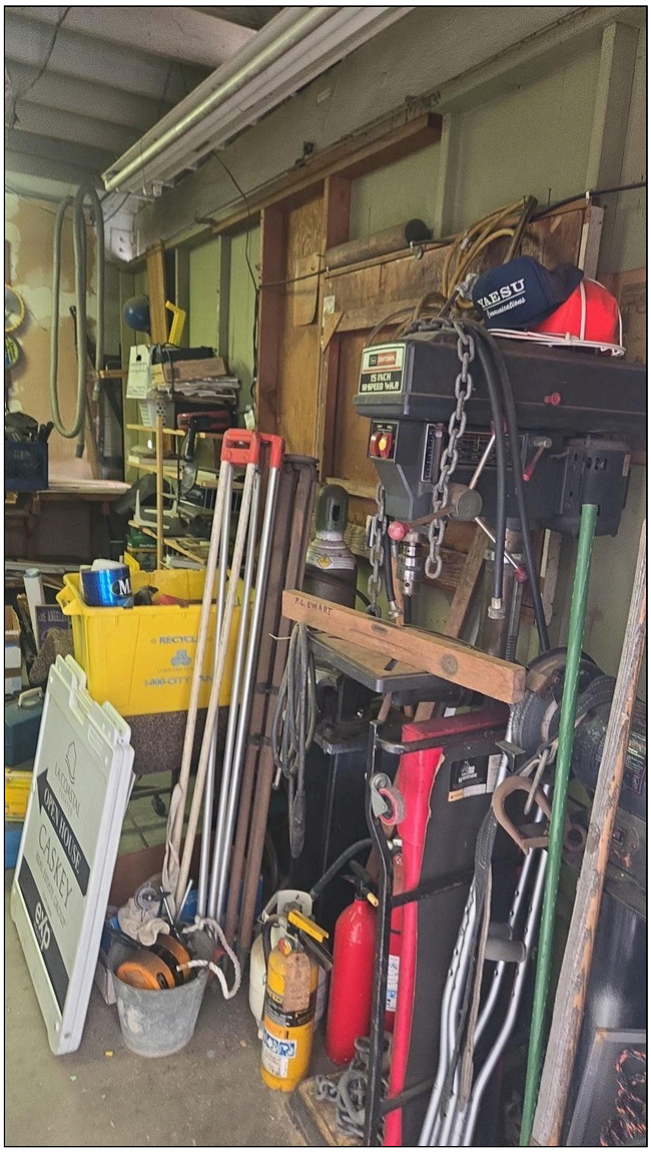
3.0 Item 3(Picture) Personal belongings, west garage

3.5 Garage Door (s)

Repair or Replace

Middle garage is not operable as personal belongings, shelving, and electrical wiring is mounted to the inside of door. Recommend a qualified person further inspect and confirm garage door operates (opens and closes) properly as needed.

3.5 Item 1(Picture) Middle vehicle garage door



3.5 Item 2(Picture) Middle vehicle garage door/ personal belongings

4. Interior

4.0 Ceilings

Repair or Replace

Acoustic ceiling throughout unit B. Acoustic (popcorn) ceiling has been known to contain asbestos. Ceiling is not in damaged condition and poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and test material to confirm if material contains asbestos prior to disturbing.

4.1 Walls

Repair or Replace

Multiple areas throughout unit A and B have normal wear and tear, minor marks, and dents on walls. Recommend a qualified person prep and paint walls as needed.

4.2 Floors

Repair or Replace

Normal wear and tear found on flooring throughout unit A and unit B. Recommend a qualified person further inspect for repair or replacement recommendations.

4.3 Shower & Bath Floors/Walls

Repair or Replace

Unit A hall bathroom shower has deteriorated grout and seals between tile. Recommend a qualified person further inspect for repair recommendations.

4.3 Item 1(Picture) Unit A hall bathroom shower walls/surface

4.5 Counters, Cabinets and Drawers

Repair or Replace

(1) Kitchen and bathroom cabinets and counter tops throughout unit A are dated and have normal wear and tear. Recommend a qualified person further inspect for repair recommendations.

