

Property Inspection Report

Prepared Exclusively For

Winkie Robb

Inspection Date:
04/12/2022

Prepared by:
Bona Fide Home Inspections
310-560-4394

Frank Overbeek

REPORT SUMMARY

04/12/2022

Summary information for Winkie Robb

This is a summary of the inspectors findings during this inspection. We try to list items of a safety concern, items that are damaged and need immediate repair or replacement, items that if not addressed in the near term may cost more to repair in the future. Some items may require further investigation or evaluation by specialists in that field. Items listed for repair should be performed by qualified personal.

This summary is provided for the benefit of the client listed and does not constitute the complete report of all defects or deficiencies found. Client is advised to read entire report as noted in the inspection agreement.

EXTERIOR

DOORS:

SLIDING DOORS:

1. The sliding door locking hardware is defective, we recommend it be adjusted, repaired or replaced.

WATER HEATER

WATER HEATER:

T/P RELIEF VALVE:

2. A temperature/pressure relief valve and drain line is installed as required, it was not tested and it should not be altered or blocked off . The threaded end of pipe not permitted, we recommend correction.

SEISMIC RESTRAINT:

3. The water heater is double strapped as required but there should have been wood blocking added behind it as required to prevent movement.

ELEVATION/LOCATION:

4. The water heater drain pan overflow piping is not connected under the water heater, we recommend repair.

PLUMBING

GAS PIPING:

CONDITION:

5. Portion of the gas piping do not have the proper protection where it is exposed and/or where buried. We recommend that an approved coating or wrapping be installed.

HOSE FAUCETS:

OPERATION:

6. Leakage was observed at one or more hose bibs when turn on, we recommend tightening the packing nut or replacement of the hose bib.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

7. The overhead electrical conductor wires from the utility pole are contacting tree limbs. We recommend contacting the local utility company to trim the branches as needed.

SWITCHES & OUTLETS:

GARAGE:

8. There is no active switched lighting installed in the garage, we recommend new lighting fixtures be installed as necessary.

HEATING

FORCED AIR HEATING:

FUEL TYPE AND NOTES:

9. Natural Gas. The gas valve is installed but not tested. An approved flexible gas connected is installed but this goes through the side of the furnace and is subject to damage in an earthquake. Newer installations require a rigid steel pipe be used to pass through the side of furnace, correction is recommended.

BLOWER AND FILTER:

10. There is no air filter for this heating unit. We recommend a filter be installed for proper operation. The entire fan and area below the furnace needs to be thoughty cleaned out also.

The return air grill is rusting, we recommend new paint or replacement

INTERIOR

FIREPLACE/WOOD BURNING DEVICES:

FACTORY BUILT FIREPLACE:

11. The firebox metal grate appears the incorrect size, we recommend contacting the manufacturer for replacement with the correct type.

The chimney flue damper does not open fully, we recommend repair

The gas log lighter or log set responded to operation of the valve. We recommend the damper be blocked from closing fully to prevent possible of exhaust fumes entering the room.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

WALLS/CEILINGS/FLOORS:

12. The flooring material is wood/cork, which has joints that have separated, we recommend it be repaired or replaced.

SWITCHES/FIXTURES/OUTLETS:

13. Some lights are inoperative (bad bulbs?) We recommend they be replaced and operation tested before close of escrow.

LAUNDRY:

DRYER VENTING:

14. The dryer vent termination cover is damaged/missing, we recommend it be replaced.

BATHROOMS

MASTER BATHROOM.

