



Confidential Inspection Report

LOCATED AT:
579 Crane Blvd
Los Angeles, California 90065

PREPARED EXCLUSIVELY FOR:



INSPECTED ON:
Thursday, April 24, 2025



Inspector, Jerry Holt
Brooke and Sons Inspections



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

STRUCTURE - STRUCTURE

PAINT SURFACE

s-40: Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material.

STRUCTURE - DOORS & WINDOWS

WINDOWS CONDITION

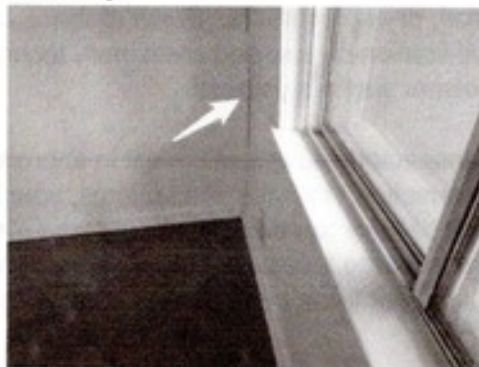
s-42: Attention needed: There is evidence of leakage. There is wet trim noted from the interior of the wall cavity.



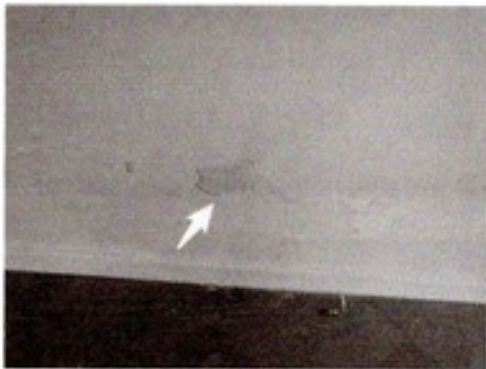
STRUCTURE - INTERIOR FINISHES

COMMENTS

s-48: Attention needed: Stress or settlement cracks are seen throughout. This does indicate evidence of prior structural movement. Suggest further evaluation by qualified professional such as structural engineer to determine cause and remedy.



s-49: Peeling paint is seen at some locations. Recommend testing for presence of lead prior to any work



s-50: General water stains seen in various areas that are more than like due to previous roof leak issues. Some of the darker stains should be evaluated and tested by an environmental agency. This would determine on whether or not any special remediation procedures would need to be followed.



PLUMBING SYSTEM - WATER HEATER

CONDITION

s-67: Tank lacks a sheet metal pan. Ideally a sheet metal pan would have been installed under this tank with a drain to prevent potential water damage to structure in the event of leak.



ELECTRICAL SYSTEMS - MAIN PANEL

CONDITION OF PANEL WIRES

s-90: Action Necessary - Electrical circuitry wiring in the power panel shows some condition that calls for the immediate action of a qualified licensed electrician.



ELECTRICAL SYSTEMS - SUB PANELS

BREAKER/FUSE

s-96: Attention needed: Sub panels antiqued. Upgrades needed.



ELECTRICAL SYSTEMS - WIRING TYPE & CONDITION

WIRING TYPE & CONDITION

s-98: Attention needed: It looks as though that some of the wiring is of the older cloth insulation. This type of insulation wears and breaks off with age. Most electricians in the industry will recommend upgrades to newer plastic insulated conductors for safety reasons. We recommend that a qualified licensed and insured contractor do further inspection and evaluation of any cloth covered wiring.



ELECTRICAL SYSTEMS - OUTLETS & SWITCHES

GROUND FAULT CIRCUIT INTERRUPTERS

s-103: At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

HEATING, VENTILATION & AIR CONDITIONING

GENERAL OPERATION & CABINET

s-112: Furnace is an older unit that has a very limited service life.

s-113: Corrosion is noted

NOTE

s-128: The original duct work that appears to be of asbestos product that is compromised and or in poor condition . Further testing and removal needed.

You need to be aware that some buyers are concerned about asbestos materials in relation to health considerations as well as cost to remove the materials should conditions of the materials or remodeling call for it. Further information can be obtained by environmental agency.

Contact a qualified asbestos abatement agency for further evaluation



ROOF & ATTIC - ROOF ASSEMBLY & VENTILATION INSULATION

s-143: The attic insulation appears not to be correctly installed or needs attention.

s-144: Attention Needed - The attic insulation appears not to be correctly installed or needs attention. Paper exposed on insulation is not to industry standards. Manufactures Installation instructions requires paper to be covered by a non combustible material such as sheetrock or using insulation with non flammable backing..



INTERIORS - FLOORS

TYPE/CONDITION

s-157: Unsatisfactory- Flooring is deteriorated throughout. Extensive repairs will be needed. Contact a licensed contractor for further evaluation as to extent of damage as well as cost.