4.5 Item 1(Picture) Hall bathroom base cabinet/ countertop, unit A

4.5 Item 2(Picture) Primary bedroom bathroom cabinet, unit A

4.5 Item 3(Picture) Kitchen cabinets, unit A

(2) Kitchen and bathroom cabinets and counter tops throughout unit B are dated and have normal wear and tear. Recommend a qualified person further inspect for repair recommendations.

4.5 Item 4(Picture) Unit B kitchen cabinets

4.5 Item 5(Picture) Unit B hall bathroom cabinet

4.6 Doors

Repair or Replace

Interior doors throughout unit A and B do not have door stops installed. Doors open and make contact with walls. Recommend installing door stops to prevent contact with walls and damage to walls. Install as needed.

4.7 Windows

Repair or Replace

Multiple windows throughout unit A and B are difficult to open and close. Recommend a qualified person further inspect all windows for repair or replacement recommendations.

5. Electrical

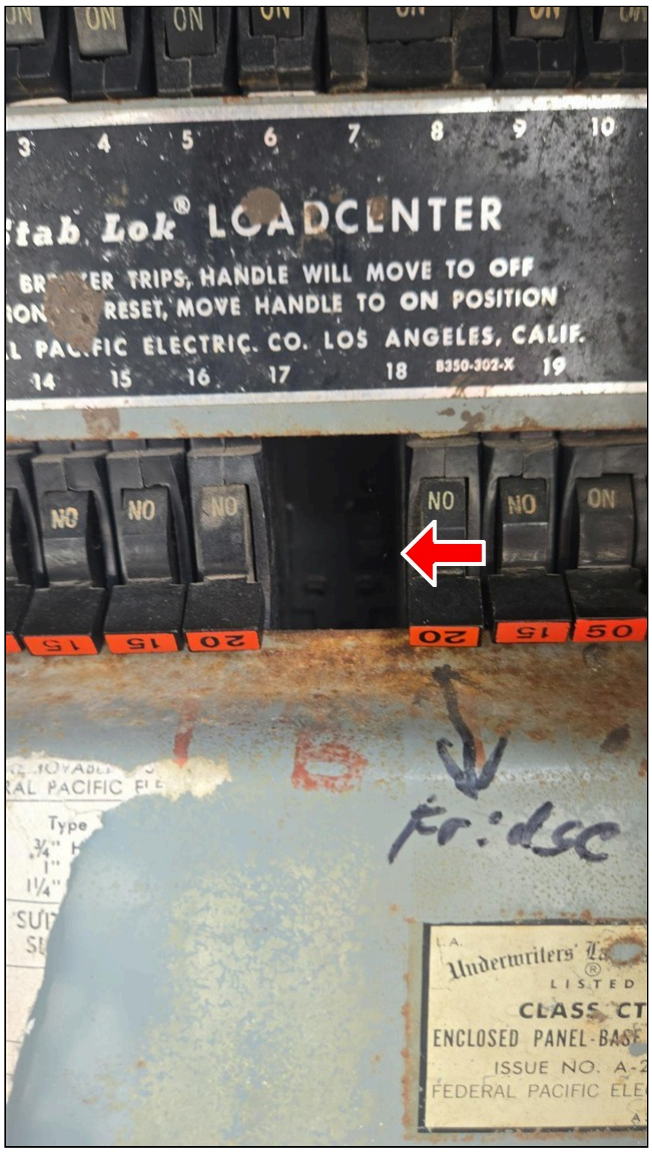
5.2 Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding

Repair or Replace

(1) Unit A distribution panel is missing labels, which properly identify each breaker. Recommend a qualified electrician further inspect and label panel to properly identify each breaker as needed.

5.2 Item 1(Picture) Missing labels, unit A main distribution panel

(2) Unit A main distribution panel is missing circuit breakers creating gaps that could allow foreign objects to enter behind circuit breaker cover panel. Recommend a qualified electrician further inspect and install knockout covers on open slots as needed.



5.2 Item 2(Picture) Missing circuit breakers, unit A main distribution panel

5.3 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage

Repair or Replace

(1) Many older panels may not be equiped with whole house surge protectors (breaker style). This home is currently not equipped with whole house surge protection. Contacting a qualified licensed electrician for further information on upgrade recommendations is encouraged. This is for your information.

