



Inspection Report

Wendy & Scott Fletcher

Property Address:
618 Prospect Ave
Hermosa Beach CA 90254



Ferguson Home Inspections

Ryan Bono

Ferguson Home Inspections
318 Ave I # 673
Redondo Beach, CA 90277



Table of Contents

Cover Page.....	1
Table of Contents.....	3
Intro Page.....	5
1 Exterior.....	6
2 Exterior/Lot Grade/Drainage.....	17
3 Foundation.....	19
4 Crawl Space.....	25
5 Roofing.....	30
6 Attic.....	35
7 Laundry.....	40
8 Patio/Porch.....	43
9 Patio/Porch #2.....	45
10 Garage.....	47
11 Heating A/C System.....	51
12 Electrical System.....	53
13 Plumbing System.....	56
14 Sewer/Waste System.....	58
15 Water Heater.....	60
16 Kitchen.....	64
17 Hallway Bathroom.....	71
18 Master Bathroom.....	78
19 Living Room.....	85
20 Dining Room.....	89
21 Hallway.....	90
22 Bedroom #1.....	92
23 Bedroom #2.....	95
24 Master Bedroom.....	98

[General Summary.....](#) 102
[Invoice.....](#) 175
[Agreement](#) 176



Date: 10/13/2022	Time: 02:00 PM	Report ID: 10132022Prospect
Property: 618 Prospect Ave Hermosa Beach CA 90254	Customer: Wendy & Scott Fletcher	Real Estate Professional: Amy Teitelbaum

Comment Key or Definitions

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

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

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

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

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

The property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed, venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Venting and ducting that is visible is inspected. The inspection does not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Suggest reviewing with the local city council/offices to determine/confirm any local city ordinances that are required during and/or prior to the close of escrow.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer's agent

Type of building:

Single Family

Year Built:

1952

Dwelling Square footage:

UTD, 2,083 sq ft Total for the Duplex

Beds/Baths:

3/2

Weather:

Sunny and cool

Rain in last 3 days:

Yes



1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Driveway:

Concrete

Walkways:

Concrete

Fences:

Wood
Stucco over block
Chain link

Gates:

Wood
Chain link

Siding Material(s):

Cement Stucco
Wood

Trim/Facia/Eaves Material(s):

Wood

Windows & Doors:

Wood
Vinyl

Gutters/Downspouts:

None, see Lot Grade/Drainage comments

Retaining Walls:

Block

Planters:

Brick

Gas meter location:

Right side

Gas Seismic shut-off valve:

No

		IN	NI	NP	RR
1.0	Driveway				•
1.1	Walkways				•
1.2	Fences				•
1.3	Gates				•
1.4	Siding				•
1.5	Trim/Eaves/Fascia				•
1.6	Windows				•
1.7	Doors				•
1.8	Electrical				•
1.9	Gutters/Downspouts				•
1.10	Retaining Walls	•			
1.11	Planters				•
1.12	Gas Meter				•
1.13	Comments				•
		IN	NI	NP	RR

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

Comments:

1.0 (1) Settling, expansion cracks and heaving noted at various areas. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.0 Item 1 (Picture)

1.0 (2) Patched and repaired areas of the driveway was noted. Suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.



1.0 Item 2 (Picture)

1.1 (1) There is a negative slope towards the rear of the dwelling. This area does not appear to drain water away from home/foundation (water damage was noted in the crawl space at the rear of the dwelling due to the walkway's slope toward the rear of the dwelling), suggest regrading and/or the addition of sub-surface drainage as needed.



1.1 Item 1 (Picture)

1.1 (2) Settling and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.1 Item 2 (Picture)

1.2 Step cracks noted at the block fences, areas stable at the time of the inspection. Suggest repairs/maintenance as needed.

1.3 The gates are deteriorated, suggest repair/replace as needed.



1.3 Item 1 (Picture)

1.4 (1) Paint blistering, peeling and wood deterioration noted at various wood siding areas. Suggest review with a licensed termite company and/or a licensed contractor for repair/replacement costs as needed.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

1.4 (2) Deteriorated and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.



1.4 Item 3 (Picture)



1.4 Item 4 (Picture)

1.4 (3) Suggest sealing around the siding penetration's to prevent future water/insect/rodent intrusion at these areas.



1.4 Item 5 (Picture)

1.4 (4) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.



1.4 Item 6 (Picture)

1.4 (5) Common settling cracks noted at various areas of the stucco siding, suggest maintenance as needed.



1.4 Item 7 (Picture)

1.4 (6) Multiple trees and bushes are in contact with the siding. Suggest trimming them away from the siding to prevent any future damage.



1.4 Item 8 (Picture)

1.5 Wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)

1.6 (1) Wood deterioration noted at various window frames. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)



1.6 (2) Various windows have not been fully sealed/flushed to the sills/siding as required and/or the sealant has deteriorated leaving extensive voids. Suggest review with a licensed contractor for costs to seal/flash the windows as required to prevent future water leakage and/or insect intrusion at these areas.



1.6 Item 4 (Picture)



1.6 Item 5 (Picture)

1.6 (3) The weep holes at the base of various windows are incorrect. The weep holes are either blocked or have seams/gaps to adjacent trims that will allow water to weep/seep into the interior of the dwelling. Evidence of water intrusion/damage was noted at multiple areas/rooms. Suggest review with a licensed contractor for removal/repair/ replacement costs as needed.



1.6 Item 6 (Picture)



1.6 Item 7 (Picture)



1.6 Item 8 (Picture)

1.6 (4) Wood deterioration noted at various wood windows. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.6 Item 9 (Picture)



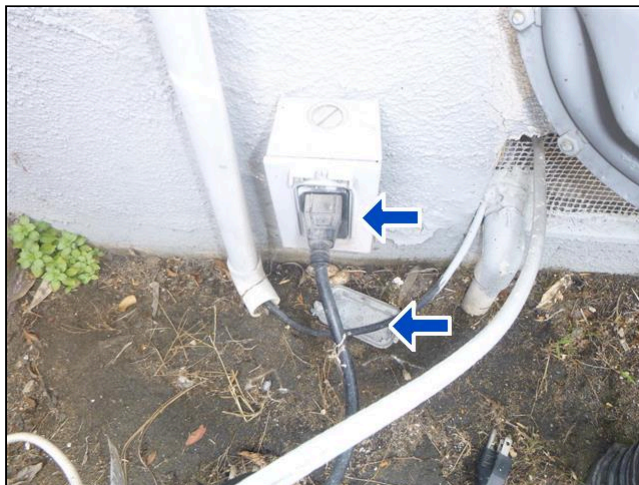
1.6 Item 10 (Picture)

1.7 Evidence of water intrusion was noted below the rear laundry door into the crawl space area. Suggest review with a licensed contractor for repair/ replacement costs as needed.



1.7 Item 1 (Picture)

1.8 The exterior outlet(s) weather cover(s) are damaged. Suggest repair for safety and as required.



1.8 Item 1 (Picture)

1.9 Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.



1.9 Item 1 (Picture)

1.11 (1) No drain holes noted in the planter(s). Suggest installing drain holes and/or removal of the planters to reduce/eliminate the water intrusion into the foundation/crawl space as needed.



1.11 Item 1 (Picture)

1.11 (2) Cracked and heaved planters were noted at various areas, suggest repair as needed.

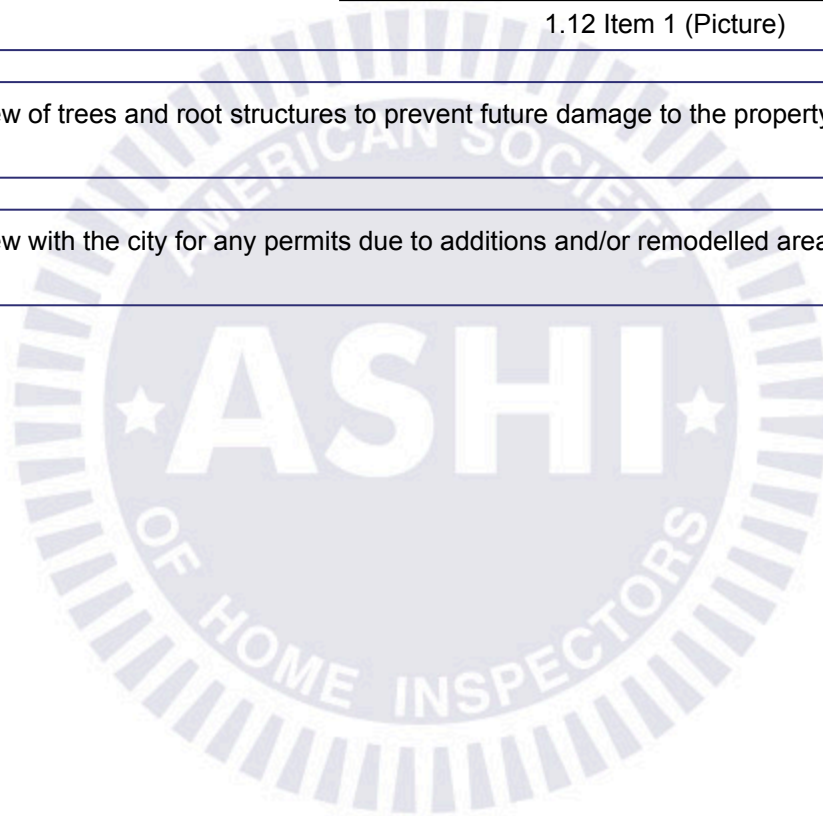
1.12 Suggest painting or wrapping the exposed galvanized gas line to prevent excessive rusting.



1.12 Item 1 (Picture)

1.13 (1) Suggest review of trees and root structures to prevent future damage to the property, drainage systems and structures.

1.13 (2) Suggest review with the city for any permits due to additions and/or remodelled areas of the dwelling if desired or concerned.



2. Exterior/Lot Grade/Drainage

Styles & Materials

Home is built on:

Sloped lot
Hillside

Grading at the foundation:

Inadequate

Lot drains towards:

Front
Center
Left side
of the lot
The dwellings foundation

		IN	NI	NP	RR
2.0	Lot Grade/Drainage				•
		IN	NI	NP	RR

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

Comments:

2.0 (1) Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.

2.0 (2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/cracking/movement to the foundation, suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



3. Foundation

The Home Inspector shall observe structural components including foundations, floors, columns or piers. The home inspector shall describe the type of Foundation, floor structure, columns or piers. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Raised concrete foundation

Interior footing/support:

Concrete piers and wood posts

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace				•
3.1	Floors (Structural)				•
		IN	NI	NP	RR

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Comments:

3.0 (1) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/cracking/movement to the foundation, suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)



3.0 (2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/ damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



3.0 Item 7 (Picture)



3.0 Item 8 (Picture)



3.0 Item 9 (Picture)



3.0 (3) A notched/repaired section of the foundation was noted at the front, suggest review with the seller on this item as needed.



3.0 Item 10 (Picture)

3.1 (1) Various interior floor girders have settled, cracked and are missing the lower shims, suggest review with a licensed contractor for repairs as needed to prevent ongoing settling of the foundation.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.1 (2) Wet areas, stains and excessive wood deterioration noted at various flooring and supports from ongoing leaks and water intrusion from the exterior. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)



3.1 Item 5 (Picture)



3.1 Item 6 (Picture)

3.1 (3) Wood deterioration noted at various flooring and supports. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



3.1 Item 7 (Picture)



3.1 Item 8 (Picture)

3.1 (4) Excessive cutting and notching of various floor joists due to drainage installation. Suggest review by a licensed contractor for repair costs as needed.



3.1 Item 9 (Picture)

4. Crawl Space

The Home Inspector shall observe; structural components including foundations, floors, columns or piers, Insulation and vapor retarders in unfinished spaces; Ventilation of foundation areas. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Enter under floor crawl spaces and basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Report on concealed insulation and vapor retarders; Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Crawlspace access location(s): Exterior location(s) x 1
Right side

Crawl Space Insulation: None, common for age

		IN	NI	NP	RR
4.0	Crawl Space				•
4.1	Ventilation				•
4.2	Electrical				•
4.3	Plumbing Supply & Drainage				•
		IN	NI	NP	RR

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Comments:

4.0 (1) Suggest removal of debris and construction items from the crawl area.



4.0 Item 1 (Picture)

4.0 (2) Pest droppings noted throughout the crawl space. Suggest review with a qualified pest control company.



4.0 Item 2 (Picture)

4.0 (3) A decomposing animal/rodent was noted in the crawl space. Suggest review with a qualified pest control company for removal.



4.0 Item 3 (Picture)

4.1 Multiple crawl vents are below the exterior grade, suggest review by a licensed contractor and install a berm to reduce the water intrusion into the crawl area.



4.1 Item 1 (Picture)

4.2 Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician and repair as needed.



4.2 Item 1 (Picture)

4.3 (1) Excessive blue staining/deterioration was noted at the copper plumbing supply lines in the crawl space area. This type of staining/deterioration is a pre-cursor to pin hole leaks. Suggest review with a licensed plumber to evaluate the copper supply line(s) in the dwelling/crawl space and for repair/replacement costs as needed.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)

4.3 (2) Excessive rust and seepage/deterioration noted at various cast iron drain lines within the crawl space.

Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent leakage at the crawl area.



4.3 Item 4 (Picture)



4.3 Item 5 (Picture)



4.3 Item 6 (Picture)



4.3 Item 7 (Picture)

4.3 (3) An actively leaking ABS drain line was noted at the rear hallway bathroom tub drain. The leaking drain line has caused saturation of the soil in the crawl area. Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent on-going leakage at the crawl area.



4.3 Item 8 (Picture)

4.3 (4) Inadequate slope noted at various drains in the crawl area, suggest review with a licensed plumber for costs to re-slope the drains as required/needed.



4.3 Item 9 (Picture)



4.3 Item 10 (Picture)

4.3 (5) Plastic PVC plumbing for the irrigation system noted transferring through the crawl area. Suggest review by a licensed plumber for removal of the PVC from the crawl area as this product is not suitable or allowable in this area.