CONDITION OF SINK:

15. The sink stopper did not operate properly, we recommend it be repaired or replaced.

TUB/SHOWER PLUMBING FIXTURES:

16. The shower drain screen cover is missing, recommend it be repaired or replaced.

Inspection Report Photos

Photos are only provided as a part of the report, not all areas of concern have a photo taken, photo interpretation varies among people and should not be relied upon but to also read report and call with any questions. Describing everything presented in a photo is not possible



Sliding door does not lock



Hose bib leaking



Rust at gas piping



Rust at electrical conduit



Missing dryer vent termination



Kitchen light inoperable

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Kitchen flooring joint separations



Fireplace, improper size grate, damper not opening fully



Water heater TPR drain pipe end cannot be threaded



Water heater lacks wood blocking to wall



Water heater overflow drain pipe not connected



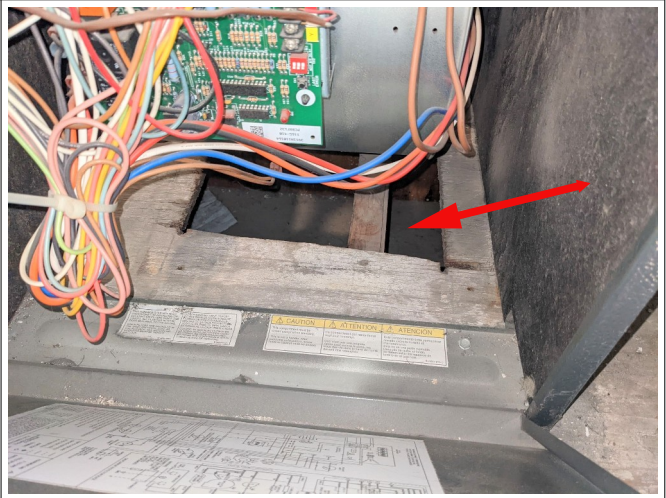
Dust/debris build up under furnace

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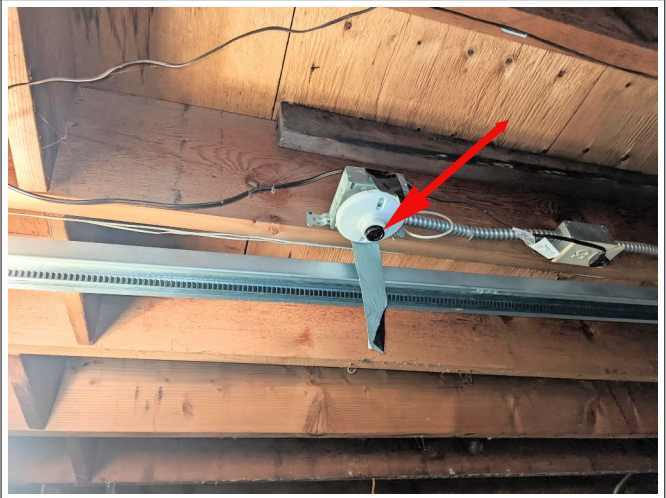
Furnace air intake grill rusting