California officially adopted the 2020 National Electrical Code (NEC) requirements, including those for surge protection devices (SPDs) in dwelling units, with an effective date of January 1, 2023.

Specifically, the 2022 California Electrical Code (California Code of Regulations Title 24, Part 3) is based on the 2020 edition of the NEC.

This means that as of January 1, 2023, new dwelling unit services and replacements of existing dwelling unit service equipment in California are required to be equipped with a Type 1 or Type 2 SPD, either as an integral part of the service equipment or immediately adjacent to it, according to the requirements of NEC Article 230.67.

(2) Unit A and detached garage panels are Federal Pacific panels, which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. Recommend consulting a licensed electrician for an opinion and correct if necessary.

5.3 Item 1(Picture) Unit A, Federal Pacific panel

5.3 Item 2(Picture) Detached garage, Federal Pacific panel

5.4 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

Repair or Replace

(1) Missing cover plates on multiple light switches and outlets throughout unit B. Recommend installing cover plates as needed.

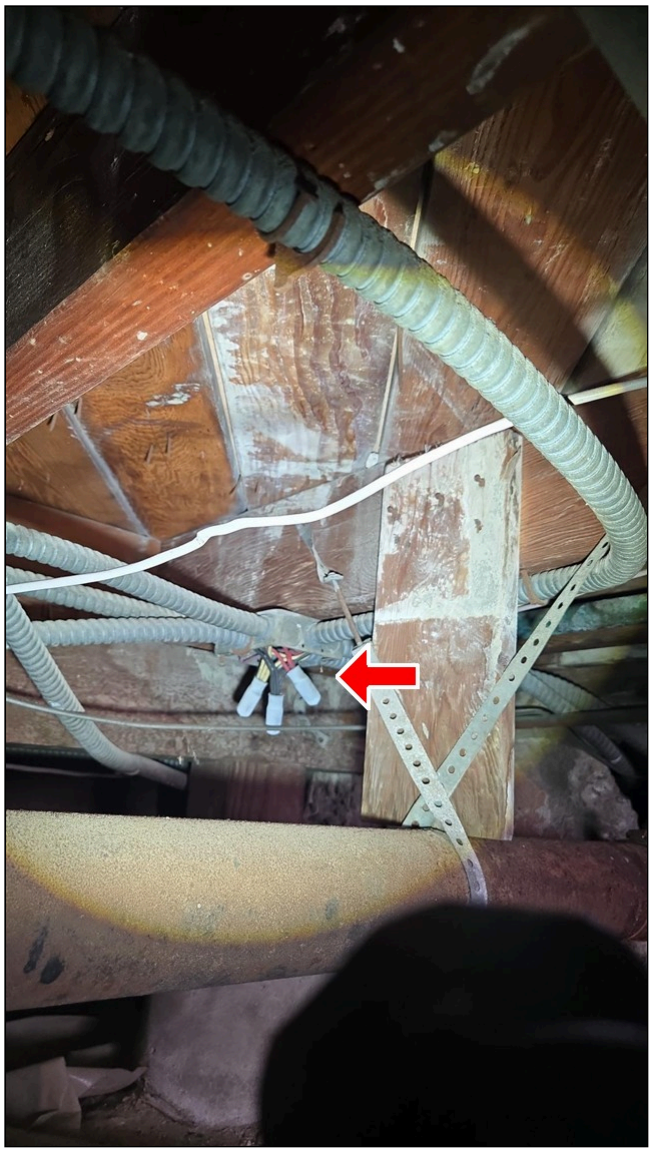
5.4 Item 1(Picture) Unit B living room outlet, missing cover

5.4 Item 2(Picture) Unit B switches, missing covers

(2) Exposed wiring found in crawlspace is abandoned or cut off. Recommend a qualified licensed electrician further inspect for repair or removal recommendations.

5.4 Item 3(Picture) Exposed wiring, crawlspace

(3) Junction boxes located inside crawlspace are missing cover plates. Exposed wire connections are present. Recommend a qualified person further inspect and install cover plates to conceal wiring as needed.