4.3 Item 11 (Picture)

5. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Type & Material(s):

Pitched
Composition shingle

Roof viewed from:

Roof

Chimney (exterior):

Brick

Rain cap:

No, suggest installation

Spark arrestor:

No, suggest installation

		IN	NI	NP	RR
5.0	Roof				•
5.1	Flashings				•
5.2	Skylights, Chimneys and Roof Penetrations				•
		IN	NI	NP	RR

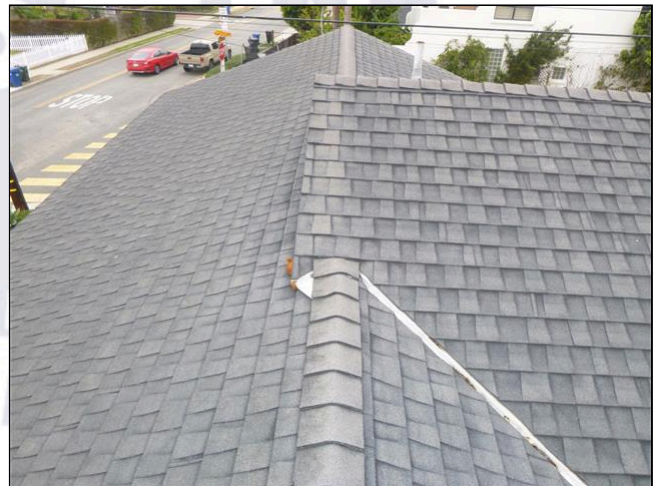
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 (1) Minor deterioration of the roofing was noted, suggest review with a licensed roofing contractor for repairs, periodic maintenance and to determine the remaining life expectancy of the roof.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)

5.0 (2) Deteriorated ridge caps noted at the pitched roof, suggest review by licensed roofer for replacement costs and replace as needed.



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)

5.1 (1) Deteriorated sealant was noted at various penetrations/flashings. Suggest review by a licensed roofer and seal all penetrations at the roof to prevent water intrusion.

5.1 (2) Two flashings are incorrectly installed on the ridge (penetrations should not be installed on a ridge). Suggest review with a licensed roofer for repair/relocation costs as needed to prevent future leakage.



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)

5.1 (3) Rusted flashings noted at various areas, suggest review with a licensed roofer for repairs as needed.



5.1 Item 3 (Picture)

5.2 (1) Excessive cracks and exposed rebar was noted at the chimney crown, suggest repairs/sealing as needed to prevent future water intrusion and deterioration.



5.2 Item 1 (Picture)



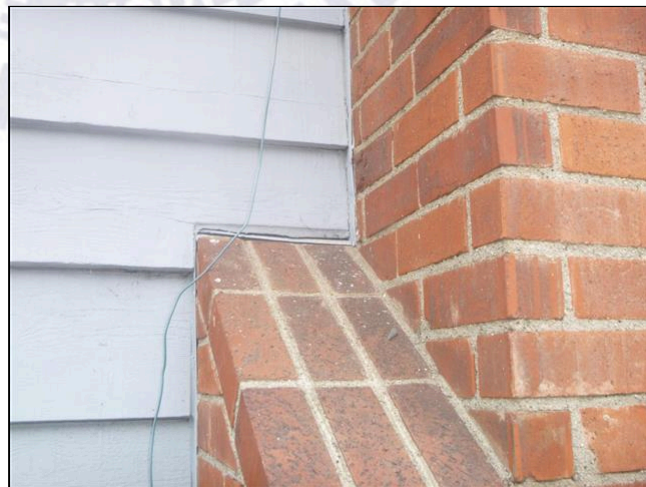
5.2 Item 2 (Picture)

5.2 (2) The chimney has no rain cap or spark arrestor. Suggest installation of a rain cap and a spark arrestor to prevent water intrusion and a potential fire spread hazard.



5.2 Item 3 (Picture)

5.2 (3) The chimney flashing to the siding is open at various areas, suggest sealing to prevent water and insect intrusion.



5.2 Item 4 (Picture)

5.2 (4) Cracks/bulging was noted at the chimney bricks at the top section, suggest repairs and sealing to prevent

future water intrusion and deterioration.



5.2 Item 5 (Picture)



5.2 Item 6 (Picture)



6. Attic

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

Styles & Materials

Hatch Location(s):

Multiple locations
Hallway
Master bedroom

Framing:

2 X 4 Rafters

Sheathing:

Spaced Sheathing

Insulation:

None

Ventilation:

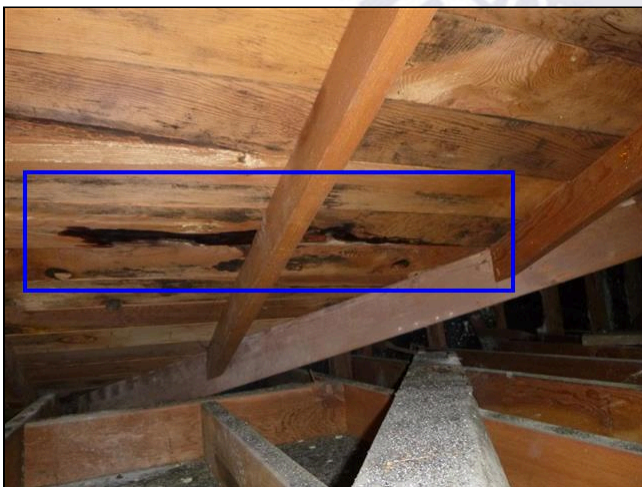
Eave vents
Dormer vents

		IN	NI	NP	RR
6.0	Framing & Sheathing				•
6.1	Insulation				•
6.2	Ventilation				•
6.3	Electrical	•			
6.4	Comments				•
		IN	NI	NP	RR

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

Comments:

6.0 (1) Moisture stains noted at various areas of the attic sheathing/framing, unable to determine if the staining is past or present. Suggest review with the seller and a licensed roofer as needed.



6.0 Item 1 (Picture)

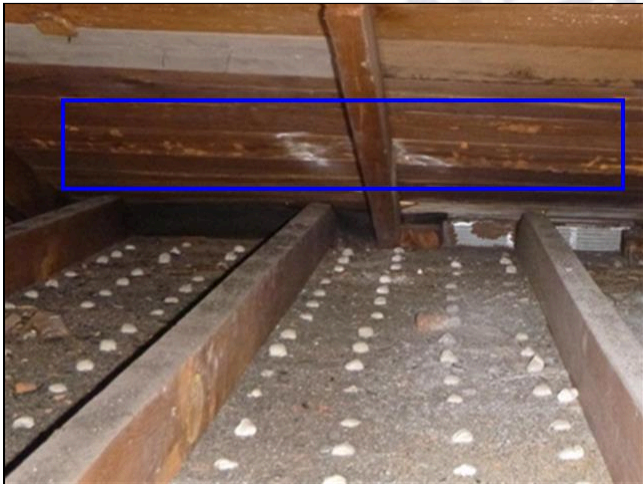


6.0 Item 2 (Picture)

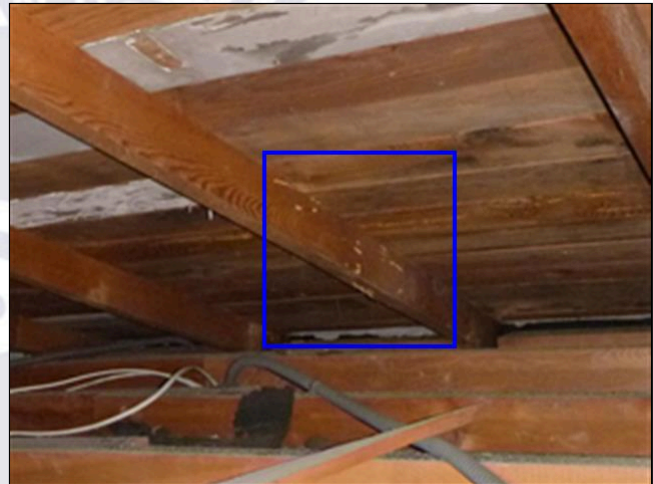


6.0 Item 3 (Picture)

6.0 (2) Wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/or a licensed contractor for repairs as needed.



6.0 Item 4 (Picture)



6.0 Item 5 (Picture)

6.0 (3) Repaired roof rafters and additional beams/framing/ceiling supports noted at various areas within the attic. Suggest review with the seller/city and/or a licensed contractor/structural engineer on this installation as needed.



6.0 Item 6 (Picture)



6.0 Item 7 (Picture)

6.0 (4) Typically, wood support members should have vertical supports at any splice/joint (this area does not), suggest review with a licensed contractor and for re-supporting costs as/if needed.



6.0 Item 8 (Picture)

6.1 No Insulation installed at the attic area, this is common for the original age of the home. Suggest review by a licensed contractor for installation costs as an upgrade.



6.1 Item 1 (Picture)

6.2 Suggest installation of additional roof/dormer/thermostatically control attic fan/vents to reduce attic heat build up,

condensation and provide proper air flow within the attic.

6.4 (1) Pest droppings/traps noted within the attic. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings, re-screening of the vents and any removal/replacement of the attic insulation as needed.



6.4 Item 1 (Picture)

6.4 (2) Abandoned asbestos vent pipes noted in the attic area, suggest review with a licensed contractor for removal costs as needed.



6.4 Item 2 (Picture)

6.4 (3) The kitchen's exhaust vents into attic, suggest review by a licensed contractor to vent to the exterior as required.



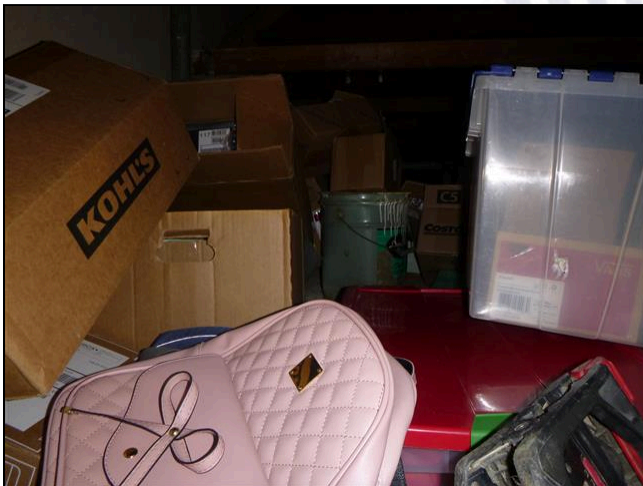
6.4 Item 3 (Picture)

6.4 (4) The exhaust fan systems for both bathrooms are currently venting into attic, suggest review by a licensed contractor to vent to the exterior as required.



6.4 Item 4 (Picture)

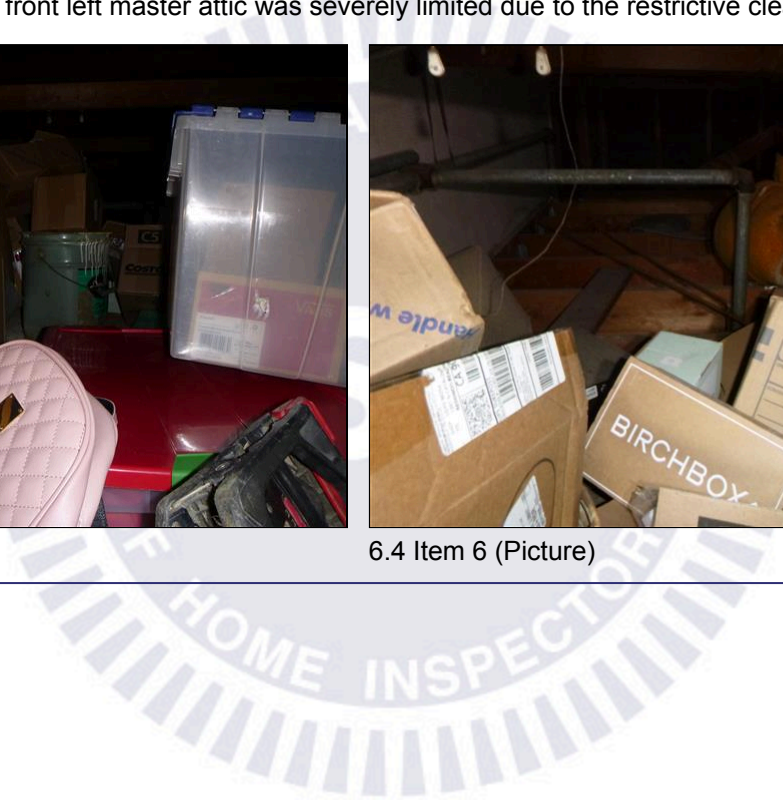
6.4 (5) Access within the front left master attic was severely limited due to the restrictive clearances/personal effects.



6.4 Item 5 (Picture)



6.4 Item 6 (Picture)



7. Laundry

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving the appliances or personal effects; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, the operation of ground fault circuit interrupters; report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Right side
Rear

Floor Covering(s):

Vinyl

Doors:

Wood

Dryer Fuel Supply:

Natural Gas

Dryer Vented to the exterior:

Yes

		IN	NI	NP	RR
7.0	Floors				•
7.1	Walls				•
7.2	Ceilings	•			
7.3	Doors				•
7.4	Electrical				•
7.5	Washer Hook-Up	•			
7.6	Dryer Hook-Up	•			
		IN	NI	NP	RR

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

Comments:

7.0 The flooring is deteriorated and lifting. Water intrusion was noted below the door into the crawl space and has damaged the subflooring and sill plate. Suggest review with a licensed contractor for removal/repair/ replacement costs as needed.



7.0 Item 1 (Picture)

7.1 Damaged areas of the wall were noted, suggest repair as needed.

7.3 The interior door to this area was missing, suggest installation if desired.

7.4 (1) Various wall switch covers are missing, suggest installation for safety.