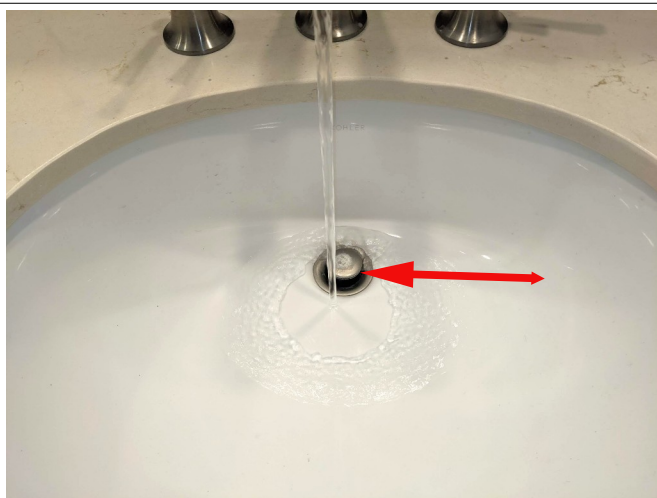
No filter installed for furnace



Gas piping incorrect to furnace



No lighting installed in garage



Master sink drain stopper inoperable



Master shower missing metal drain cover

Table of Contents

<u>INSPECTION CONDITIONS</u>	<u>2</u>
<u>EXTERIOR</u>	<u>3</u>
<u>GROUND</u>	<u>4</u>
<u>ROOF SYSTEM</u>	<u>5</u>
<u>WATER HEATER</u>	<u>6</u>
<u>PLUMBING</u>	<u>7</u>
<u>ELECTRICAL SYSTEM</u>	<u>8</u>
<u>HEATING</u>	<u>9</u>
<u>INTERIOR</u>	<u>10</u>
<u>KITCHEN - APPLIANCES - LAUNDRY</u>	<u>11</u>
<u>BATHROOMS</u>	<u>12</u>
<u>GARAGE</u>	<u>14</u>
<u>FOUNDATION</u>	<u>14</u>

This inspection report is exclusively for Winkie Robb

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: April 12, 2022.

TIME OF INSPECTION: 1 PM.

CLIENT NAME: Winkie Robb.

INSPECTION LOCATION: 2703 Rockefeller Lane #3, Redondo Beach.

REALTOR: Michael Majid.

WEATHER/SOIL CONDITIONS:

WEATHER: Clear skys.

OTHER INFORMATION:

CLIENT PRESENT: Yes.

REPORT LIMITATIONS

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

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold; formaldehyde; lead paint; asbestos; toxic or flammable materials, and other environmental hazards; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; private septic sewage systems; zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. Water or moisture intrusion often cannot be identified during a physical inspection due to long periods of dry weather and therefore we make no representations regarding future conditions during periods of rain.

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

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

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it

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shall be decided by arbitration by an arbitrator who is familiar with the home inspection industry, and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association.

REINSPECTION RIGHT: In the event of a claim, the Client will allow the Inspection Company three (3) working days to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

REPORT TERMINOLOGY:

APPEARS SERVICEABLE: An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

DAMAGED: An item, system or area that is typically beyond repair and must be replaced.

DETERIORATED: An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life.

REPAIR OR REPLACE: An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

INTRODUCTORY NOTES:

Any item in this report that we recommend that requires further evaluation, repair or replacement is the responsibility of the client to have addressed if desired before the close of escrow.

This unit is a condominium or townhouse. Generally the purchase is of only the interior portions. The walls roof, plumbing and exterior components are owned commonly by the association members. We do not inspect common areas. We recommend obtaining the HOA budgets and reserve studies to verify there are sufficient funds set aside for any major repairs needed in the near future.

EXTERIOR

Areas hidden from view by vegetation or stored items can not be observed and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

WINDOWS:

MATERIAL: PVC vinyl replacement windows.

CONDITION: It is common for windows to experience some type of water leakage. Determining if proper flashing was installed correctly is beyond the scope of this inspection. The windows viewed from the exterior appear properly installed and in serviceable condition.

This inspection report is exclusively for Winkie Robb**DOORS:*****SLIDING DOORS:***

The sliding door locking hardware is defective, we recommend it be adjusted, repaired or replaced.

GENERAL EXTERIOR COMMENT:

Our review of the exterior is limited to the balconies, deck, exterior doors and windows and features directly related to this unit. See comments in the introductory notes regarding common areas.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

DRIVEWAY:***TYPE & CONDITION:***

Concrete, There are tripping hazards in the driveway surface. We recommend they be patched or repaired to prevent injury.

GRADING:

SITE TYPE & CONDITION: Gentle slope, The grading at foundation appears adequate to drain excess surface water and roof runoff away from the structure.

DRAINAGE:***CONDITION:***

The exposed portions of the surface drainage system appears properly installed, but was not water tested during the inspection. We make no representations as to its effectiveness (inquire with the seller) and recommend its operation be observed during adverse weather.

PATIO:***TYPE & CONDITION:***

Concrete, The minor cracks noted in the patio are typical and no action is needed.

FENCES & GATES:***TYPE:***

Concrete block. Wood.

CONDITION:

The wood fencing appears in serviceable condition for its age. Regular maintenance will maximize its service life. The concrete block fencing is in serviceable condition for its age.