5.4 Item 4(Picture) Missing cover plate, crawlspace

5.5 Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure

Repair or Replace

(1) The kitchen outlets next to kitchen sink in unit B are non protected outlets. Receptacles within six feet of a water source are required to be GFCI protected. These outlets are outdated and considered a safety issue until corrected. Recommend a qualified electrician further inspect and repair or replace as needed.

NEC (National Electrical Code)

Section 210-8(a)(5) was modified in 1993 to apply to receptacles that serve ” as opposed to being above ” the kitchen countertop, and to add wet bar sinks. In the 1996 NEC, dwelling unit grade-level unfinished accessory buildings, and every kitchen counter-top receptacle (not just those within 6 feet of the sink), were added to the list of locations requiring GFCI protection. A 2005 revision removed the countertop criteria for wet bar, laundry, and utility sinks, thereby requiring GFCI protection for any receptacle within 6 feet of these dwelling unit sinks. Commercial and institutional were added as qualifiers for application of the GFCI requirements in other than dwelling unit kitchens. These kitchens were distinguished from others by adding what was to become the definition of a kitchen (an area

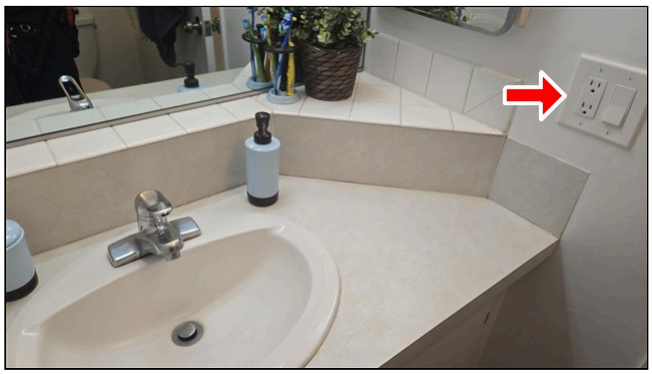
with a sink and permanent facilities for food preparation and cooking). In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.

5.5 Item 1(Picture) Unit B kitchen outlets

(2) Bathroom outlets in unit B are non protected outlets. All outlets within six feet of a water source are to be GFCI protected. All electrical issues are considered safety issues until corrected. Recommend a qualified electrician further inspect and repair as needed.

NEC (National Electrical Code) Section 210-8.

The section titled Ground-Fault Circuit Protection debuted in 1975 for residential occupancies and construction sites. That year, because of the potential shock hazard, residential bathroom receptacles joined the list of locations requiring GFCI protection. Rather than periodically adding locations where a sink might be present, receptacles within 6 feet of any sink (other than in a kitchen) required GFCI protection in the 2011 edition. In keeping with tradition, new GFCI protection requirements were added during the 2014 revision cycle. GFCI protection is now required in laundry areas. This is not restricted to a laundry room since it is common to find the appliances in hall closets or master bedroom. A tub or shower stall is not always located in a bathroom so receptacles within 6 feet of any tub or shower stall are required to be protected. Kitchen dishwasher branch circuits have been added whether they are hard wired or for cord-connected appliances.