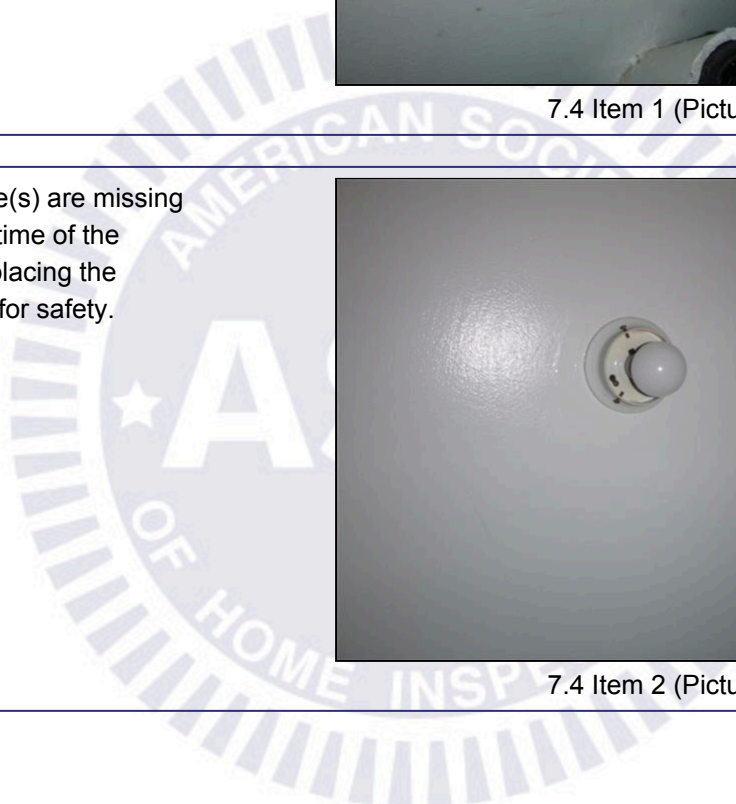


7.4 Item 1 (Picture)

7.4 (2) The cover globe(s) are missing at light fixture(s) at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.



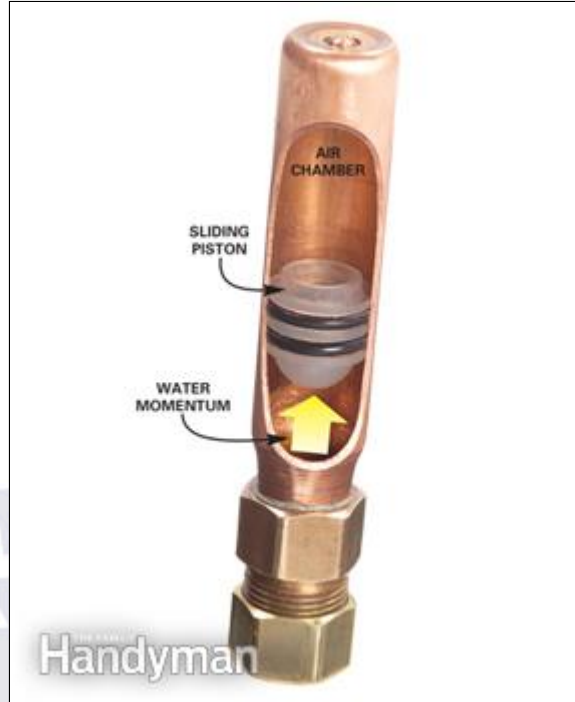
7.4 Item 2 (Picture)



7.5 Suggest upgrading with 'hammer valve' plumbing supply systems if a water sensor/efficient/smart washing machine is to be installed at this area.



7.5 Item 1 (Picture) HV



7.5 Item 2 (Picture) Hv



7.5 Item 3 (Picture)

7.6 Suggest periodic cleaning of dryer vent to exterior to prevent blockages, which can result in extended drying times and leakage.

8. Patio/Porch

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Location: Front door	Cover: Wood awning Stucco	Deck/Slab: Concrete
Doors: Wood - Single Pane - UTD Tempered	Window Types: Vinyl - Dual Pane	Doorbell/Chime: Operational

		IN	NI	NP	RR
8.0	Cover				•
8.1	Deck/Slab				•
8.2	Steps/Stairs/Railings				•
8.3	Electrical	•			
8.4	Windows				•
8.5	Doors				•
8.6	Screens	•			
		IN	NI	NP	RR

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

Comments:

8.0 Wood deterioration noted at various areas. Suggest review with termite company and/or review with a licensed contractor for repair/replacement costs as needed.



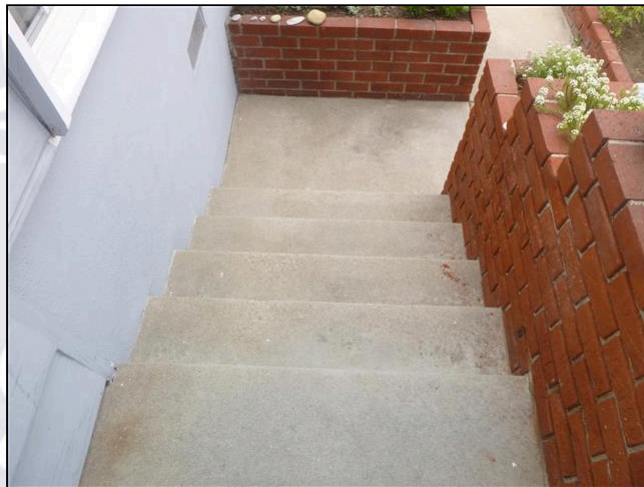
8.0 Item 1 (Picture)

8.1 Minor movement and settling noted at the patio, this is common for the original age of the dwelling. Suggest review with a licensed contractor for repairs as needed.



8.1 Item 1 (Picture)

8.2 No railing installed at the front steps at the time of the inspection. Common for the age of the property. Possible safety hazard. Suggest installation of railing to current standards to enhance safety.



8.2 Item 1 (Picture)

8.4 Wood deterioration noted at various window frames. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



8.4 Item 1 (Picture)

8.5 Unable to determine if tempered glass is installed at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade and to enhance safety as needed.

9. Patio/Porch #2

Styles & Materials

Location:

Right side
Rear

Cover:

Partially covered
Wood awning

Deck/Slab:

Concrete

Doors:

Wood

		IN	NI	NP	RR
9.0	Cover	•			
9.1	Deck/Slab	•			
9.2	Electrical				•
9.3	Doors				•
		IN	NI	NP	RR

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

Comments:

9.2 The light fixture sensor was deteriorated. Suggest repair/replace as needed.



9.2 Item 1 (Picture)

9.3 (1) The existing door currently opens out from the dwelling. Generally exterior doors are required to open into the dwelling for safety. Suggest review with a licensed contractor to re-hang the door to open in as needed.



9.3 Item 1 (Picture)

9.3 (2) Evidence of previous and ongoing water intrusion noted at the door(s) to the interior. Deteriorated and stained flooring/wood members noted. Suggest review with a licensed contractor for repair/replacement costs as needed to prevent further and future water intrusion at this area.



9.3 Item 2 (Picture)

10. Garage

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving the appliances or personal effects; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, the operation of ground fault circuit interrupters; report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Detached
Attached, below the rear dwelling of the duplex

Garage Door & Type:

One, automatic

Garage Door Material:

Aluminum
Non-Insulated

Auto-opener Manufacturer:

LIFT-MASTER

Optical sensors:

Yes

Safety reverse operating:

Yes

GFCI Outlets:

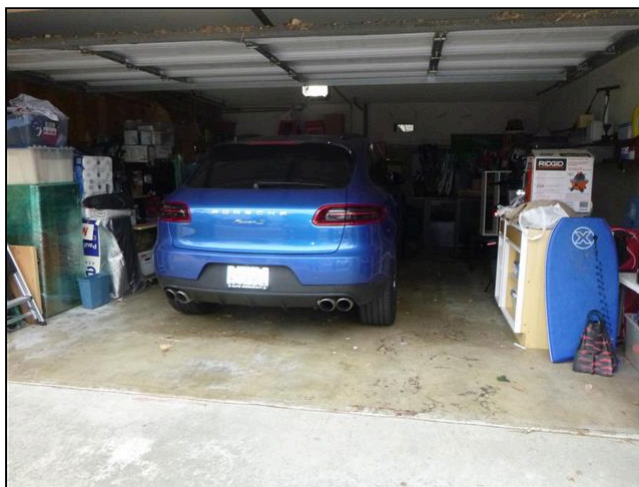
See comments

		IN	NI	NP	RR
10.0	Slab				•
10.1	Garage Door (s)	•			
10.2	Garage Door Hardware	•			
10.3	Door Opener		•		
10.4	Garage Walls & Ceilings (including Firewall & Ceiling Separation)				•
10.5	Electrical				•
10.6	Comments				•
		IN	NI	NP	RR

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

Comments:

10.0 (1) Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



10.0 Item 1 (Picture)

10.0 (2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



10.0 Item 2 (Picture)

10.3 Suggest obtaining the garage door opener keypad door code from the seller and confirm correct operation as needed.

10.4 (1) Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

10.4 (2) Holes and unfinished sections of firewall and ceiling were noted, this is a potential fire spread hazard. 5/8 inch sheetrock may be installed as a minimum standard material and as a requirement for a one hour burn through rating for firewall. Suggest review by licensed contractor for repair/installation costs as needed.



10.4 Item 1 (Picture)

10.4 (3) Holes and unfinished sections of the walls were noted, suggest review by licensed contractor for repair/replacement costs as needed.

10.4 (4) Water staining/damage was noted from the unit above, suggest repairs as needed.



10.4 Item 2 (Picture)

10.5 (1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



10.5 Item 1 (Picture)



10.5 Item 2 (Picture)

10.5 (2) Various outlets at the garage area are not GFCI protected. Suggest review by a licensed electrician for installation as required since 1978 at the garage area for safety.

10.6 Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



10.6 Item 1 (Picture)



10.6 Item 2 (Picture)

11. Heating A/C System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Location: Living room/Hallway	Heat Type: Wall unit	Energy Source: Natural gas
Filter Type: N/A	A/C Equipment Type: None	Thermostat location & Type: Hallway Mechanical Non-programable

		IN	NI	NP	RR
11.0	Heating Equipment	•			
11.1	Venting				•
11.2	Thermostat	•			
		IN	NI	NP	RR

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

Comments:

11.0 The heating unit was tested and was operational at the time of the inspection.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

11.1 (1) Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.



11.1 Item 1 (Picture)

11.1 (2) The heater's vent cap is rusted, suggest review with a licensed roofer for repairs as needed.



11.1 Item 2 (Picture)

11.2 Suggest upgrading with digital programmable thermostat if desired.



11.2 Item 1 (Picture)

12. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Electrical Service: Overhead service	Main Panel Location: Left side exterior	Main Panel capacity: 100 AMP
Main disconnect: Yes	Panel Type: Circuit breakers	Branch wire (where visible): Copper
Wiring Methods (where visible): Romex Conduit	Grounding system: Yes	Future space at Panel(s): Yes

		IN	NI	NP	RR
12.0	Service Entrance Conductors	•			
12.1	Service, Grounding Equipment, Main/Sub Panels				•
12.2	Branch Circuits, Overcurrent Devices				•
		IN	NI	NP	RR

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

Comments:

12.1 (1) The main electrical panel is a Square D brand electrical panel. There are problems with these panels that can, in some cases, be serious. Some of the main electrical panels have been recalled, with other problems including counterfeit circuit breakers and faulty GFCI and AFCI breakers. Also, please be aware that various insurance companies will not insure homes with this style of electrical panel. Suggest review by a licensed electrician for review and repair/replacement costs as needed.



12.1 Item 1 (Picture)

Below are links to the CPSC with the various articles and recall notices.

[Square D - QO Panel Recall](#)

[Recalled Counterfeit Breakers](#)

[Main Panel Recall](#)

12.1 (2) Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.



12.1 Item 2 (Picture)

12.1 (3) Due to the age and size/overall amperage of this system relative to the square footage of the dwelling, suggest review with a licensed electrician for replacement cost to upgrade the electrical panel, increase the overall amperage and install additional circuits to the interior of the dwelling as needed/ desired.



12.1 Item 3 (Picture)

12.1 (4) The dead front cover was missing the screws, suggest installation as needed.

12.2 Minimal/inadequate circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to install additional circuits to the interior of the dwelling as needed.



13. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; piping supports and pipe insulation; leaks; and functional drainage. The home inspector shall describe: Water supply and distribution piping materials; Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The inspector will comment on any areas where the plumbing may be corroded and/or deteriorated where visible. Please be aware that the inspector cannot see inside the walls/ceiling/foundation where there may be areas of corrosion/deterioration to the plumbing. Please be aware that multiple cities/areas of Los Angeles are now obtaining their water supply from different sources and are also adding various chemicals which can cause corrosion, pin hole leaks and accelerate leaking in various plumbing supply lines. At the time of the inspection no active leaking was visible or present (unless otherwise stated in the inspection report), but leaks may develop in the future as the plumbing supply lines continue to corrode/deteriorate over time. Suggest review with a licensed plumber for repair/replacement costs as need

Styles & Materials

Main shut off location:
Right side of dwelling

Main Water Supply (into home where visible):
Copper

Water Distribution (inside home where visible):
Copper, where visible

Water pressure - PSI:
70

Water Pressure Regulator Installed:
No

		IN	NI	NP	RR
13.0	Plumbing Water Supply and Distribution System				•
		IN	NI	NP	RR

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

Comments:

13.0 (1) See the crawl space comments and repair as needed.



13.0 Item 1 (Picture)



13.0 Item 2 (Picture)



13.0 Item 3 (Picture)



13.0 Item 4 (Picture)



13.0 Item 5 (Picture)

13.0 (2) Corroded plumbing and fittings noted at various areas within the dwelling. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.

13.0 (3) Various plumbing fixtures within the dwelling do not conform to the new low flow specifications required by the State of California as of January 1st, 2017.

Suggest review with a licensed plumber for replacement costs as required to conform to this new ordinance.

Below is the link to the State of California Legislative Low Flow plumbing ordinance.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407

14. Sewer/Waste System

The home inspector shall observe: Interior water drainage systems where visible, including: piping materials, leaks; and cross connections; piping supports and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

Styles & Materials

Waste/Drains (where visible):

- Cast iron
- Galvanized
- Copper

		IN	NI	NP	RR
14.0	Waste/Drains				•
		IN	NI	NP	RR

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

Comments:

14.0 (1) Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

14.0 (2) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

14.0 (3) See the crawl space comments due to the excessively corroded and leaking drains. Suggest review by licensed plumber for repair/replacement costs.



14.0 Item 1 (Picture)



14.0 Item 2 (Picture)



14.0 Item 3 (Picture)



14.0 Item 4 (Picture)



14.0 Item 5 (Picture)



15. Water Heater

The home inspector shall observe: Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; flues, and vents; Fuel distribution systems including: interior supply piping, venting, and supports; leaks. The home inspector shall describe: Water heating equipment; and water supply shutoff device.