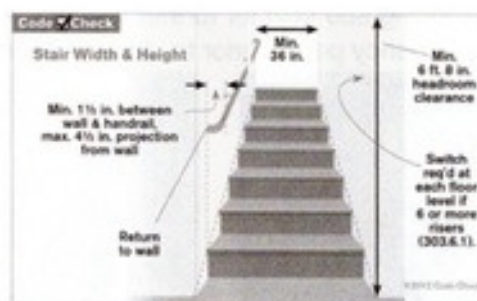
s-158: Issues noted are as such: Excessive sloping to the degree that foundation problems are present. Further evaluation as to cause is needed. Contact licensed and insured foundation specialist or licensed qualified engineer.

s-159: Attention needed: Possible Vinyl asbestos tiles noted in areas. Further evaluation by licensed environmental agency.



INTERIORS - STAIRS CONDITION

s-160: Attention: Stairway width not to today's standards. Further evaluation by licensed general contractor.



INTERIORS - COMMENTS

NOTE

s-162: The noted stress cracks seen do indicated evidence of past structural issues. Further investigation as to cause should be achieved. You may need to start with a geo tech then consult a foundation expert.

LAUNDRY - LAUNDRY

GROUND FAULT INTERRUPT OUTLETS

s-174: This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

FOUNDATION - FOUNDATION

CONDITION

s-189: Horizontal cracks were noted in at least one exterior wall.



s-191: These conditions warrant further investigation by a Professional Engineer or qualified licensed foundation contractor. Seek bids to remedy the condition from at least three (3) Licensed Professional Foundation Contractors.

FOUNDATION SLAB

s-192: Uneven areas of sub floor noted. These uneven areas warrant further investigation by a licensed foundation contractor. Make arrangements with seller or pertinent party to have floor covering removed exposing sub slab for further viewing. All further investigations should be done during inspection contingency period prior to close of escrow or transfer of title.





s-193: Significant cracks were noted that warrant further inspection by a licensed foundation expert or licensed structural engineer.

SITE - SITE TREES

s-194: Some trees and/or shrubs on the site need to be trimmed.

SITE - PAVING CONDITION WALKWAYS

s-196: The walkways need action. Repair or replacement is indicated.

s-197: The walkway slope is such that water either does not run off or run-off is directed towards the house. This run-off may interfere with the foundation. The driveway should slope to allow water to run away from the structure and foundation.



SITE - STAIRS

CONDITION

s-199: Step risers are not of even increments and a potential trip hazard. Steps should not vary more than 3/8 of an inch from step to step



COMMENTS

s-200: Steps are in poor repair. Further evaluation by licensed general contractor.

SITE - PATIO/DECK

CONDITION

s-202: The slab is in such a condition that repair or replacement is necessary.



SITE - FENCES & GATES

CONDITION

s-204: Attention Needed - The fencing needs to be repaired.



SITE - RETAINING WALLS

CONDITION

s-207: Attention needed: The retaining wall requires some repair or replacement which is due either to movement or deteriorated materials.

Further evaluation by licensed masonry contractor.



Thursday, April 24, 2025

579 Crane Blvd
Los Angeles, California 90065

We have enclosed the report for the property inspection we conducted for you on Thursday, April 24, 2025 at:

579 Crane Blvd
Los Angeles, California 90065

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Jerry Holt
Brooke and Sons Inspections





RECEIPT
579 Crane Blvd
Los Angeles, California 90065

Client: [REDACTED]

Receipt Number: 401632604

Receipt Date: Thursday, April 24, 2025

Quantity	Description	Unit Price	Amount
1	Base Amount		[REDACTED]

BROOKE & SONS
HOME INSPECTIONS

Change Due

\$0.00

Brooke and Sons Inspections • (909) 499-2051 • brookeandsonsinc@gmail.com

Thank you for your business!

Please send payment to:

19508 Leadwell Street

Reseda, Ca. 91335

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

GENERAL INFORMATION

REPORT LIMITATIONS This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standards of practice, (a copy of which is available upon request). Systems and conditions which are not within the scope of the inspection include, but are not limited to: mold, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (then obtaining), unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

CLIENT INFORMATION

INSPECTION DATE

1: April 24, 2025

TIME

2: 9:00 AM

OCCUPIED?

3: No

INSPECTOR

4: Jerry Holt

PEOPLE PRESENT

5: Listing agent

COMMENTS

6: The illustrations in this report are intended to help client have a visual understanding of what is being commented in the report.