This inspection report is exclusively for Winkie Robb

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

ATTIC:

- TYPE:** The attic space is minimal due to low slope roof design. The roof is supported by conventional wood rafters and ceiling joist framing. The roof material is supported by plywood sheathing.
- CEILING TYPE:** The ceiling is supported by wood joist framing.
- ACCESS:** Viewing was limited, to observing from hatch areas only. Access for inspection is restricted by low headroom, insulation or heating ducts.
- FRAMING CONDITION:** Where visible the roof structure appears to be constructed in a manner typical of houses of this type and age.
- OTHER CONDITIONS:** The attic space is open to the other units, this can be a security concern.
- MOISTURE:** There was no stains or evidence of present or prior leakage at the time of inspection.

VENTILATION:

Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by eave, gable, and automatic or wind driven fans. For the ventilation to work correctly, cool air enters to lower portion vents and hotter air exits out the upper attic space vents, however this system is generally not installed. Adequate ventilation is provided.

INSULATION:

- TYPE AND CONDITION:** Cellulose- Blown, Appears serviceable.

COMPOSITION SHINGLE ROOF:

- STYLE & TYPE:** Gable, Fiberglass shingles,
- ROOF ACCESS:** Due to height/type the inspector viewed the roof surface/components from a drone photos only, this is a limited visual inspection.
- ROOF COVERING STATUS:** The visible portions of the roof surface are in an acceptable condition for its age, periodic inspection and maintenance is recommended.

EXPOSED FLASHINGS:

- TYPE & CONDITION:** Metal, The visible areas of flashing appear properly installed and in serviceable condition for their age.

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FLUE PIPES: The furnace & water heater flue pipe appear properly installed and the rain cap is present.

BUILT UP SURFACE ROOF:

STYLE & TYPE: Low slope, Cap Sheet built-up at garages.

ROOF ACCESS: The inspector walked on the roof and visually examined the accessible roofing components.

ROOF COVERING STATUS:

The roof surface is damaged and/or deteriorated due to granulation failure in widespread areas. A qualified licensed roofing contractor should be called to make further evaluation and repairs as needed, refer to HOA.

GUTTERS & DOWNSPOUTS:

TYPE: There is no provision for collecting/controlling rooftop drainage. Correctly installed gutters and downspouts are a benefit to all properties. We recommend improving the drainage system, beginning with installation of gutters and downspouts.

WATER HEATER

WATER HEATER:

TYPE-SIZE & AGE: Gas, 40 Gallons, The age based upon manufactures serial number is, 7 years old.

LOCATION: Hall closet.

TANK CONDITION: The water heater tank and controls are in good condition.

T/P RELIEF VALVE: A temperature/pressure relief valve and drain line is installed as required, it was not tested and it should not be altered or blocked off . The thread end of pipe not permitted, we recommend correction.

COMBUSTION AIR: Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The combustion air supply for the water heater is adequate.

VENTING: Flue vent is intact and functioning correctly.

GAS SUPPLY: The gas valve is present and the flexible gas connector is an approved type.

SEISMIC RESTRAINT: The water heater is double strapped as required but there should have been wood blocking added behind it as required to prevent movement.

ELEVATION/LOCATION: The water heater drain pain overflow piping is not connected under the water heater, we recommend repair.

WATER CONNECTIONS: A ball type water shutoff valve is installed to turn the cold water supply off but was not tested.

This inspection report is exclusively for Winkie Robb

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

MAIN LINE:

MATERIAL: Copper piping visible at main shut off valve location. The underground portions of the pipe cannot be identified.

LOCATION: The main water shut off valve is located, at the rear of the house.

CONDITION: Appears serviceable, Main shut off valve is operational.

WATER PRESSURE: 50-60 PSI, The static water pressure measured at the exterior hose bib is within the normal range.

SUPPLY LINES:

MATERIAL: Copper piping where visible.

CONDITION: The visible areas of water supply piping appears properly installed and in serviceable condition.