Styles & Materials

Water Heater Location: Right Side Rear Laundry room	Water Heater Power Source: Tank (Gas)	Water Heater Capacity: 38 Gallon
Manufacturer: RHEEM	Manufactured Date: M-2015	Cold water shut off: Yes See comments
Gas Shut off: Yes	TP Valve & discharge installed: Yes	Seismic Strapping: Yes Two straps
Smitty pan: Yes	Gas supply line drip leg/sediment trap installed: No, see comments	Expansion tank installed: No, see comments

		IN	NI	NP	RR
15.0	Water Heater				•
15.1	Venting				•
		IN	NI	NP	RR

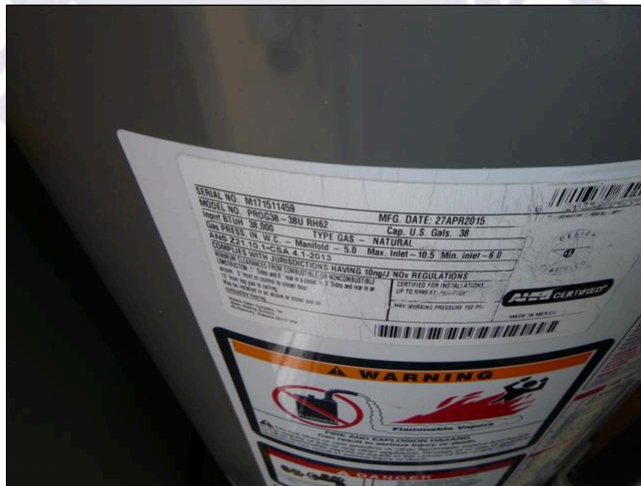
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

15.0 (1) The water heater was operational at the time of the inspection.

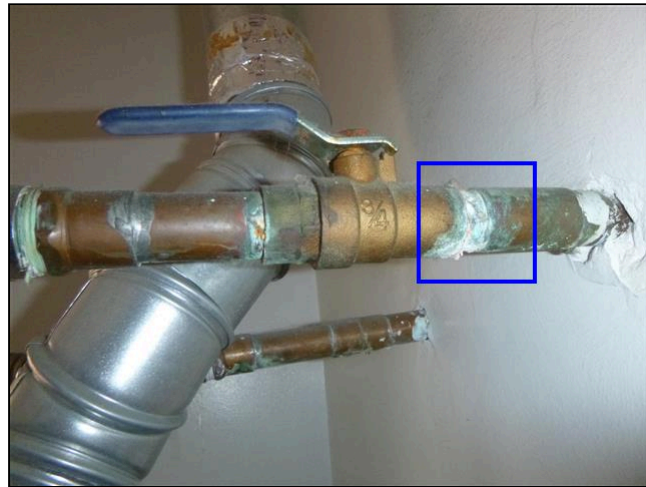


15.0 Item 1 (Picture)



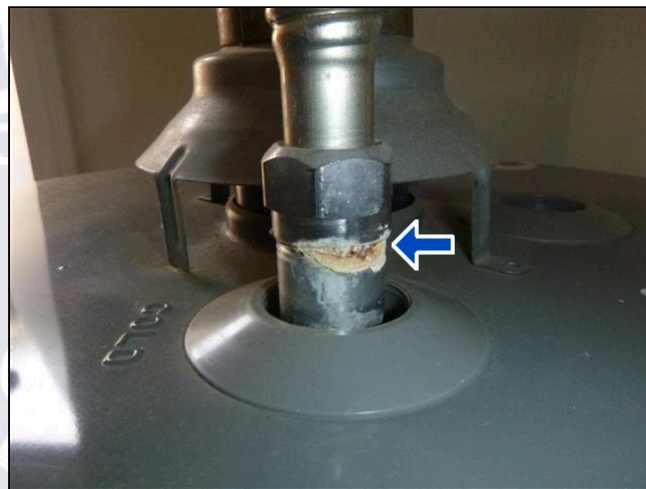
15.0 Item 2 (Picture)

15.0 (2) Rust and corrosion was noted at the cold water shut off, no leaking was visible at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



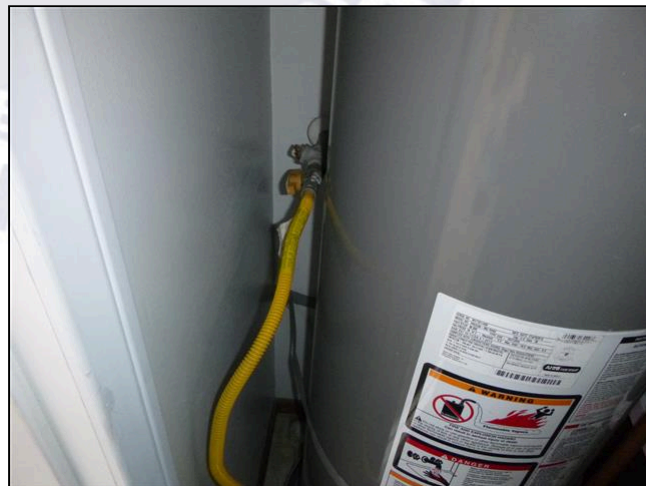
15.0 Item 3 (Picture)

15.0 (3) Rusted and corroded riser connection(s) noted, no leaking was visible at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



15.0 Item 4 (Picture)

15.0 (4) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.



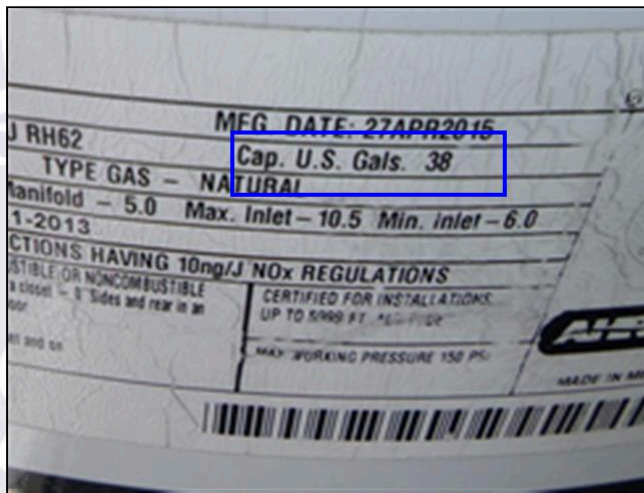
15.0 Item 5 (Picture)

15.0 (5) The water heating strapping is missing the rear bracing at the time of the inspection, suggest review by licensed plumber for installation costs as required.

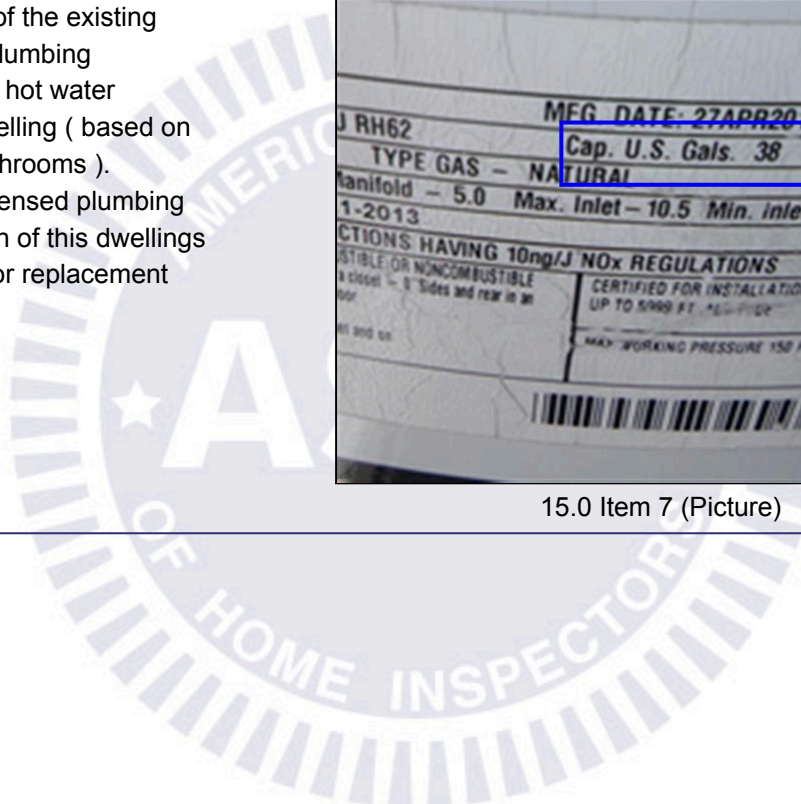


15.0 Item 6 (Picture)

15.0 (6) The capacity of the existing water heater is below plumbing standards for adequate hot water heating for this size dwelling (based on the number of beds/bathrooms). Suggest review by a licensed plumbing contractor for evaluation of this dwellings water heating system for replacement costs as needed.



15.0 Item 7 (Picture)



15.0 (7) The current water heater does not have a "Thermal Expansion tank" which is generally installed to prevent a possible leak at the T&P or "pop-off" valve and/or excessive pressure build-up at the internal plumbing, fixtures and joints. Recent changes (2012) require one when a new water heater is installed, but various cities do not enforce this installation for multiple reasons (the home is not on a closed system and various tankless units do not require it) . There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. Suggest review with the city and/or a licensed plumber to determine if this installation is required and install as needed.

15.1 (1) Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.

15.1 (2) The fittings do not have the required screws installed, suggest installation as needed to prevent dislodging.



15.1 Item 1 (Picture)



15.1 Item 2 (Picture)

16. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Floor Covering(s): Vinyl	Window Types: Vinyl - Dual Pane	Countertop/Backsplash: Tile
Sink(s): Cast Iron	Dishwasher Brand: WHIRLPOOL	Disposal Brand: IN SINK ERATOR
Oven(s): CROSLEY	Range/Stove: GAS	Exhaust/Range hood: See comments
Microwave: NONE	Low flow sink fixture(s): Yes, 2.2 GPM Maximum	

		IN	NI	NP	RR
16.0	Floors				•
16.1	Walls				•
16.2	Ceiling	•			
16.3	Doors				•
16.4	Windows	•			
16.5	Screens				•
16.6	Cabinets				•
16.7	Counter Tops				•
16.8	Electrical				•
16.9	Sinks				•
16.10	Faucets				•
16.11	Traps/Drains & Supply				•
16.12	Dishwasher				•
16.13	Food Waste Disposal	•			
16.14	Ranges/Ovens/Cooktops				•
16.15	Range Hood (s)				•
		IN	NI	NP	RR

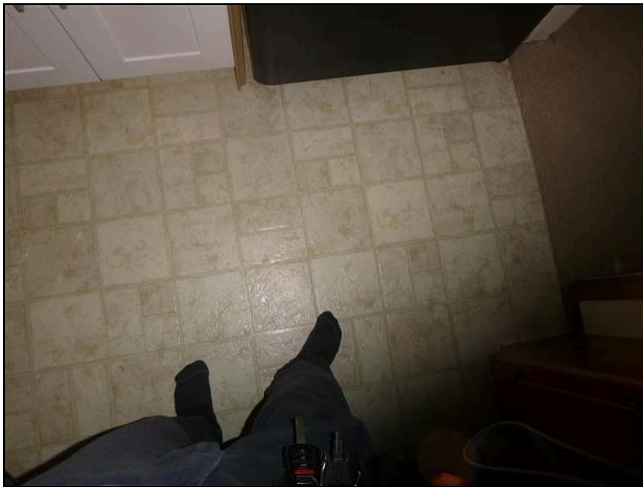
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

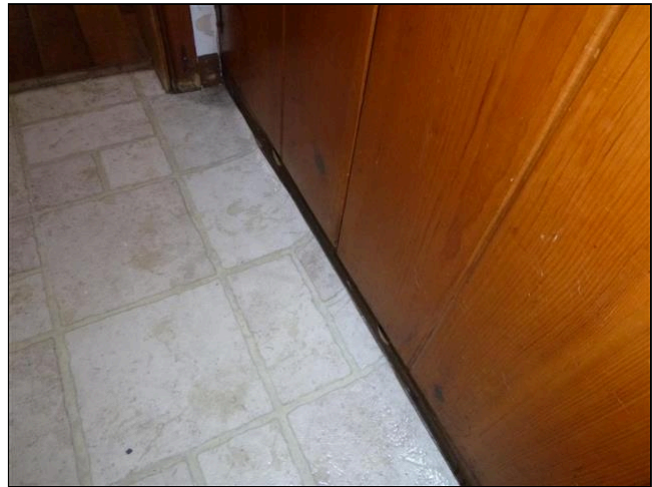
16.0 (1) Floor slope and uneven flooring noted.

16.0 (2) The flooring in the kitchen is soft, deteriorated and lifting, suggest review with a licensed contractor for

removal/repair/replacement costs as needed.



16.0 Item 1 (Picture)



16.0 Item 2 (Picture)

16.1 Excessive settling cracks noted, see the foundation and Lot/Drainage comments. Suggest review with a licensed contractor for repair/replacement costs as needed.

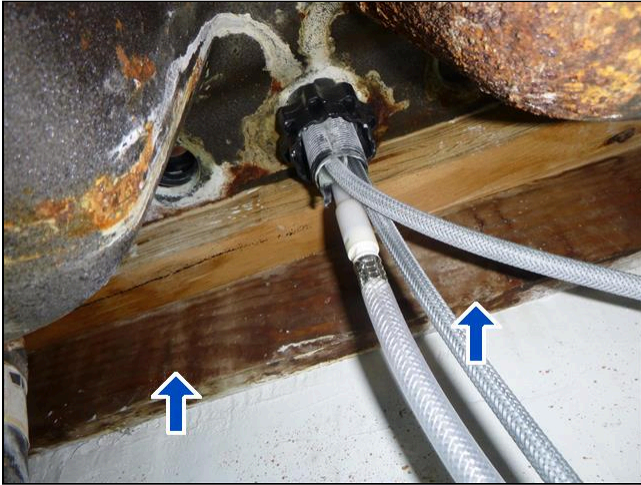


16.1 Item 1 (Picture)

16.3 The interior door to this area was missing, suggest installation if desired.

16.5 Deteriorated window screen(s) noted, suggest repair or replace as needed.

16.6 (1) The base cabinet under the sink is deteriorated/stained from leaks, suggest repair/replace as needed.



16.6 Item 1 (Picture)



16.6 Item 2 (Picture)

16.6 (2) Various cabinet doors are damaged, missing or loose on the hinges. Suggest repair/replace as needed.