BUILDING**MAIN ENTRY FACES**

7: East

BUILDING TYPE

8: 1 family

STORIES

9: Three story

SPACE BELOW GRADE

10: Ground floor living area

11: Crawl space

CLIMATIC CONDITIONS**OUTSIDE TEMPERATURE (F)**

12: 60-70

UTILITY SERVICES**WATER SOURCE**

13: Public

SEWAGE DISPOSAL

14: Public

FUEL

15: Natural Gas. Supplied by local utility company

UTILITIES STATUS

16: All utilities on



DEFINITION OF TERMS

DEFENATION OF TERMS

17: EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

UNSATISFACORY: This term indicates that there is an unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

PRESENT: Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

NOT INSPECTED: Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.



SUMMARY

Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary. Please read the report in its entirety. Having a summary does not limit or negate other items that Need Attention in the body of the report. All noted items that require further inspection need to be done during the inspection contingency prior to the close of escrow. Not after you move in.

INTERIORS

INSPECTOR COMMENT

18: Be aware that we are conducting a precursory inspection of the interiors. So as to not overlook any major deficiency with the major systems that could affect life and safety issues we conduct a nonexhaustive inspection of the interior components and only touch on relevant conditions as they exist at the time of inspection. Any cosmetic anomalies should be gone over during your walk through inspection

19: The client should be aware that the older acoustic material may contain asbestos. It would have to be tested by qualified environmental agency to be certain.

20: Black stains noted in areas that appear to be moisture related. These stains should have further evaluation by qualified environmental agency. Also recommend that this company go through the dwelling in its entirety to ensure there are no other affected areas.

21: Suspected unpermitted areas. Client is advised to do their research as relates to the risks involved in purchasing a dwelling that has had alterations, installations, additions or modifications from original construction done without a building permit.

22: The client should be aware that the older vinyl tile flooring material may contain asbestos.

It would have to be tested by qualified environmental agency to be certain.

PLUMBING

INSPECTORS COMMENT

23: A qualified licensed plumber should be contacted to conduct further inspection of the plumbing system of this structure in its entirety and determine what corrections or repairs are needed as well as cost.

MECHANICAL

INSPECTORS COMMENT

24: A licensed heating and air contractor needs to conduct further inspection of the system(s) to determine what corrections or repairs are needed as well as cost

25: Be aware that the U.S. government has enacted a policy requiring that all air conditioners and heat pumps no longer use R22 refrigerant. R22 is the type of refrigerant used for the last century and was found to have an adverse effect on the environment. If your existing A/C system has R22 refrigerant it can be serviced and if necessary recharged up to 1/1/2020. However, after 1/1/2020 refrigerant manufacturers must cease all production of R22 refrigerant completely. There is currently no EPA requirement on the servicing or usage of existing R22 A/C units. R22 A/C equipment may continue to be used indefinitely as this refrigerant can be recycled and substitutes for R22 refrigerant may be available to service and recharge R22 air conditioners. Any substitution should only be applied by NATE (North American Technician Excellence) certified technicians who are skilled and EPA certified in air conditioning repair. NATE-certification includes the recommended EPA refrigerant handling certification. To sum it all up the operation and maintenance of older systems is no longer practical or cost effective.

ELECTRICAL

INSPECTORS COMMENT

26: A licensed electrical contractor needs to conduct further inspection of the electrical system in its entirety to determine what corrections or repairs would be needed to ensure a safe and functional system

ROOF SYSTEM

INSPECTORS COMMENT

27: Contact a licensed and insured roofing contractor for further evaluation of the roof system at this time.

FOUNDATION

INSPECTORS COMMENT

28: Recommend that a licensed foundation expert conduct further inspection of the foundation system at this time. His inspection would be to determine what steps would be needed to improve any defect as well as cost

EXTERIORS

INSPECTOR COMMENT

29: The exteriors are suffering from overall wear and lack of maintenance. General repairs needed. Consult at least two of three licensed contractors for further evaluation and cost of repairs.

30: A licensed and insured framing or general contractor should conduct further inspection of existing decks, stairs or balconies to determine extent of repairs as well as cost.

GROUNDS

INSPECTORS COMMENT

31: Client is advised to obtain the services of a Geo Tech professional to conduct additional inspection of the site. His inspection would entail further evaluation of the soil and how it relates to the structure.

ADDITIONAL COMMENTS

INSPECTOR COMMENT

32: Animal activity noted in areas. Contact licensed pest control operator for additional inspection

33: Water damage noted in various areas. Consult licensed termite agency for additional inspection or refer to any recent termite report

34: This structure is suffering from deferred maintenance and is in an overall state of disrepair. It is difficult under these circumstances for the inspector to uncover all existing defects. Client should understand that other issues may arise during the course of repairs, reconstruction of further evaluation by other contractors or specialist.

35: Attention needed: Stress or settlement cracks are seen throughout. This does indicate evidence of prior structural movement. Suggest further evaluation by qualified professional such as structural engineer to determine cause and remedy.