GENERAL COMMENT: A number of fixtures were operated at the same time and we observed reasonable flow at the shower head(s)

WASTE LINES:

**DRAIN & VENT
MATERIALS:**

Cast Iron. Galvanized steel piping.

CONDITION: The drainlines for this unit are not visible except at the sink locations due to piping being in the walls and floor.

GENERAL COMMENTS: A representative number of drains were tested and each emptied in a reasonable amount of time and did not backup when other fixtures were drained simultaneously.

GAS SYSTEM:

**METER LOCATION &
CONDITION:**

Meter located at, the right side of the building #1.

GAS PIPING:

CONDITION: Portion of the gas piping do not have the proper protection where it is exposed and/or where buried. We recommend that an approved coating or wrapping be installed.

HOSE FAUCETS:

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OPERATION: Leakage was observed at one or more hose bibs when turn on, we recommend tightening the packing nut or replacement of the hose bib.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed in accordance with the manufacturers instructions, and tested regularly.

SERVICE:

TYPE AND CONDITION: Overhead. 110/220 Volt, Capacity 40 amps. The main disconnect and branch circuits are protected by circuit breakers.

The overhead electrical conductor wires from the utility pole are contacting tree limbs. We recommend contacting the local utility company to trim the branches as needed.

CONDUCTORS:

BRANCH WIRING: Copper. Wiring type is primarily flexible conduit.

MAIN ELECTRICAL PANEL:

MAIN PANEL LOCATION: Exterior at the right side of building at unit 1.

SERVICE CAPACITY: Our estimate of the service capacity is based upon the label rating of the main electrical service disconnect. The service capacity is normal for a house of this size and age, and appears adequate for the present and minor additional loads.

SUB PANEL(S):

**SUBPANEL #1
LOCATION:** Laundry room.

SUB PANEL: The electrical circuit breakers and wire sizing appears correct and properly installed where visible within the panel. The circuit breakers are not labeled as required, we recommend labeling to allow individual circuits to be shut off rather than all circuits, if electrical repairs are needed.

SUB PANEL CIRCUITRY: The neutral electrical wiring conductors are bonded to the panel. This is not permitted in a sub panel. A simple repair, we recommend it be corrected.

BRANCH CIRCUIT WIRING:

CONDITION: The accessible branch circuitry was examined and appears properly installed and in serviceable condition.

SWITCHES & OUTLETS:

INTERIOR: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Loose/Damaged outlets were observed, we recommend they be replaced to prevent possible contact with live electrical parts.

This inspection report is exclusively for Winkie Robb

- BATHROOMS:** The GFCI protection for the receptacles in this area functioned correctly with the test button. We recommend testing these devices on a monthly basis.
- KITCHEN:** The GFCI protection for the receptacles in this area functioned correctly with the test button. We recommend testing these devices on a monthly basis.
- GARAGE:** There is no active switched lighting installed in the garage, we recommend new lighting fixtures be installed as necessary.

HEATING

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.

FORCED AIR HEATING:**LOCATION & TYPE OF UNIT:**

Hall closet. The heating unit is a forced air upflow type unit.

FUEL TYPE AND NOTES: Natural Gas. The gas valve is installed but not tested. An approved flexible gas connected is installed but this goes through the side of the furnace and is subject to damage in an earthquake. Newer installations require a rigid steel pipe be used to pass through the side of furnace, correction is recommended.

BURNERS: The burner flame appears typical.

HEAT EXCHANGER: Closed System - Unable to inspect.

VENTING: The flue vent is intact and functioning correctly.

BLOWER AND FILTER: There is no air filter for this heating unit. We recommend a filter be installed for proper operation. The entire fan and area below the furnace needs to be thoughty cleaned out also.

The return air grill is rusting, we recommend new paint or replacement

THERMOSTAT CONTROLS:

The thermostat appears properly installed and the unit responded to the user controls.

HEATING DUCTS:**TYPE:**

The ducts are insulated with fiberglass.