16.7 (1) Hairline cracks and minor deterioration noted at various areas, suggest repair/replace as needed.

16.7 (2) Suggest grouting/caulking at the countertop to backsplash and around the sink to prevent water leakage.

16.8 (1) Inadequate countertop/appliance outlets/circuits installed, suggest review with a licensed electrician for installation costs as needed/required.

16.8 (2) Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.



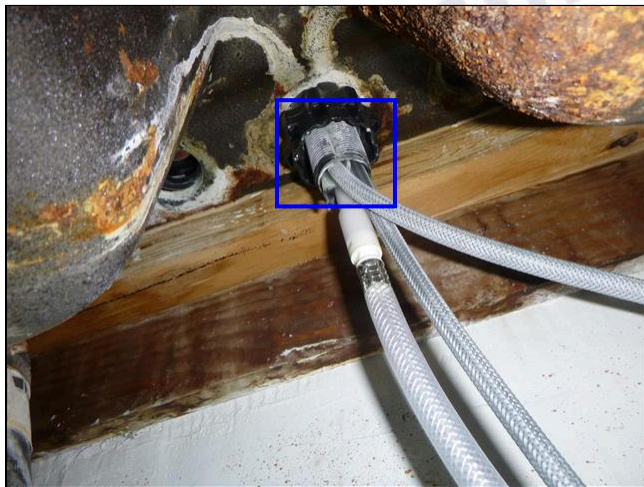
16.8 Item 1 (Picture)

16.9 Excessive rusting and deteriorated areas of the sink was noted, suggest repair/replace as needed.



16.9 Item 1 (Picture)

16.10 The sink faucet leaks, suggest repair/replace as needed to prevent future and further leaking water from damaging the cabinet base and surrounding areas.



16.10 Item 1 (Picture)



16.10 Item 2 (Picture)

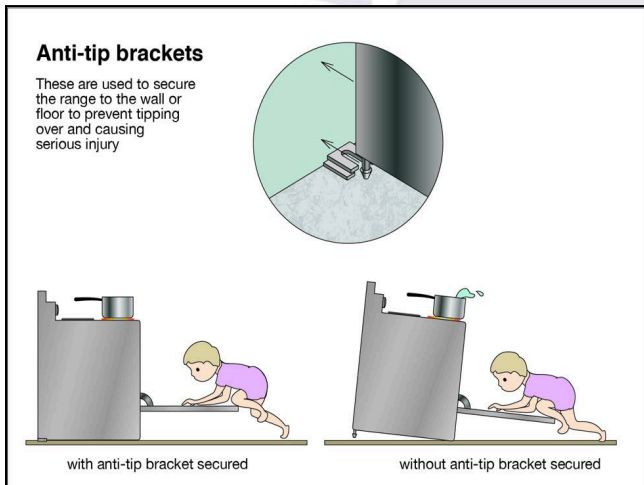
16.11 Corrosion noted at the sink drain and angle valve(s). Suggest review by a licensed plumber and repair/replace as needed.

16.12 Suggest review with a licensed plumber for costs to reduce the length of the drain from the air gap to the disposal as this has created a trap in the drainage system.



16.12 Item 1 (Picture)

16.14 (1) The anti-tip bracket is not currently installed. An anti-tip bracket is usually installed on the floor and against the wall (towards the back of the stove) for one of the rear legs to slide into. Its purpose is to prevent the stove from tipping when a heavy load is placed on the door (possible child) or slide-out racks upsetting the center of gravity. Suggest installation for safety as required since 1991.



16.14 Item 1 (Picture)



16.14 Item 2 (Picture)

16.14 (2) Potential fire spread hazard due to the stove is currently below the countertop height. Suggest review with a licensed contractor for cost to raise and level the stove to above the countertop height as required for safety.



16.14 Item 3 (Picture)

16.15 (1) The exhaust fan system over the gas range is the incorrect style (this style is typically seen in a bathroom/ laundry room) and is not located within 36-42 inches of the stove top. Suggest review with a licensed contractor for replacement costs as needed for safety.



16.15 Item 1 (Picture)



16.15 Item 2 (Picture)

16.15 (2) The range hood currently vents into the attic area, this is a potential fire safety hazard. Suggest review by a licensed contractor and vent to the exterior as required.



16.15 Item 3 (Picture)



17. Hallway Bathroom

The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, all plumbing fixtures, including their faucets, except where the flow end of the faucet is connected to an appliance; The operation of ground fault circuit interrupters; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Rear
Off hallway

Floor Covering(s):

Vinyl

Doors:

Wood

Window Types:

Vinyl - Dual Pane

Tub & Surround:

Cast Iron

Shower & Surround:

Tile
Glass doors

GFCI Protection:

Yes

Heating source:

Electric fan system

Low flow toilet:

Yes
1.28 GPF

Low flow sink fixture(s):

Yes, 2.2 GPM Maximum

Low flow shower fixture(s):

No, see comments

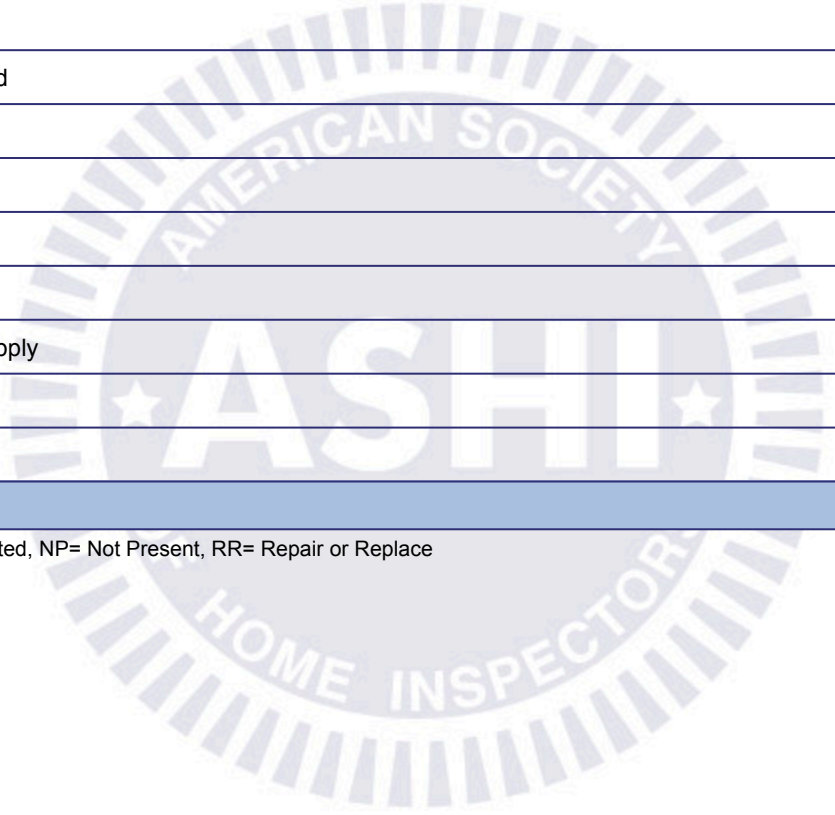
Low flow tub faucet(s):

No, see comments



		IN	NI	NP	RR
17.0	Floors				•
17.1	Walls				•
17.2	Ceilings				•
17.3	Doors	•			
17.4	Windows	•			
17.5	Screens	•			
17.6	Electrical				•
17.7	Exhaust Fan				•
17.8	Heating				•
17.9	Tub & Surround				•
17.10	Tub Faucet				•
17.11	Shower & Surround				•
17.12	Shower Enclosure	•			
17.13	Shower Faucet				•
17.14	Sink(s)	•			
17.15	Sink Faucet(s)	•			
17.16	Traps/Drains & Supply				•
17.17	Toilets(s)	•			
17.18	Counter/Cabinets	•			
		IN	NI	NP	RR

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



Comments:

17.0 The flooring is soft and deteriorated near the shower, this is due to water leaking from the shower area and damaging the subflooring. Suggest review with a licensed contractor for removal/repair/replacement costs as needed.

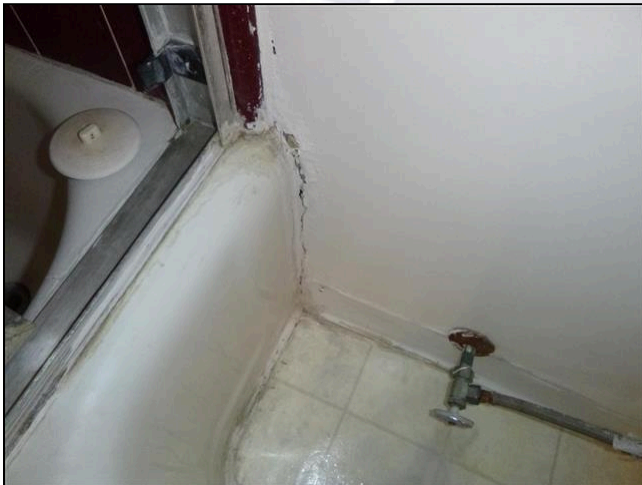


17.0 Item 1 (Picture)



17.0 Item 2 (Picture)

17.1 (1) Excessive moisture was detected at the walls adjacent to the shower. Water damage/deterioration was noted at the walls and the area below in the crawl space. Suggest review with the seller and/or a licensed mold/contractor for repair/replacement/removal costs as needed.



17.1 Item 1 (Picture)



17.1 Item 2 (Picture)



17.1 Item 3 (Picture)



17.1 Item 4 (Picture)

17.1 (2) Old water stains/damage was noted under the sink area, suggest removal/repair/replacement costs as needed.



17.1 Item 5 (Picture)

17.2 Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.

17.6 Various light fixtures were inoperable, possible bulbs out. Suggest replacing the bulbs as needed.

17.7 (1) Suggest upgrading the exhaust fan with a motion and humidity sensor system to reduce the moisture buildup at this area.

17.7 (2) The exhaust fan is excessively noisy, suggest review with a licensed contractor for repair/replacement costs as needed.

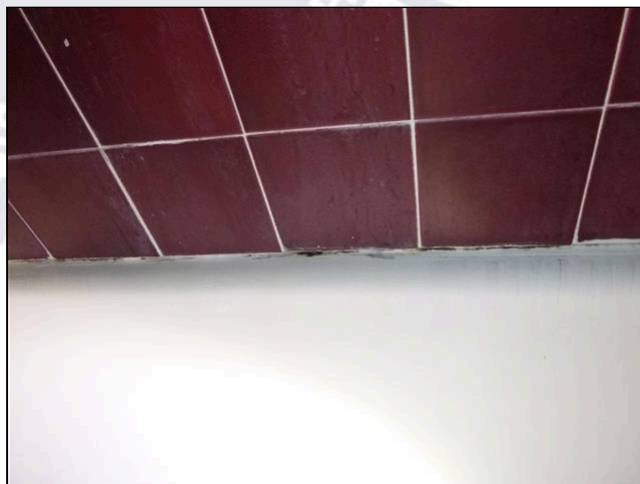


17.7 Item 1 (Picture)

17.7 (3) The exhaust fan system currently vents into attic, suggest review by a licensed contractor to vent to the exterior as required.

17.8 The ceiling heat coil system was inoperable at the time of the inspection, suggest repair/replace as needed.

17.9 (1) Suggest caulking or re-grout as needed. The edges of the tub walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.



17.9 Item 1 (Picture)

17.9 (2) The tub stopper was inoperable at the time of the inspection, suggest repair/replace as needed.



17.9 Item 2 (Picture)

17.9 (3) Excessive wear/rusting/deterioration was noted at the tub and surround. Suggest repair/replace as needed.



17.9 Item 3 (Picture)



17.9 Item 4 (Picture)

17.10 The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

17.11 (1) Suggest caulking or re-grout as needed. The edges of the shower walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.

17.11 (2) Cracked tiles noted at the shower area, suggest review with a licensed contractor for repair/ replacement costs as needed.



17.11 Item 1 (Picture)

17.13 The existing shower head(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing shower head(s) with low flow head(s) (2.5 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

17.16 Incorrect sloping was noted at the sink drain, suggest re-sloping as needed.



17.16 Item 1 (Picture)

18. Master Bathroom

The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, all plumbing fixtures, including their faucets, except where the flow end of the faucet is connected to an appliance; The operation of ground fault circuit interrupters; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Front
Center
Off Master

Floor Covering(s):

Vinyl

Doors:

Wood

Window Types:

Vinyl - Dual Pane

Tub & Surround:

Cast iron

Shower & Surround:

Tile
Glass doors
Glass

GFCI Protection:

Yes

Heating source:

Electric fan system

Low flow toilet:

Yes
1.6 GPF

Low flow sink fixture(s):

Yes, 2.2 GPM Maximum

Low flow shower fixture(s):

No, see comments

Low flow tub faucet(s):

No, see comments



		IN	NI	NP	RR
18.0	Floors				•
18.1	Walls				•
18.2	Ceilings				•
18.3	Doors				•
18.4	Windows				•
18.5	Screens	•			
18.6	Electrical				•
18.7	Exhaust Fan				•
18.8	Heating				•
18.9	Tub & Surround				•
18.10	Tub Faucet				•
18.11	Shower & Surround				•
18.12	Shower Enclosure				•
18.13	Shower Faucet				•
18.14	Sink(s)	•			
18.15	Sink Faucet(s)	•			
18.16	Traps/Drains & Supply				•
18.17	Toilets(s)	•			
18.18	Counter/Cabinets				•
		IN	NI	NP	RR

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

Comments:

18.0 The flooring transition is deteriorated, suggest repairs as needed.

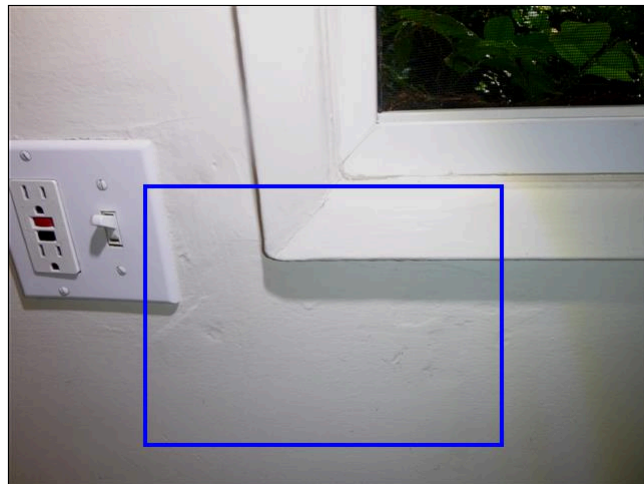


18.0 Item 1 (Picture)

18.1 Stains, deterioration and water damage noted at the walls near the window. Suggest review of the exterior window comments and review with a licensed contractor for repair/removal/replacement costs as needed.