36: Excessive sloping to the degree that foundation and or framing problems are present. Further evaluation as to cause is needed. Contact licensed qualified engineer for further evaluation.

BROOKE & SONS
HOME INSPECTIONS

STRUCTURE

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

STRUCTURE

TYPE OF CONSTRUCTION

37: Conventional wood framing

OBSERVATIONS

38: Asbestos Cement Shingles.



FASCIA & RAKE BOARDS

39: Evidence of water damage noted at some locations. Further evaluation needed by appropriate specialist.

PAINT SURFACE

40: Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material.

DOORS & WINDOWS

EXTERIOR DOORS

41: Attention needed: Water damage is seen at exterior doors.
Further evaluation by licensed termite agency

WINDOWS CONDITION

42: Attention needed: There is evidence of leakage. There is wet trim noted from the interior of the wall cavity.



43: In general the exterior window trim and windows are worn and weathered to the degree that repairs or even replacement should be considered at this time.

44: Water damage was seen to the exterior window material. Consult a licensed termite agency for additional inspection at this time

FRAMING

FRAMING MEMBERS.

45: The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

INTERIOR FINISHES

WALL COVERING

46: The wall covering material is predominantly plaster

CEILING MATERIAL

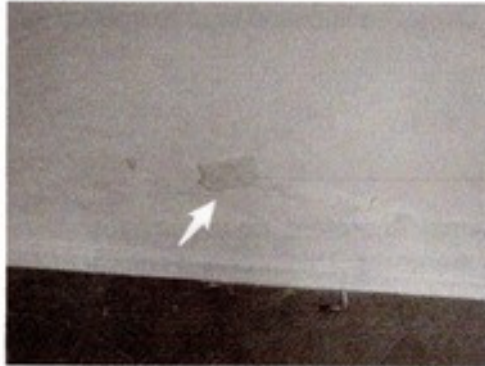
47: The ceiling covering material is predominantly plaster

COMMENTS

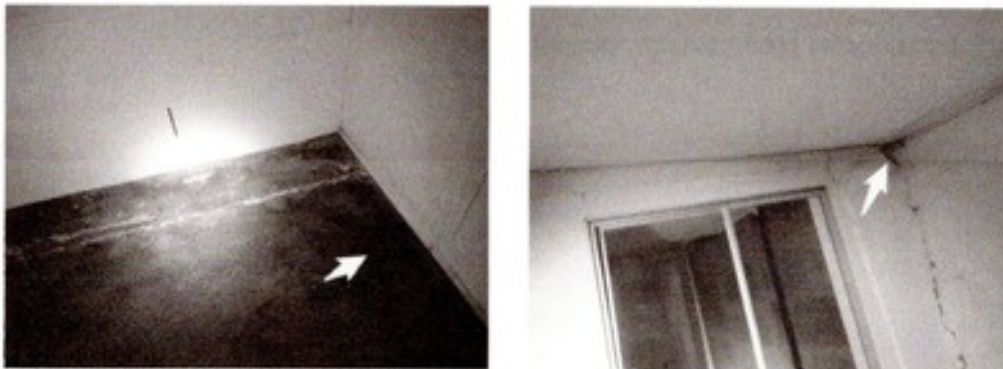
48: Attention needed: Stress or settlement cracks are seen throughout. This does indicate evidence of prior structural movement. Suggest further evaluation by qualified professional such as structural engineer to determine cause and remedy.



49: Peeling paint is seen at some locations. Recommend testing for presence of lead prior to any work



50: General water stains seen in various areas that are more than likely due to previous roof leak issues. Some of the darker stains should be evaluated and tested by an environmental agency. This would determine on whether or not any special remediation procedures would need to be followed.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. Be aware that the inspector can not detect gas leaks and is only commenting on visual portions of the gas lines. We do not operate gas valves nor light pilots to appliances that are off at the time of the inspection. Much of the gas lines, such as to any pool heater or BBQ are below grade and therefore not visible as mentioned above and can not be located or viewed for inspecting. Inspector is also not performing any calculations as to pipe sizing for certain appliances or adequacy and efficiency of flow and pressure. This can only be done by qualified licensed professional plumbing contractor with the use of special gauges and instruments.

WATER SUPPLY

SOURCE

51: City/Municipal.

Meter is located at Front parkway

Shut valve is located at front of building

52: Meter is located at Front parkway

53: Shut off valve is located at front of building



TYPE/CONDITION

54: Supply line appears to be in satisfactory condition.

55: Water pipe seen coming ground is Copper

BUILDING WATER SUPPLY

PIPE SIZE

56: The interior water supply piping is 1/2" to 3/4" in diameter.