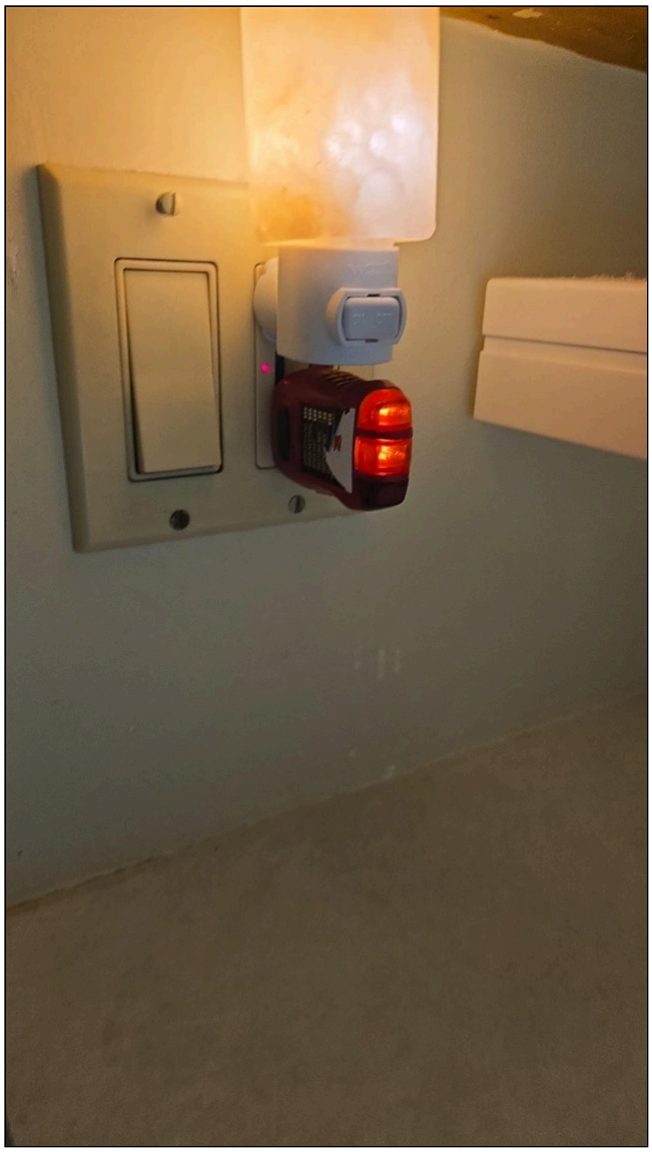


5.5 Item 2(Picture) Unit B bathroom outlet

5.6 All Ground Fault Circuit Interrupter Receptacles

Repair or Replace

GFCI outlet located inside unit A primary bedroom bathroom did not operate properly. Recommend a qualified person repair or replace outlet as needed.



5.6 Item 1(Picture) Unit A primary bedroom bathroom GFCI outlet

6. Plumbing

6.2 Water Heating Equipment, Controls, Chimneys, Flues and Vents

Repair or Replace

(2) Earthquake seismic straps for water heater do not secure water heater properly. Recommend a qualified person further inspect for repair or replacement recommendations.

6.2 Item 4(Picture) Water heater, earthquake seismic straps

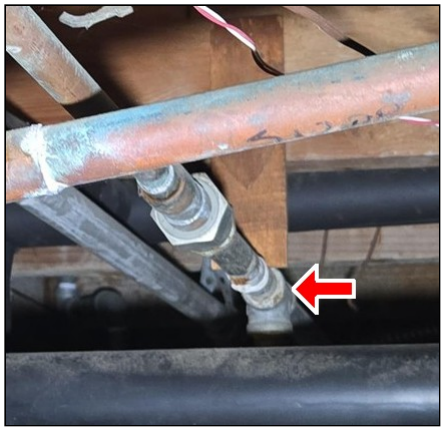
6.3 Interior Water Supply, Fixtures, Faucets and Systems

Repair or Replace

(1) Corrosion found on water supply shut off valves below hall bathroom sinks inside unit A. Water supply fixtures throughout unit are dated but did operate properly. Recommend a qualified plumber further inspect for repair recommendations.

6.3 Item 1(Picture) Corrosion, unit A hall bathroom water supply shut off valves

(2) Galvanized water supply lines found. Water pressure to supply fixtures was adequate. Galvanized plumbing is dated and may corrode from the interior of plumbing line. It is common for signs of rust to come out of fixtures if not run for long periods of time. No rust was found at time of inspection. Recommend a qualified licensed plumber further inspect water supply lines throughout as needed for replacement recommendations.