18.1 Item 1 (Picture)



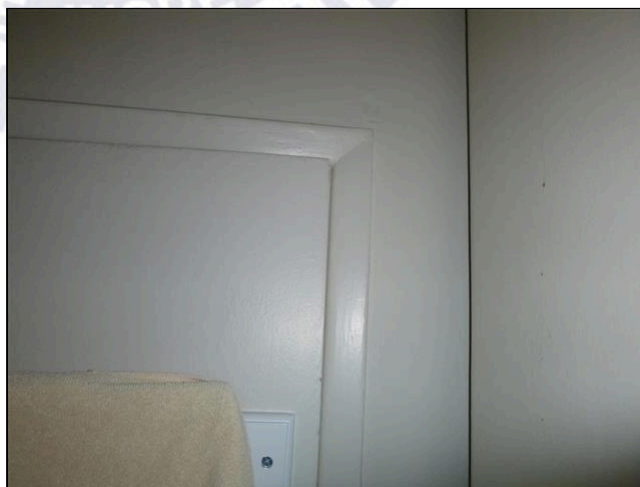
18.1 Item 2 (Picture)

18.2 Blistering and deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.



18.2 Item 1 (Picture)

18.3 The door sticks on the jamb when operating. Suggest maintenance and repairs as necessary.



18.3 Item 1 (Picture)

18.4 Multiple stains and evidence of on-going leakage at various windows, suggest review with a licensed contractor for repair/replacement costs as needed.



18.4 Item 1 (Picture)

18.6 Various light fixtures were inoperable, possible bulbs out. Suggest replacing the bulbs as needed.



18.6 Item 1 (Picture)

18.7 (1) The exhaust vent is inoperable, suggest review with a licensed contractor for repair/replacement costs as required for ventilation at this area.



18.7 Item 1 (Picture)

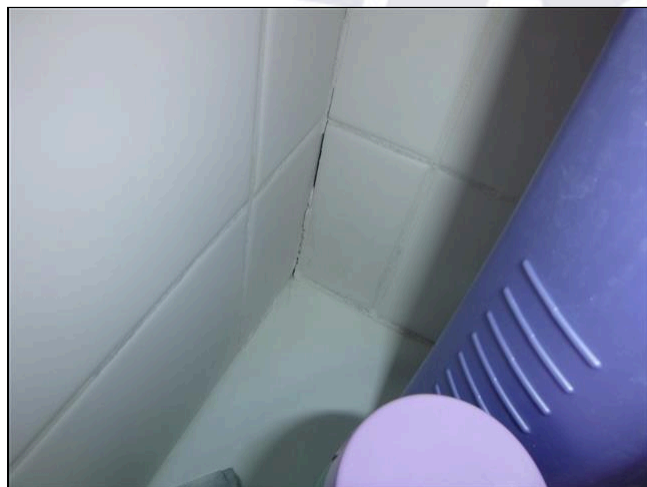
18.7 (2) The exhaust fan system currently vents into attic, suggest review by a licensed contractor to vent to the exterior as required.

18.8 The ceiling heat coil system was inoperable at the time of the inspection, suggest repair/replace as needed.



18.8 Item 1 (Picture)

18.9 Suggest caulking or re-grout as needed. The edges of the tub walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible. However, water damage/deterioration was noted in the master bedroom's closet which is directly behind the shower/tub area which indicates that there is likely leakage from this shower/tub enclosure. Suggest review with a licensed contractor to verify/confirm and for removal/repair/replacement costs as needed.



18.9 Item 1 (Picture)



18.9 Item 2 (Picture)

18.10 The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

18.11 (1) Worn/missing grout noted at the shower base tiles, suggest maintenance/repair/replace as needed.

18.11 (2) Suggest caulking or re-grout as needed. The edges of the shower walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the

interior walls, which is not always visible.

18.12 Excessive corrosion was noted at the shower enclosure, suggest repair/replace as needed.

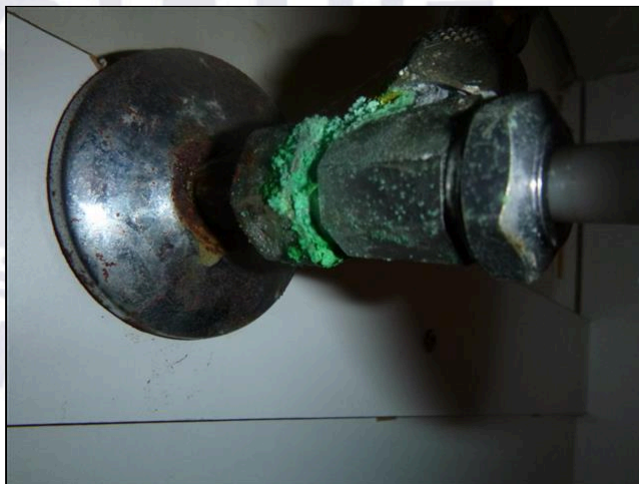


18.12 Item 1 (Picture)

18.13 (1) The existing shower head(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing shower head(s) with low flow head(s) (2.5 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

18.13 (2) The hot/cold are reversed at the shower faucet, the hot should be on the left side. Suggest review with a licensed plumber for repair/replacement costs as needed.

18.16 Corrosion noted at the sink drain and angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber and repair/replace as needed.



18.16 Item 1 (Picture)

18.18 A cabinet door is damaged/
missing. Suggest repair/replace as
needed.



18.18 Item 1 (Picture)



19. Living Room

Styles & Materials

Floor Covering(s):

Wood
Carpet

Doors:

Wood - Single Pane - UTD Tempered

Window Types:

Vinyl - Dual Pane

Fireplace:

Masonry

Fireplace doors & screens:

Removable screen system

Fireplace damper fixed in open position:

N/A

Fireplace Gas valve:

No gas supply

		IN	NI	NP	RR
19.0	Floors				•
19.1	Walls				•
19.2	Ceilings				•
19.3	Doors				•
19.4	Windows				•
19.5	Screens	•			
19.6	Electrical				•
19.7	Fireplace				•
		IN	NI	NP	RR

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

Comments:

19.0 (1) Floor slope and uneven flooring noted.

19.0 (2) Worn and minor deterioration noted at various areas of the flooring, suggest maintenance and repairs as needed.

19.1 (1) Excessive settling cracks noted, see the foundation and Lot/ Drainage comments. Suggest review with a licensed contractor for repair/ replacement costs as needed.



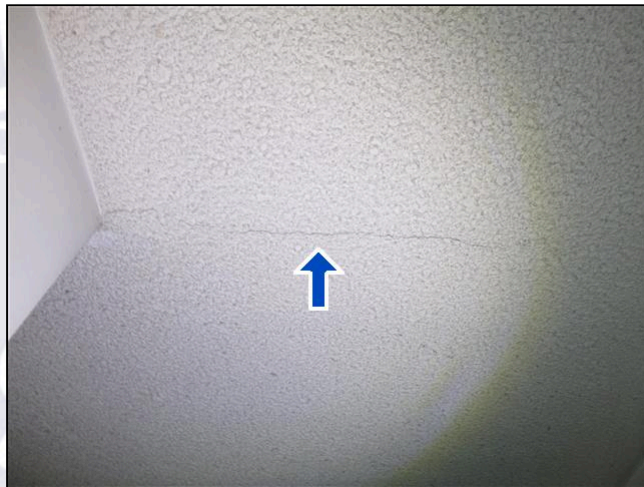
19.1 Item 1 (Picture)

19.1 (2) Stains, deterioration and water damage noted at the walls near the window. Suggest review of the exterior window comments and review with a licensed contractor for repair/removal/replacement costs as needed.



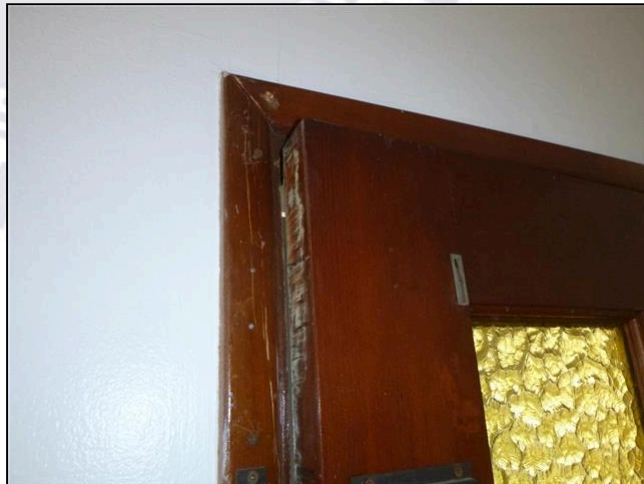
19.1 Item 2 (Picture)

19.2 Settling cracks and patching was noted, suggest repair as needed.



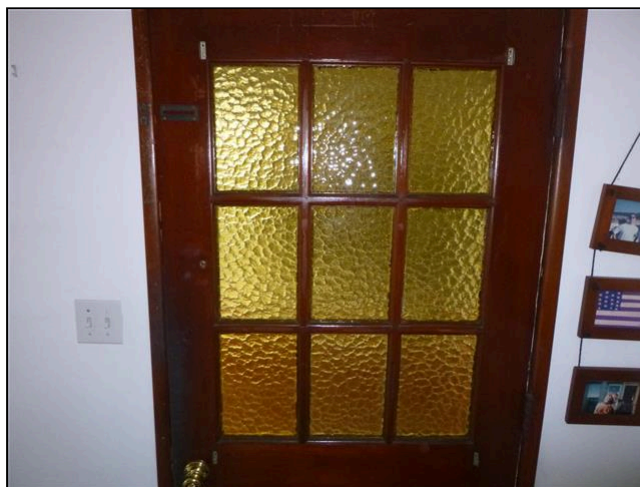
19.2 Item 1 (Picture)

19.3 (1) The door sticks on the jamb when operating. Suggest maintenance and repairs as necessary.



19.3 Item 1 (Picture)

19.3 (2) Unable to determine if tempered glass is installed at the window/door glass at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade for safety.



19.3 Item 2 (Picture)

19.4 Multiple stains and evidence of on-going leakage at various windows, suggest review with a licensed contractor for repair/replacement costs as needed.



19.4 Item 1 (Picture)

19.6 (1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

19.6 (2) Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.



19.6 Item 1 (Picture)

19.6 (3) The switched outlet(s) location is on the right side wall(s).

19.7 (1) Excessive creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.



19.7 Item 1 (Picture)



19.7 Item 2 (Picture)

19.7 (2) Surface cracks noted at the rear firebrick, suggest review with a licensed chimney sweep/contractor for repairs/replacement as needed.



19.7 Item 3 (Picture)

20. Dining Room

Styles & Materials

Floor Covering(s):

Engineered flooring

Window Types:

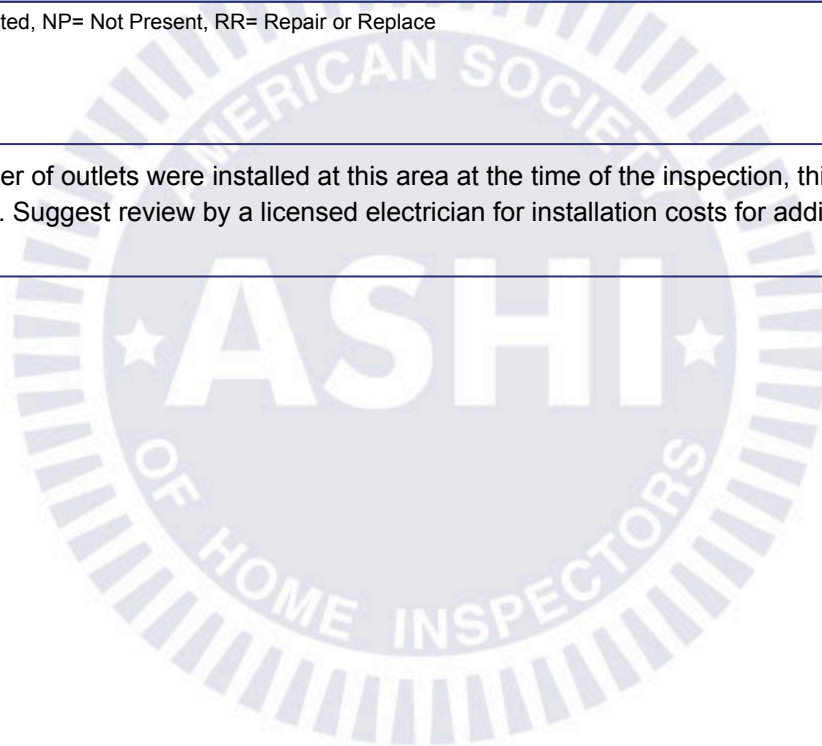
Vinyl - Dual Pane

		IN	NI	NP	RR
20.0	Floors	•			
20.1	Walls	•			
20.2	Ceilings	•			
20.3	Windows	•			
20.4	Screens	•			
20.5	Electrical				•
		IN	NI	NP	RR

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

Comments:

20.5 A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.



21. Hallway

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving furniture and personal effects; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, smoke detectors, heat detectors, carbon monoxide detectors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Low voltage systems; Security system devices, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Styles & Materials

Location:

Left side
Center
Off bedroom(s)

Floor Covering(s):

Carpet

Doors:

Wood

Closet/Cabinetry:

Multiple closets/cabinets
Wood

Smoke alarms:

No, see comments

Carbon Monoxide alarms:

No, see comments

		IN	NI	NP	RR
21.0	Floors				•
21.1	Walls				•
21.2	Ceilings	•			
21.3	Doors				•
21.4	Electrical				•
21.5	Closets/Cabinets				•
21.6	Smoke & Carbon Monoxide Alarms				•
		IN	NI	NP	RR

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

Comments:

21.0 Squeaky/noisy floors noted, suggest repair as needed.

21.1 Settling cracks and patching was noted, suggest repair as needed.

21.3 The interior door to this area was missing, suggest installation if desired.

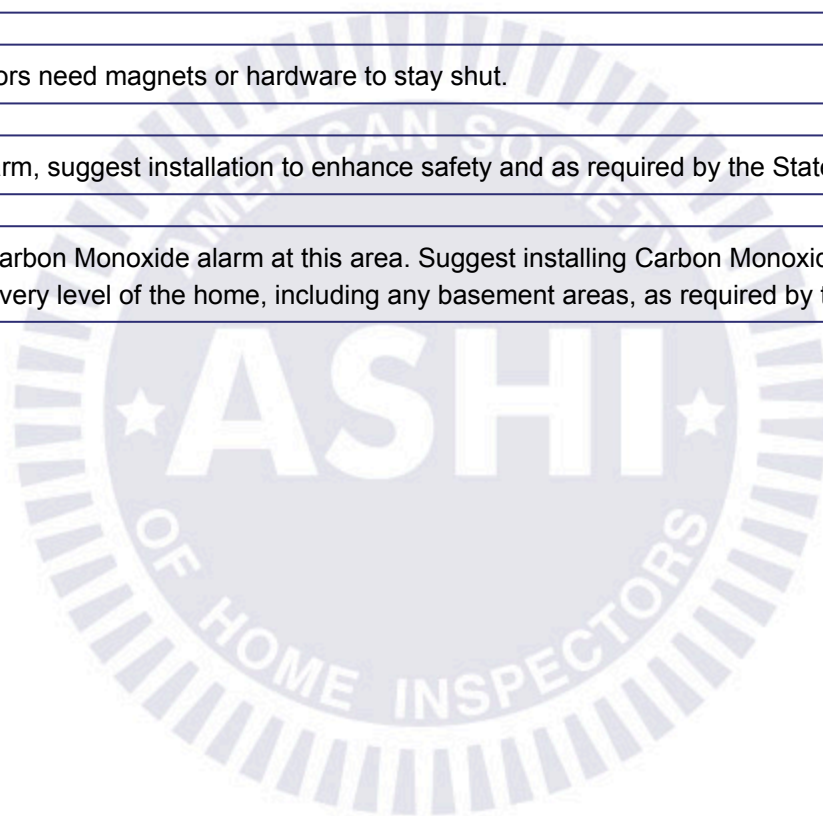
21.4 (1) A minimum number of light fixtures were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional light fixtures if desired as an upgrade.

21.4 (2) Suggest review with a licensed electrician for installation of a three way switch as required to operate the light fixture(s) from multiple locations as required for safety.

21.5 Some cabinet doors need magnets or hardware to stay shut.

21.6 (1) No smoke alarm, suggest installation to enhance safety and as required by the State of California.

21.6 (2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area and on every level of the home, including any basement areas, as required by the State of California.



22. Bedroom #1

The home inspector shall observe: Walls, ceiling, closets and floors where visible without moving beds, furniture and personal effects; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; ceiling fans, lighting fixtures, switches and receptacles, smoke detectors, heat detectors, carbon monoxide detectors, and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, ; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Location:

Left side
Center

Floor Covering(s):

Carpet

Doors:

Wood

Window Types:

Wood - Single Pane

Closet/Cabinetry:

Wood

Smoke alarms:

No, see comments

		IN	NI	NP	RR
22.0	Floors				•
22.1	Walls				•
22.2	Ceilings				•
22.3	Doors	•			
22.4	Windows				•
22.5	Screens				•
22.6	Electrical				•
22.7	Closet/Wardrobe(s)				•
22.8	Smoke Alarms				•
		IN	NI	NP	RR

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

Comments:

22.0 Floor slope and uneven flooring noted.

22.1 Settling cracks and patching was noted, suggest repair as needed.

22.2 Settling cracks and patching was noted, suggest repair as needed.

22.4 (1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.



22.4 Item 1 (Picture)

22.4 (2) Broken sash/wire/cord noted on the window frame(s), this is a possible safety concern as the sash/wire/cord should hold the window in an open position. Suggest review with a licensed contractor for repair/replacement costs and confirm correct operation as needed.



22.4 Item 2 (Picture)

22.5 Deteriorated window screen(s) noted, suggest repair or replace as needed.

22.6 (1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

22.6 (2) Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.



22.6 Item 1 (Picture)

22.7 Minor deterioration and worn/stuck areas noted at various cabinets, suggest repair/replace as needed.



22.7 Item 1 (Picture)

22.8 No smoke alarm, suggest installation to enhance safety and as required by the State of California.

23. Bedroom #2

Styles & Materials

Location:

Left side
Rear

Floor Covering(s):

Carpet

Doors:

Wood

Window Types:

Wood - Single Pane

Closet/Cabinetry:

Wood

Smoke alarms:

No, see comments

		IN	NI	NP	RR
23.0	Floors				•
23.1	Walls				•
23.2	Ceilings				•
23.3	Doors				•
23.4	Windows				•
23.5	Screens	•			
23.6	Electrical				•
23.7	Closet/Wardrobe(s)				•
23.8	Smoke Alarms				•
		IN	NI	NP	RR

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

Comments:

23.0 (1) Floor slope and uneven flooring noted.

23.0 (2) Squeaky/noisy floors noted, suggest repair as needed.

23.1 Settling cracks and minor damage was noted, suggest repair as needed.



23.1 Item 1 (Picture)



23.1 Item 2 (Picture)

23.2 Settling cracks and patching was noted, suggest repair as needed.

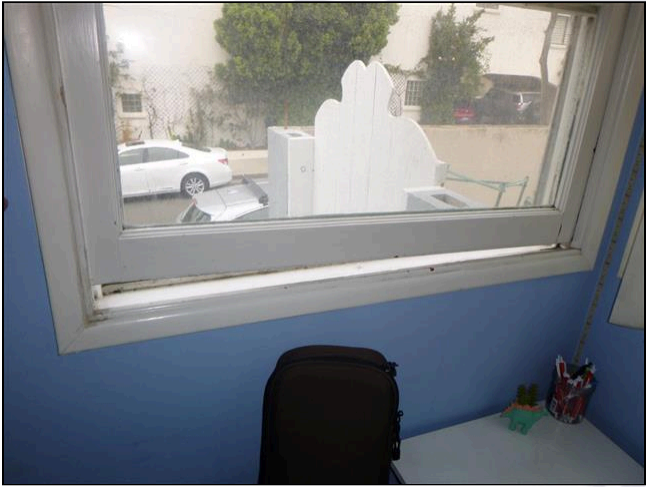
23.3 The door will not close and latch correctly, suggest repair as needed.



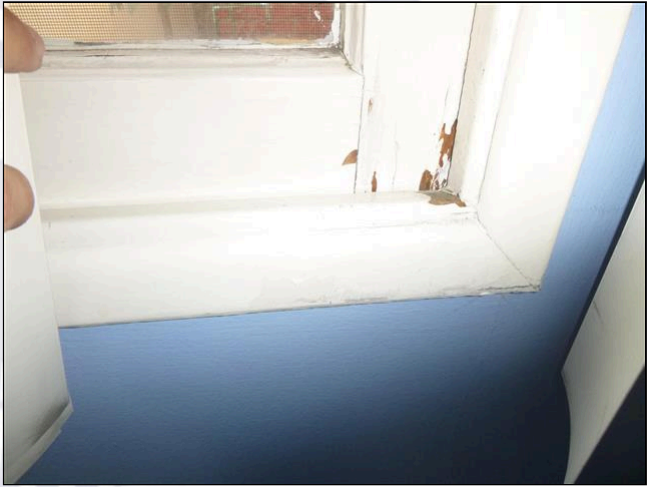
23.3 Item 1 (Picture)

23.4 (1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

23.4 (2) The wood windows are deteriorated and are slanted/off track in the frame, suggest review with a licensed contractor for repair/replacement costs as needed.



23.4 Item 1 (Picture)



23.4 Item 2 (Picture)

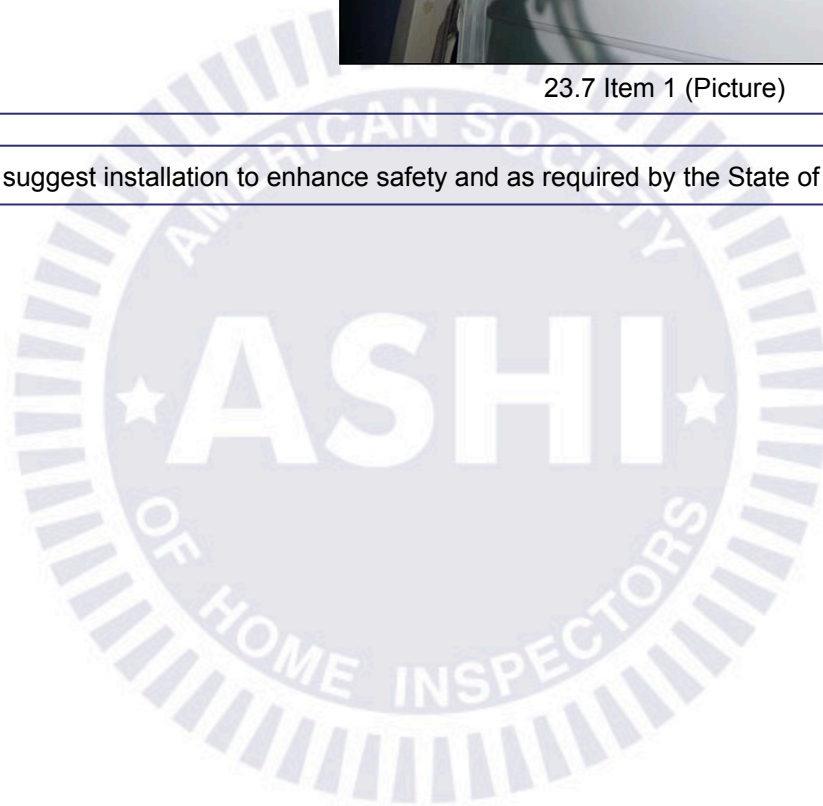
23.6 A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

23.7 The door pull(s) are missing.
Suggest repair/replace as needed.



23.7 Item 1 (Picture)

23.8 No smoke alarm, suggest installation to enhance safety and as required by the State of California.



24. Master Bedroom

Styles & Materials

Location:

Left side
Front

Floor Covering(s):

Carpet

Doors:

Wood

Window Types:

Vinyl - Dual Pane

Closet/Cabinetry:

Wood

Smoke alarms:

No, see comments

		IN	NI	NP	RR
24.0	Floors				•
24.1	Walls				•
24.2	Ceilings				•
24.3	Doors	•			
24.4	Windows				•
24.5	Screens	•			
24.6	Electrical				•
24.7	Closet/Wardrobe(s)				•
24.8	Comments				•
24.9	Smoke Alarms				•
		IN	NI	NP	RR

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

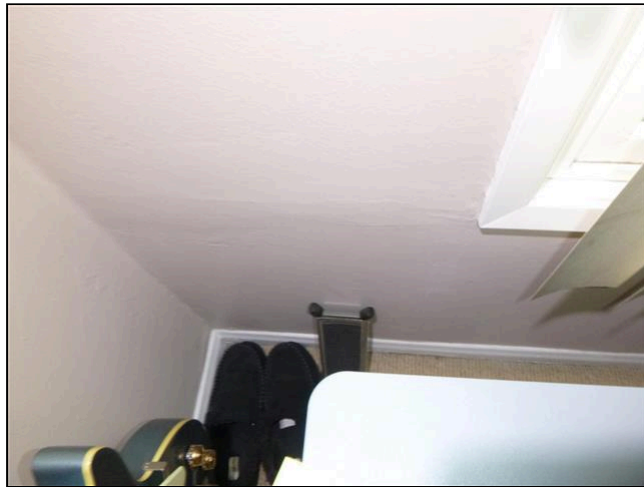
Comments:

24.0 Deteriorated areas were noted at the carpet, suggest repairs as needed.



24.0 Item 1 (Picture)

24.1 (1) Settling cracks and patching was noted, suggest repair as needed.



24.1 Item 1 (Picture)

24.1 (2) Stains, deterioration and water damage noted at the walls near the window. Suggest review of the exterior window comments and review with a licensed contractor for repair/removal/replacement costs as needed.



24.1 Item 2 (Picture)

24.1 (3) Water damage was noted at the walls in the closet that is adjacent to the master bathroom shower area. Suggest review of the master bathroom comments and review with a licensed contractor for repair/removal/replacement costs as needed.



24.1 Item 3 (Picture)

24.2 Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

24.4 (1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

24.4 (2) The window(s) will not close and latch correctly, suggest repair as needed.

24.4 (3) The glass is loose in the window frame(s), this is a potential safety hazard, suggest repair/replace as needed.

24.4 (4) The replacement windows sill height is above 44" as required for a bedroom for Egress/Emergency exit. This is not uncommon for the age of the dwelling as the windows may have been replaced without getting a city permit. Suggest review with the city and/or a licensed contractor for replacement costs if desired or concerned.



24.4 Item 1 (Picture)

24.4 (5) Multiple stains and evidence of on-going leakage at various windows, suggest review with a licensed contractor for repair/replacement costs as needed.



24.4 Item 2 (Picture)

24.6 (1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

24.6 (2) The light fixture(s) are missing the diffuser covers. Suggest installing the missing diffuser cover(s) for safety.

24.6 (3) Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.

24.7 Water stains and deterioration noted at the wall, see the master bathroom comments and repair as needed.

24.8 (1) This room appears to be the original garage that has been converted to a bonus room. No permits available for installation(s) for the buyer/seller to review at the time of the inspection. As stated in the inspection agreement, building permits are not investigated or reviewed.

24.8 (2) A non graspable handrail was noted at this area, this is a potential safety hazard. Suggest review with a licensed contractor for costs to upgrade to current standards for safety and/or as needed.



24.8 Item 1 (Picture)

24.9 No smoke alarm, suggest installation to enhance safety and as required by the State of California.

General Summary



Ferguson Home Inspections

Ferguson Home Inspections
318 Ave I # 673
Redondo Beach, CA 90277

Customer

Wendy & Scott Fletcher

Address

618 Prospect Ave
Hermosa Beach CA 90254

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

1. Exterior



1.0 Driveway

Repair or Replace

(1) Settling, expansion cracks and heaving noted at various areas. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.0 Item 1 (Picture)

(2) Patched and repaired areas of the driveway was noted. Suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.