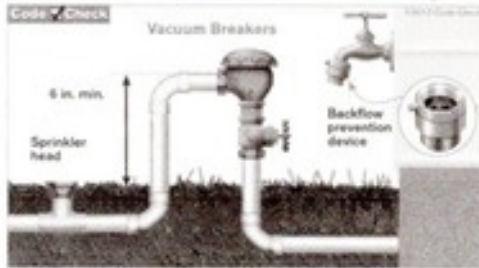
MATERIAL & CONDITION

57: Only 3% of the water supply system is visible to the inspector. Most of the water pipes are within walls, into common areas and below grade and therefore can not be viewed.

58: The interior supply piping in the structure is predominantly copper.

EXTERIOR HOSE BIBS

59: There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.



WASTE DISPOSAL

SEWAGE DISPOSAL TYPE

60: Client should understand that the sewer line from the dwelling to the street sewer is not visible in this type of general visual inspection. Inspector can not determine condition or adequacy of this waste pipe. We always recommend contracting with a qualified sewer line inspector who uses a scope and camera to view the system and render a report as to its condition

MATERIAL & CONDITION

61: Only 3% of the waste disposal system is visible to the inspector. Most of the waste drainage system is within walls, into common areas and below grade and therefore can not be viewed.

62: Cast iron, galvanize and plastic ABS pipe are used.

OTHER PLUMBING

LAWN SPRINKLERS

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

WATER HEATER

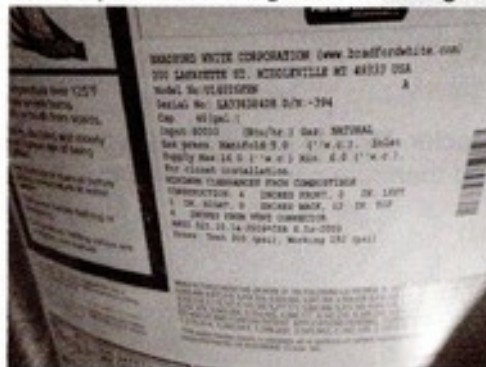
LOCATION

64: Laundry area



AGE

65: 11 years old, 40 gallon natural gas fired. Average life span of a water heater is 12 to 15 years.



CONDITION

66: Unit was working at time of inspection

67: Tank lacks a sheet metal pan. Ideally a sheet metal pan would have been installed under this tank with a drain to prevent potential water damage to structure in the event of leak.



68: The 2012 International Residential Code (P2903.4.2) requires the installation of an expansion tank on a hot water tank where thermal expansion may cause an increase in pressure. The tank or device shall be sized in accordance with the manufacturer's recommendation.



GAS VALVE

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

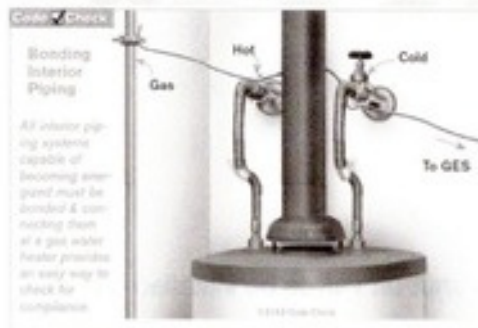
VENT PIPE CONDITION

70: The exhaust flue appears to be correctly installed.

WATER PIPES

71: Satisfactory

72: The water piping is not bonded to the electrical system ground which is now standard practice. The water heater is an easy location to accomplish this. We recommend the hot and cold supply connections be bonded to the electrical system ground.



FILL VALVE?

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

TEMPERATURE CONTROL

74: Not operated or tested

DRAIN VALVE?

75: Yes - There is a drain valve installed on the lower side of the water heater.

TPRV

76: The temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location

BRACING

77: Satisfactory

GAS SERVICE

METER LOCATION

78: Right side



79: An automatic seismic gas shut off valve is not installed
Los Angeles City Ordinance 174478 requires that seismic gas shut-off valves be installed on designated buildings within the City. Seismic gas shut-off valves are designed to automatically shut off the supply of natural gas to a building to prevent a fire or explosion due to accumulation of gas in the building in the event of a major earthquake.

GAS SUPPLY TYPE

80: Natural Gas.

PIPE MATERIAL USED

81: Galvanized.

CONDITION

82: Satisfactory

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow or during inspection contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

PRIMARY POWER SOURCE

SERVICE VOLTAGE

83: The incoming electrical service to this structure is 120/240 volts.

84: 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

SERVICE TYPE & CONDITION

85: The overhead electrical service lines are secure at the pole and masthead.

MAIN PANEL

MAIN PANEL / SERVICE DISCONNECTS LOCATION

86: Exterior back



PANEL TYPE & CONDITION

87: Breakers - The structure is equipped with a breaker type main power panel.

LEGEND

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

PANEL COVER REMOVED

89: Yes

CONDITION OF PANEL WIRES

90: Action Necessary - Electrical circuitry wiring in the power panel shows some condition that calls for the immediate action of a qualified licensed electrician.