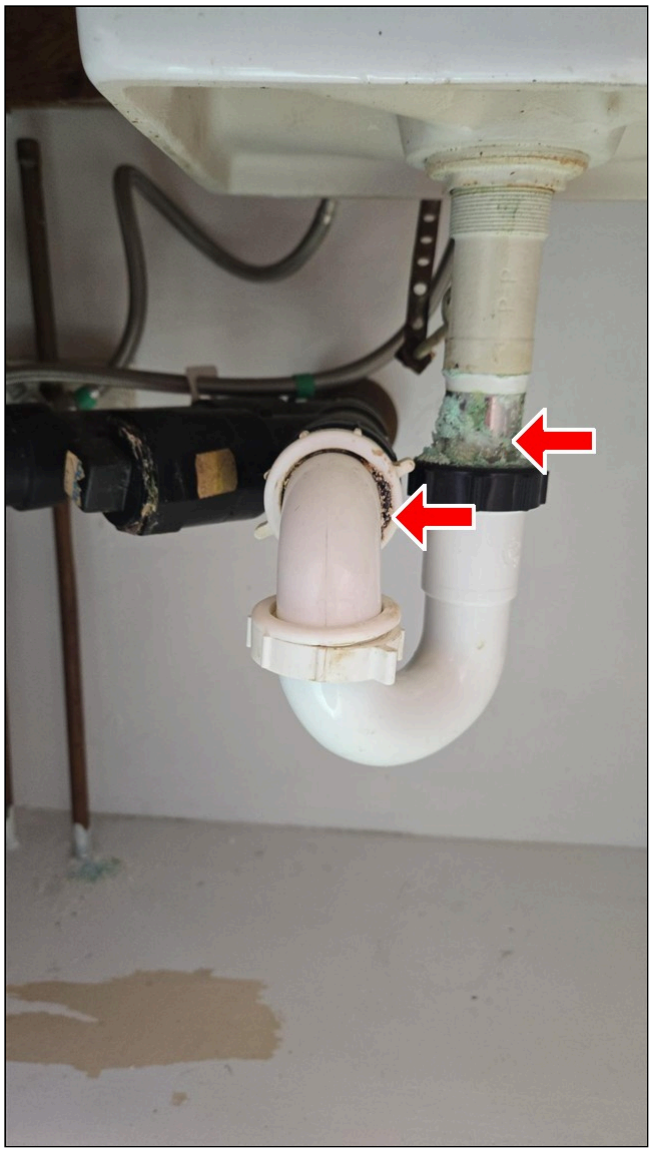
6.3 Item 2(Picture) Copper/ galvanized water supply lines

6.3 Item 3(Picture) Copper/galvanized water supply lines

6.5 Drainage, Waste and Vent System

Repair or Replace

(1) Corrosion found on drain lines below unit A hall bathroom sinks. Recommend a qualified person further inspect for repair recommendations.



6.5 Item 1(Picture) Unit A hall bathroom sink drains

(2) Old cast iron drain lines are present below home in crawlspace. Some repairs and replacement of drain lines with ABS drains are present. Drain lines are dated and inspector is unable to confirm condition of interior of drain line. Active leaking found below unit A and unit B hall bathrooms. Recommend a qualified plumber perform a sewer line inspection to inspect the interior condition of drain line, and repair leaking as needed.

6.5 Item 2(Picture) Cast iron drain lines/ABS repairs, crawlspace

6.5 Item 3(Picture) Active leaking, crawlspace

6.6 Interior Fuel Storage, Piping, Venting, Supports, Leaks

Repair or Replace

Gas furnace and water heater do not have sediment traps installed. Sediment traps are intentionally installed to prevent sediments in gas from restricting the gas valve and burners of the appliance. Recommend a qualified person install sediment traps as needed.

6.6 Item 1(Picture) Heat system #1 gas line

6.6 Item 2(Picture) Water heater gas line

7. Built-In Kitchen Appliances

7.2 Range hood

Repair or Replace

Vinyl tape on unit B kitchen range hood inside the upper cabinet. Vinyl tape will deteriorate over time. Tape covers the entire vent. Recommend a qualified person further inspect for repair or replacement recommendations.

7.2 Item 1(Picture) Unit B range hood vent

8. Fireplace

8.2 Chimneys Flues and Vents (for fireplaces)

Repair or Replace

Standalone fireplace has been removed from unit B living room. Flue is still present inside the ceiling cavity. Recommend a qualified person further inspect and install fireplace, or remove flue as desired.