CONDITION:

The insulation on the heating ducts is missing in areas, while it may be possible to repair, replacement with more efficient ducting should be considered.

This inspection report is exclusively for Winkie Robb

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: The entry door appears properly installed and in serviceable condition. Regular painting is required to maximize service life.

INTERIOR DOORS: The interior doors appear properly installed and in good condition.

WINDOWS:

TYPE: PVC Vinyl frames, Dual pane insulated glass, Horizontal sliding.

CONDITION: The windows tested appear to be properly installed and in serviceable condition. We operated a representative sample of the windows but did not open, close and latch every window.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, The wall surfaces general appear properly installed and in serviceable condition.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

FLOOR TYPE & CONDITION: Laminate wood. Tile. General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION: Interior stairs were used several times and appear serviceable. Stair handrail are properly installed, attached and in serviceable condition.

GUARD RAILING:

CONDITION: The railings appear properly installed and are in serviceable condition.

FIREPLACE/WOOD BURNING DEVICES:

FACTORY BUILT

FIREPLACE: The firebox metal grate appears the incorrect size, we recommend contacting the manufacturer for replacement with the correct type.

The chimney flue damper does not open fully, we recommend repair

This inspection report is exclusively for Winkie Robb

The gas log lighter or log set responded to operation of the valve. We recommend the damper be blocked from closing fully to prevent possible of exhaust fumes entering the room.

SMOKE DETECTOR:***COMMENTS:***

Smoke detectors are noted for their presence during the inspection only. We do not test their operation as they may function at this time but may not function at the time the property is re-occupied. We recommend they be tested regularly and batteries replaced every 12 months. There was a smoke detector present in the hallway outside the bedrooms. One or more smoke detectors were missing/not present in the bedrooms. We recommend installation per city fire marshal requirements and per manufacturers installation instructions.

CARBON MONOXIDE DETECTOR:***COMMENTS:***

No carbon monoxide detector was seen at the time of the inspection, we recommend installation per real estate contract and in the locations required by the city and manufacturers instructions.

BEDROOMS:***CONDITION:***

The finished surfaces, hardware, windows and doors were found to be in generally good condition at the time of our inspection.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of refrigerators and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:***CONDITION:***

The sink is properly installed and in serviceable condition.

SINK PLUMBING:

The sink faucet is in serviceable condition. The visible drain piping is in serviceable condition.

RANGE/COOK TOP AND OVEN:***TYPE/CONDITION:***

Gas. The cook top and oven responded to normal operating controls at the time of the inspection and appear serviceable.

VENTILATION:***TYPE AND CONDITION:***

External. The exhaust is provided by a vent under the microwave. The fan was operating but these units are minimal and provide little suction.

The under microwave light is inoperative, we recommend the bulb be replaced.

DISHWASHER:***CONDITION:***

The dishwasher was turned on and operated to normal operating controls. It is in serviceable condition for its age.

This inspection report is exclusively for Winkie Robb

PLUMBING: An air gap device is present on drain at the sink. It is functioning correctly and did not leak when dishwasher drained.

GARBAGE DISPOSAL:

CONDITION: The disposal was turned on and was operating. Wiring to the disposal is properly installed.

OTHER BUILT-INS:

MICROWAVE: The microwave was turned on briefly and heated a glass of water placed inside. Any further testing is beyond the scope of this inspection.

INTERIOR COMPONENTS:**COUNTERS AND CABINETS:**

The counter tops are in serviceable condition. Cabinets are in serviceable condition.

WALLS/CEILINGS/FLOORS:

Walls and ceiling surfaces are in serviceable condition.

The flooring material is wood/cork, which has joints that have separated, we recommend it be repaired or replaced.

SWITCHES/FIXTURES/OUTLETS:

Some lights are inoperative (bad bulbs?) We recommend they be replaced and operation tested before close of escrow.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Replacement of the flexible water supply piping is recommended.

LAUNDRY:

LOCATION & TYPE: Kitchen. The dryer hookup is intended for a gas unit only.