GROUNDING

91: The ground driven rod, solid conductor, and connection were located.



SUB PANELS

LOCATION

92: Hall

SERVICE CABLE TYPE

93: Copper

PANEL ACCESSIBLE?

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

PANEL TYPE & CONDITION

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

BREAKER/FUSE

96: Attention needed: Sub panels antiqued. Upgrades needed.



WIRING TYPE & CONDITION

WIRING TYPE & CONDITION

97: Copper - The structure is wired using plastic and cloth insulated copper single conductor.

98: Attention needed: It looks as though that some of the wiring is of the older cloth insulation. This type of insulation wears and breaks off with age. Most electricians in the industry will recommend upgrades to newer plastic insulated conductors for safety reasons. We recommend that a qualified licensed and insured contractor do further inspection and evaluation of any cloth covered wiring.



OUTLETS & SWITCHES

RECEPTACLES

99: Some of the tested receptacles showed as having open/no ground.

100: Attention needed: The client should be aware that the dwelling is equipped with some of the older two prong receptacles. Upgrades to three prong grounded type should be considered as most appliances require three prong grounded receptacles

LIGHTING

101: Some of the tested lights did not function. Could be bad bulb.

102: Some of the interior lights were missing. Client should take count

GROUND FAULT CIRCUIT INTERRUPTERS

103: At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

SWITCHES

104: There is not an operational 3 way switch for stair way. You should be able to illuminate your way from the bottom of stairs as well as from the top

105: There are some switches that are unknown as to what they operate. Consult seller or electrician as inspector could not locate outlet. There is not enough time in a standard general visual inspection to do further investigation and it is beyond the scope of this inspection. If seller is not available then a licensed electrician can research mystery switches further

SMOKE DETECTORS

106: Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

COMMENTS

ADDITIONAL

107: Client needs to understand that this is not a punch list for repairs. The electrical system as a whole is an intricate part of the dwelling and there are many facets and methods of testing that are not used by an inspector. Issues noted in this report might only state a few defects. Other defects may be present. A licensed electrician needs to conduct inspection of the entire electrical system as if there may only be one or two outpoints noted in report there may be more out points that will be uncovered by a licensed electrician in the process of their inspection which is more detailed.

108: Current electrical system for the dwelling is older and may not perform well under current demands. Upgrades are highly recommended. Contact a licensed electricians for estimates.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HVAC

109: A forced air furnace is installed as the primary source of heat.

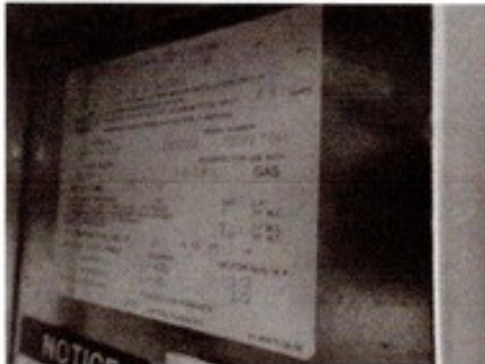
HEATING ELEMENT LOCATION

110: Interior Closet



APPROXIMATE AGE

111: 33 years old 50,000btu natural gas fired. The typical service life for a forced air natural gas furnace is 18 - 20 years.



GENERAL OPERATION & CABINET

112: Furnace is an older unit that has a very limited service life.

113: Corrosion is noted

114: Suggest cleaning/servicing blower motor, pilot light, vent system and burners

AIR FILTERS

115: Attention needed: Filter dirty and needs changing. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

DUCT INSULATION IN UNHEATED SPACES

116: Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

NORMAL CONTROLS

117: General condition appears serviceable

118: Thermostat is located in the living room.

AIR CONDITIONING

119: Split system

LOCATION

120: Condenser unit Location- carport



MODEL/ SERIAL NUMBER/ SIZE

121: 32 years old, 3 ton. The typical service life for an AC unit is 12 - 15 years.
Each ton provides conditioning for approximately 500-600 square feet of area.



UNIT TESTED

122: Yes

123: The scope of this inspection does not include the effectiveness or adequacy of the system.

CONDENSER CABINET LEVEL

124: Cabinet is basically level.

SERVICE DISCONNECT

125: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

CONDENSATE LINE

126: There is a condensate pump installed to remove the water from the furnace cabinet.

EVIDENCE OF MAINTENANCE

127: For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

NOTE

128: The original duct work that appears to be of asbestos product that is compromised and or in poor condition . Further testing and removal needed.

You need to be aware that some buyers are concerned about asbestos materials in relation to health considerations as well as cost to remove the materials should conditions of the materials or remodeling call for it. Further information can be obtained by environmental agency.