8.2 Item 1(Picture) Flue opening, unit B

9. Heating and Cooling

9.0 Heating System

Repair or Replace

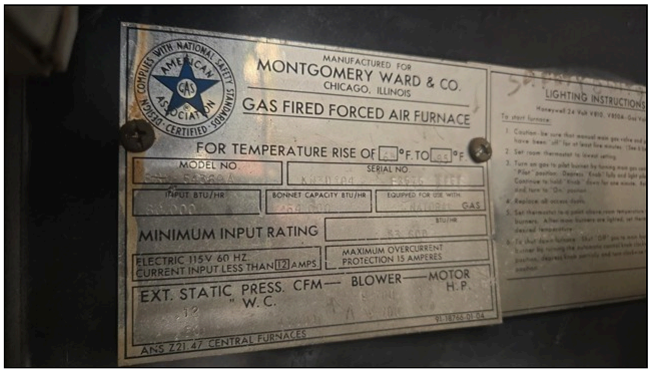
(1) Heating system # 1 is located inside the west exterior closet.

Manufacturer: Montgomery Ward

Manufacture date: 1976 (Heat system has exceeded its average life expectancy of 15-20 years. Recommend servicing and routine maintenance by a qualified HVAC technician.)

Model: SRM 54369A

Serial: KN3D104 F3676 3267



9.0 Item 2(Picture) Heat system #1 information

9.0 Item 1(Picture) Heat system #1

(2) Wall heating system #2 is located inside the living room of unit B.

Manufacturer: Williams

Manufacture date: Dated (Heat system has exceeded its average life expectancy of 15-20 years. Recommend servicing and routine maintenance by a qualified HVAC technician.)

Model: BDF 50

Serial: 07151 07

9.0 Item 3(Picture) Wall heating system #2

9.0 Item 4(Picture) Heat system #2 information Wall heat system #2 information

9.1 Normal Operating Controls

Repair or Replace

(2) Wall heater #2 inside unit B did not operate at time of inspection using thermostat. Pilot light is not ignited. Recommend a qualified person ignite pilot light and confirm operation as needed.

10. Insulation and Ventilation

10.1 Insulation Under Floor System

Not Present

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install floor insulation as desired.

11. Basement, Foundation, Crawlspace and Structure

11.0 Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

(1) White efflorescence (powder substance) found on block wall in the crawlspace indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

11.0 Item 1(Picture) Efflorescence, crawlspace

(2) Restricted access to unit A crawlspace, below kitchen area. Recommend a qualified person further inspect once access is provided.

11.0 Item 2(Picture) Restricted access, plumbing

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.

Titus Inspections
711 Meyer Lane
Redondo Beach Ca 90278
310-427-5197
Inspected By: Dean Nielsen

Inspection Date: 8/26/2025
Report ID: 250826-01

Customer Info:	**Inspection Property:**
Jack Cummings **Customer's Real Estate Professional:** Jack Cummings	2121 Marshallfield Ln Unit A 2121 Marshalfield Ln Unit B Redondo Beach CA 90278

Inspection Fee:

Service	Price	Amount	Sub-Total
Duplex Sq Ft 2,001-2,500	650.00	1	650.00

Tax $0.00
Total Price $650.00

Payment Method: Quickbooks
Payment Status: Paid
Note:

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at: _____. The terms below govern this Agreement. 1. The fee for our inspection is $_____, payable [in full / in part at $ _____] at a time [before / after] the appointment. 2. We will perform a visual inspection of the home/ building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure. 3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us. 4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects. 5. Our inspection and report are for your use only. You must give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for its use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law. 6. LIMITATION ON LIABILITY AND DAMAGES. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. California law provides that we may not include any limitation on the amount of damages in this agreement for any alleged failure to comply with Section 7196 of the California Business and Professional Code. As to other claims, we assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In those other cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You acknowledge that these liquidated damages are not a penalty, but that we intend them to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of $_____, payable in advance. 7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing. 8. If

you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability. 9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury. 10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection. 11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee. 12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement. 13. You may not assign this Agreement. 14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this. 15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so. 16. If you would like a large-print version of this Agreement before signing it, you may request one by emailing us. 17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.