CONDITION: The visible plumbing appears serviceable.

DRYER VENTING: The dryer vent termination cover is damaged/missing, we recommend it be replaced.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

POWDER BATHROOM.

CONDITION OF SINK: The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.

This inspection report is exclusively for Winkie Robb

CONDITION OF TOILET: The toilet was flushed and functioned correctly and is a low flow type toilet.

BATH VENTILATION: The ventilation for this bathroom is provided by a ceiling exhaust fan, the fan was operable but we do not determine the effectiveness of the unit.

MASTER BATHROOM.

CONDITION OF SINK: The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.

The sink stopper did not operate properly, we recommend it be repaired or replaced.

CONDITION OF TOILET: The toilet was flushed and functioned correctly and is a low flow type toilet.

**TUB/SHOWER PLUMBING
FIXTURES:**

The shower fixtures appear properly installed and in serviceable condition.

The shower drain screen cover is missing, recommend it be repaired or replaced.

TUB/SHOWER WALLS: Shower walls appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

GLASS ENCLOSURE: The shower enclosure/door appears properly installed, serviceable and is the required tempered safety glass.

BATH VENTILATION: The bathroom ventilation is provided by a window which appears adequate.

SECOND BEDROOM BATHROOM.

CONDITION OF SINK: The sink appears to be properly installed and in good condition. The sink faucet appears to be properly installed and was operable. Drainage from the sink emptied in a reasonable amount of time.

CONDITION OF TOILET: The toilet was flushed and functioned correctly and is a low flow type toilet.

CONDITION OF TUB: The bathtub appears properly installed and in serviceable condition.

**TUB/SHOWER PLUMBING
FIXTURES:**

The tub/shower fixtures appear properly installed and in serviceable condition.

TUB/SHOWER WALLS: Tub and shower areas appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

GLASS ENCLOSURE: The shower enclosure/door appears properly installed, serviceable and is the required tempered safety glass.

BATH VENTILATION: The bathroom ventilation is provided by a window which appears adequate.

This inspection report is exclusively for Winkie Robb

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. The garage door spring balance should be checked regularly by disconnecting the automatic opener. If the door falls downward, have adjustment or repair by a garage door specialist.

TYPE:

LOCATION: Detached, One car.

FRAMING:

CONDITION: The garage framing where visible appears properly installed and in good condition for its age. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

FLOOR:

CONDITION: The concrete floor appears properly installed. The lack of cracks suggests a stable soil condition.

PASSAGE DOOR:

CONDITION: The door between the garage and living space is of fire resistive construction and includes an approved automatic self closer.

GARAGE DOOR(S):

CONDITION: The garage door was operated and appears properly installed and in serviceable condition.

AUTO DOOR OPENER:

The automatic door opener was operational with the wall button. The automatic reverse feature was operational when meeting resistance.

GARAGE MISCELLANEOUS:

OTHER: There are moisture stains noted on the garage ceiling, but no indications that this is an active leak. We recommend it be monitored and if addition staining develops, the source of the moisture should be identified and repaired.

FOUNDATION

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspectors evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern framing and seismic connections.

FOUNDATION & STRUCTURE:

TYPE: Wood frame stud walls. Concrete slab on grade. The foundation area was partially inspected at this unit only. This is a common area component. The foundation is poured concrete footings with drywall covered wood framed walls in the garage area. The visible areas appear in normal serviceable condition.

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***ANCHOR BOLTS/
BRACING:***

The wall surfaces or design/configuration of the structure prevent access to visually verify the presence or condition of anchor bolts. But because of the age of the structure and type of construction, we assume that proper bolting was installed, per standards in effect at the time the structure was built.

SLAB ON GRADE:

INTERIOR CONDITION:

Slab is not visible due to floor covering - no readily visible problem are noted, if flooring is removed there may be normal small hairline shrinkage cracks. We found no visible evidence of seepage or other moisture related conditions along the outer wall/floor areas.