Contact a qualified asbestos abatement agency for further evaluation





ROOF & ATTIC

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

ROOFING

ROOF TYPE

129: Combination of:

130: Gable



131: Flat



132: Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

133: Rolled Asphalt. Rolled roofing material is a cellulose mat impregnated with asphalt and colored fiber surface. It is 36 inches wide rolled horizontally with at least a 2" overlap. It is installed over a 15# felt paper and generally covered with a granular surface to retard ultraviolet deterioration.

134: The roof covering was inspected by walking on the roof.

ROOF CONDITION

135: The roof covering material is in a condition that is consistent with its age and method of installation.

RIDGES

136: The ridge covering material appears to be in satisfactory condition.

ROOF DRAINAGE

GUTTERS & DOWNSPOUTS

137: Attention: There are no gutters installed. These are recommended to help with site drainage.

ROOF ASSEMBLY & VENTILATION

ACCESS LOCATION

138: Stairway ceiling

METHOD OF INSPECTION

139: The attic cavity was inspected by entering the area.

FRAMING

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

141: Water Stains are seen in areas. Inspector can not make any determination on whether or not these stains are from active leaks

ROOF DECKING

142: The decking is made of butted one inch nominal boards

INSULATION

143: The attic insulation appears not to be correctly installed or needs attention.

144: Attention Needed - The attic insulation appears not to be correctly installed or needs attention. Paper exposed on insulation is not to industry standards. Manufactures Installation instructions requires paper to be covered by a non combustible material such as sheetrock or using insulation with non flammable backing..



COMMENTS

NOTE

145: Client should at least be aware that there is older asbestos clay seen in attic area. This material does not pose a health risk at this time unless disturb. Removal can always be achieved by qualified environmental agency.

146: Evidence of animal activity. Can not make any determination as to whether or not these are active signs. Contact a licensed pest control operator for further investigation

GARAGE

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

GARAGE

TYPE

147: There is an attached carport.

SIZE

148: Two car garage.

GARAGE ROOF

CONDITION

149: Satisfactory

BROOKE & SONS
HOME INSPECTIONS

INTERIORS

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are conducting a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are usually cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

DOORS

EXIT DOORS

150: Exit door(s) are weathered and worn. Expect maintenance or replacement

INTERIOR DOORS

151: Some of the doors are out of true and plumb and do not operate well due to past settlement of the structure.

152: Attention needed: Some of the interior doors are out of true and plumb and do not operate well. They tend to stick when operating. Adjustments needed.

WINDOWS

TYPE & CONDITION

153: Windows are a combination of wood and aluminum

154: Single pane

155: Attention needed: Some of the windows have sustained water damage. Further evaluation by licensed termite agency.

156: Some of the windows do not operate. Repairs needed

FLOORS

TYPE/CONDITION

157: Unsatisfactory- Flooring is deteriorated throughout. Extensive repairs will be needed. Contact a licensed contractor for further evaluation as to extent of damage as well as cost.



158: Issues noted are as such: Excessive sloping to the degree that foundation problems are present. Further evaluation as to cause is needed. Contact licensed and insured foundation specialist or licensed qualified engineer.

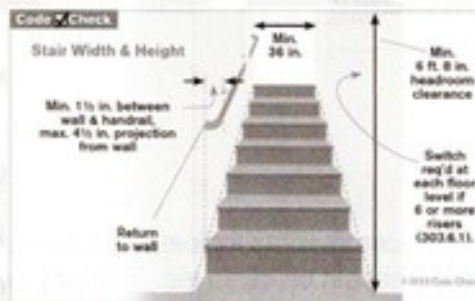
159: Attention needed: Possible Vinyl asbestos tiles noted in areas. Further evaluation by licensed environmental agency.



STAIRS

CONDITION

160: Attention: Stairway width not to today's standards. Further evaluation by licensed general contractor.



DETECTORS

NOTE

161: Smoke detectors are usually required, depending on the municipality, in each sleeping area, hallways outside sleeping areas and kitchen or basements. Consult a retrofitting specialist as to your area. Carbon monoxide detectors are required in hall areas of both upper and lower floors.



COMMENTS

NOTE

162: The noted stress cracks seen do indicated evidence of past structural issues. Further investigation as to cause should be achieved. You may need to start with a geo tech then consult a foundation expert.

163: Overall interiors are in disrepair and in need of renovations and upgrades.

KITCHEN

Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device. Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.

KITCHEN

LOCATION

164: Main level rear of house



FIXTURES

FAUCET

165: Faucets and supply lines appear satisfactory with no leaks noted.

SINK & DRAIN

166: The sink and drainage lines appear to be satisfactory.

COUNTER TOPS & CABINETRY

CABINETRY

167: The cabinets, doors, and drawers are satisfactory in both appearance and function.

COUNTER TOPS

168: The countertops in the kitchen are satisfactory.

APPLIANCES

RANGE HOOD

169: The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.



RANGE/OVEN

170: Free Standing - There is a removable gas range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.



REFRIGERATOR

171: Yes - There is a refrigerator installed. The inspection does not include any nonpermanently installed appliances or fixtures.

172: There is a refrigerator installed however , it was not included as a part of this inspection.

LAUNDRY

LAUNDRY

LOCATION

173: Laundry room



GROUND FAULT INTERRUPT OUTLETS

174: This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

WASHER HOOK UPS

175: Washer hook ups provided. These valves are not tested. Inspector simply notes the presence of fill valves and drainage.

DRYER EXHAUST

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

DRYER HOOK UPS

177: There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed or get a gas dryer.

BATHROOM 1

Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

BATHROOM 1

LOCATION

178: Upper hall



VANITY CABINET

179: General wear noted. Normally due to age and use.

FAUCET

180: Faucets and supply lines appear satisfactory.

SINK & DRAIN

181: Attention: Sink is chipped. Replacement is expected



TOILET

182: The toilet in this bathroom appears to be functional.

SHOWER FIXTURES

183: The shower, shower head, and mixing valves are all performing as required.

TUB

184: Satisfactory

ENCLOSURE

185: There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

LIGHTING

186: The ceiling light and fixture in this bathroom are in satisfactory condition.



FOUNDATION

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

FOUNDATION

TYPE

187: Slab on grade - Refers to a concrete slab poured at grade level.

MATERIALS

188: Poured in place concrete

CONDITION

189: Horizontal cracks were noted in at least one exterior wall.

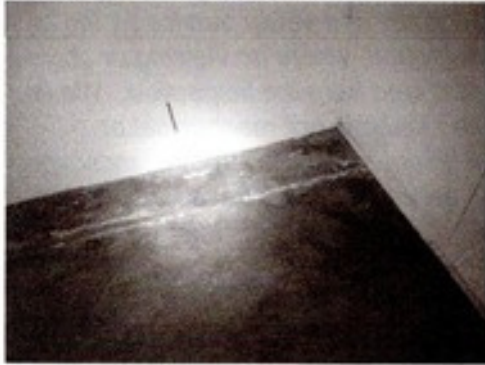


190: Attention needed: Cracking in the vertical foundation walls was noted. Cracks of 1/4" and wider were noted in the foundation walls. This condition warrants further investigation and analysis by a professional structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action

191: These conditions warrant further investigation by a Professional Engineer or qualified licensed foundation contractor. Seek bids to remedy the condition from at least three (3) Licensed Professional Foundation Contractors.

FOUNDATION SLAB

192: Uneven areas of sub floor noted. These uneven areas warrant further investigation by a licensed foundation contractor. Make arrangements with seller or pertinent party to have floor covering removed exposing sub slab for further viewing. All further investigations should be done during inspection contingency period prior to close of escrow or transfer of title.



193: Significant cracks were noted that warrant further inspection by a licensed foundation expert or licensed structural engineer.

SITE

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

SITE

TREES

194: Some trees and/or shrubs on the site need to be trimmed.

PAVING CONDITION

MATERIAL

195: Concrete.

WALKWAYS

196: The walkways need action. Repair or replacement is indicated.

197: The walkway slope is such that water either does not run off or run-off is directed towards the house. This run-off may interfere with the foundation. The driveway should slope to allow water to run away from the structure and foundation.



STAIRS

LOCATION

198: Site stairs

CONDITION

199: Step risers are not of even increments and a potential trip hazard. Steps should not vary more than 3/8 of an inch from step to step



COMMENTS

200: Steps are in poor repair. Further evaluation by licensed general contractor.

PATIO/DECK

MATERIALS

201: Concrete.

CONDITION

202: The slab is in such a condition that repair or replacement is necessary.



FENCES & GATES

MATERIALS

203: Concrete masonry block walls are installed as fencing.

CONDITION

204: Attention Needed - The fencing needs to be repaired.



RETAINING WALLS

LOCATION OF WALL

205: Rear of house

MATERIAL USED

206: The retaining wall is made of concrete masonry units.

CONDITION

207: Attention needed: The retaining wall requires some repair or replacement which is due either to movement or deteriorated materials.

Further evaluation by licensed masonry contractor.



208: A qualified licensed and insured engineer or licensed and insured masonry contractor should be contacted for further evaluation to determine extent of damage as well as cost of repairs.

COMMENTS

NOTE

209: Overall vegetation on the property is in overall poor appearance and in need of maintenance at this time. Consult tree expert for trimming and yard service

210: The client is advised to contact a Geo Tech for further investigation of site. His evaluation would be of the site drainage and any suggestions, the grade and how it relates to the structure and general soil integrity.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