1.0 Item 2 (Picture)

1.1 Walkways

Repair or Replace

(1) There is a negative slope towards the rear of the dwelling. This area does not appear to drain water away from home/foundation (water damage was noted in the crawl space at the rear of the dwelling due to the walkway's slope toward the rear of the dwelling), suggest regrading and/or the addition of sub-surface drainage as needed.



1.1 Item 1 (Picture)

(2) Settling and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.1 Item 2 (Picture)

1.2 Fences

Repair or Replace

Step cracks noted at the block fences, areas stable at the time of the inspection. Suggest repairs/maintenance as needed.

1.3 Gates

Repair or Replace

The gates are deteriorated, suggest repair/replace as needed.





1.3 Item 1 (Picture)

1.4 Siding

Repair or Replace

(1) Paint blistering, peeling and wood deterioration noted at various wood siding areas. Suggest review with a licensed termite company and/or a licensed contractor for repair/replacement costs as needed.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

(2) Deteriorated and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.



1.4 Item 3 (Picture)



1.4 Item 4 (Picture)

(3) Suggest sealing around the siding penetration's to prevent future water/insect/rodent intrusion at these areas.



1.4 Item 5 (Picture)

(4) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.



1.4 Item 6 (Picture)

(5) Common settling cracks noted at various areas of the stucco siding, suggest maintenance as needed.



1.4 Item 7 (Picture)

(6) Multiple trees and bushes are in contact with the siding. Suggest trimming them away from the siding to prevent any future damage.



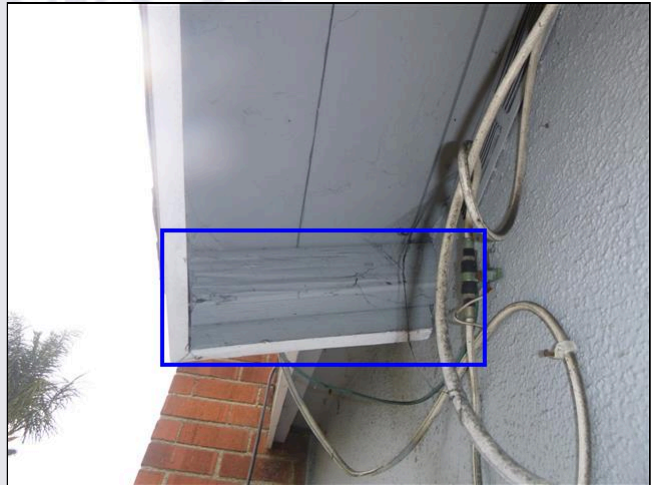
1.4 Item 8 (Picture)

1.5 Trim/Eaves/Fascia
Repair or Replace

Wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.5 Item 1 (Picture)

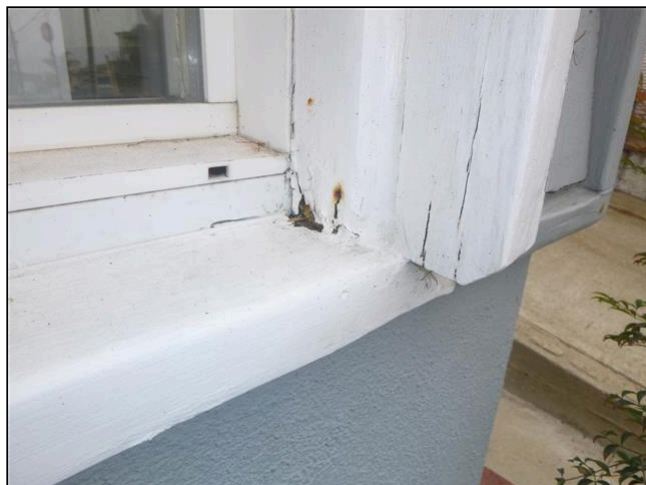


1.5 Item 2 (Picture)

1.6 Windows

Repair or Replace

(1) Wood deterioration noted at various window frames. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)

(2) Various windows have not been fully sealed/flushed to the sills/siding as required and/or the sealant has deteriorated leaving extensive voids. Suggest review with a licensed contractor for costs to seal/flash the windows as required to prevent future water leakage and/or insect intrusion at these areas.



1.6 Item 4 (Picture)



1.6 Item 5 (Picture)

(3) The weep holes at the base of various windows are incorrect. The weep holes are either blocked or have seams/gaps to adjacent trims that will allow water to weep/seep into the interior of the dwelling. Evidence of water intrusion/damage was noted at multiple areas/rooms. Suggest review with a licensed contractor for removal/repair/ replacement costs as needed.



1.6 Item 6 (Picture)



1.6 Item 7 (Picture)



1.6 Item 8 (Picture)

(4) Wood deterioration noted at various wood windows. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.6 Item 9 (Picture)



1.6 Item 10 (Picture)

1.7 Doors

Repair or Replace

Evidence of water intrusion was noted below the rear laundry door into the crawl space area. Suggest review with a licensed contractor for repair/replacement costs as needed.

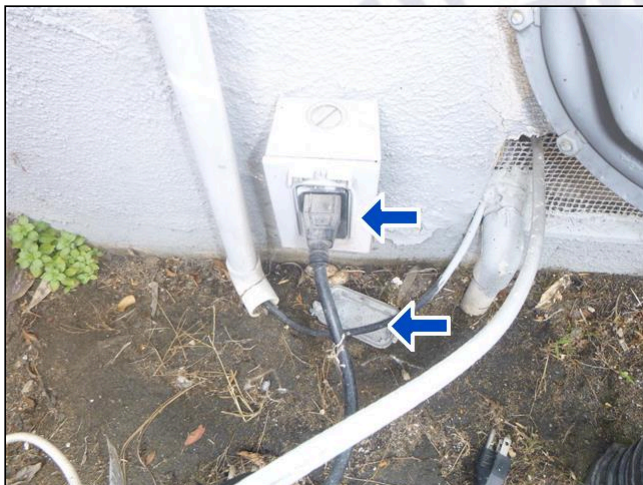


1.7 Item 1 (Picture)

1.8 Electrical

Repair or Replace

The exterior outlet(s) weather cover(s) are damaged. Suggest repair for safety and as required.



1.8 Item 1 (Picture)

1.9 Gutters/Downspouts

Repair or Replace

Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.



1.9 Item 1 (Picture)

1.11 Planters

Repair or Replace

(1) No drain holes noted in the planter(s). Suggest installing drain holes and/or removal of the planters to reduce/eliminate the water intrusion into the foundation/crawl space as needed.



1.11 Item 1 (Picture)

(2) Cracked and heaved planters were noted at various areas, suggest repair as needed.

1.12 Gas Meter

Repair or Replace

Suggest painting or wrapping the exposed galvanized gas line to prevent excessive rusting.



1.12 Item 1 (Picture)

1.13 Comments

Repair or Replace

- (1) Suggest review of trees and root structures to prevent future damage to the property, drainage systems and structures.
- (2) Suggest review with the city for any permits due to additions and/or remodelled areas of the dwelling if desired or concerned.

2. Exterior/Lot Grade/Drainage

2.0 Lot Grade/Drainage

Repair or Replace

- (1) Suggest installation of gutters throughout all eave areas and installation of an area drainage system to divert the water away from the foundation to the street as an upgrade.
- (2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/cracking/movement to the foundation, suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)

3. Foundation

3.0 Foundations, Basement and Crawlspace

Repair or Replace

(1) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage has caused minor settling/cracking/movement to the foundation, suggest review with a licensed contractor for installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)

(2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



3.0 Item 7 (Picture)



3.0 Item 8 (Picture)



3.0 Item 9 (Picture)

(3) A notched/repaired section of the foundation was noted at the front, suggest review with the seller on this item as needed.



3.0 Item 10 (Picture)

3.1 Floors (Structural)

Repair or Replace

(1) Various interior floor girders have settled, cracked and are missing the lower shims, suggest review with a licensed contractor for repairs as needed to prevent ongoing settling of the foundation.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

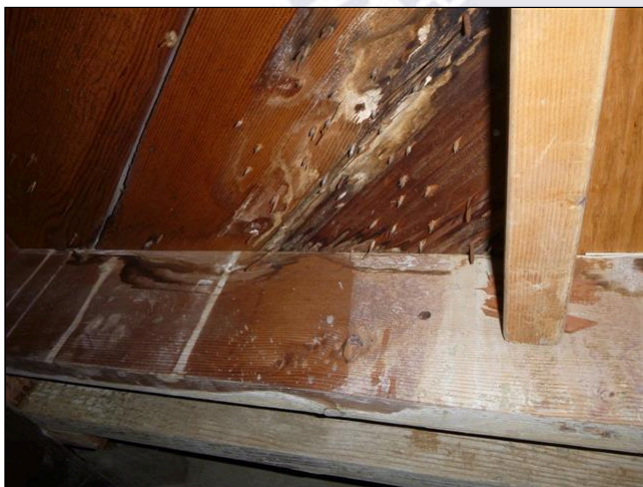
(2) Wet areas, stains and excessive wood deterioration noted at various flooring and supports from ongoing leaks and water intrusion from the exterior. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



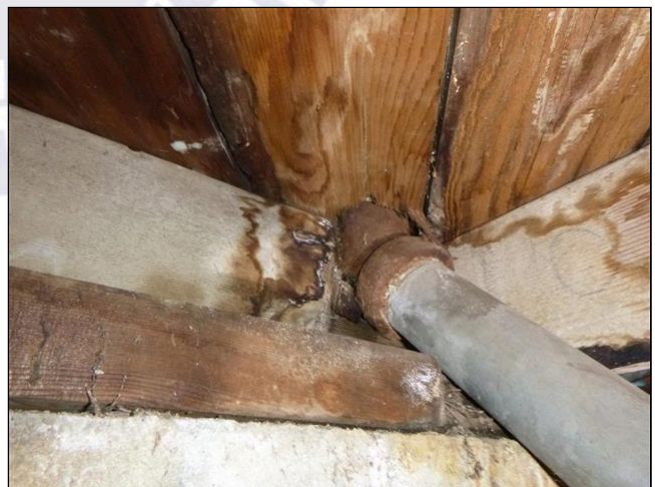
3.1 Item 3 (Picture)



3.1 Item 4 (Picture)



3.1 Item 5 (Picture)



3.1 Item 6 (Picture)

(3) Wood deterioration noted at various flooring and supports. Suggest review with a termite company and/or a licensed contractor and repair/replace as needed.



3.1 Item 7 (Picture)



3.1 Item 8 (Picture)

(4) Excessive cutting and notching of various floor joists due to drainage installation. Suggest review by a licensed contractor for repair costs as needed.



3.1 Item 9 (Picture)

4. Crawl Space

4.0 Crawl Space

Repair or Replace

(1) Suggest removal of debris and construction items from the crawl area.



4.0 Item 1 (Picture)

(2) Pest droppings noted throughout the crawl space. Suggest review with a qualified pest control company.



4.0 Item 2 (Picture)

(3) A decomposing animal/rodent was noted in the crawl space. Suggest review with a qualified pest control company for removal.



4.0 Item 3 (Picture)

4.1 Ventilation

Repair or Replace

Multiple crawl vents are below the exterior grade, suggest review by a licensed contractor and install a berm to

reduce the water intrusion into the crawl area.



4.1 Item 1 (Picture)

4.2 Electrical

Repair or Replace

Open junction boxes were noted. This is a safety concern. Whenever an electrical wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Suggest review by a licensed electrician and repair as needed.



4.2 Item 1 (Picture)

4.3 Plumbing Supply & Drainage

Repair or Replace

(1) Excessive blue staining/deterioration was noted at the copper plumbing supply lines in the crawl space area. This type of staining/deterioration is a pre-cursor to pin hole leaks. Suggest review with a licensed plumber to evaluate the copper supply line(s) in the dwelling/crawl space and for repair/replacement costs as needed.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)

(2) Excessive rust and seepage/deterioration noted at various cast iron drain lines within the crawl space. Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent leakage at the crawl area.



4.3 Item 4 (Picture)



4.3 Item 5 (Picture)



4.3 Item 6 (Picture)



4.3 Item 7 (Picture)

(3) An actively leaking ABS drain line was noted at the rear hallway bathroom tub drain. The leaking drain line has caused saturation of the soil in the crawl area. Suggest review by a licensed plumbing contractor for replacement costs as needed to prevent on-going leakage at the crawl area.



4.3 Item 8 (Picture)

(4) Inadequate slope noted at various drains in the crawl area, suggest review with a licensed plumber for costs to re-slope the drains as required/needed.



4.3 Item 9 (Picture)



4.3 Item 10 (Picture)



(5) Plastic PVC plumbing for the irrigation system noted transferring through the crawl area. Suggest review by a licensed plumber for removal of the PVC from the crawl area as this product is not suitable or allowable in this area.



4.3 Item 11 (Picture)

5. Roofing

5.0 Roof

Repair or Replace

(1) Minor deterioration of the roofing was noted, suggest review with a licensed roofing contractor for repairs, periodic maintenance and to determine the remaining life expectancy of the roof.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)

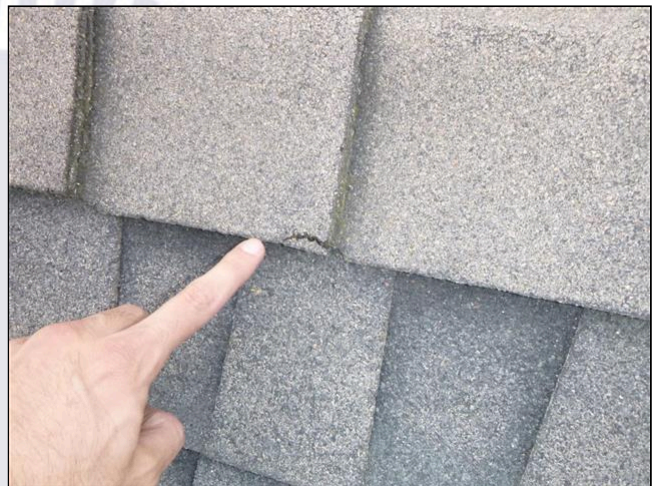


5.0 Item 4 (Picture)

(2) Deteriorated ridge caps noted at the pitched roof, suggest review by licensed roofer for replacement costs and replace as needed.



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)

5.1 Flashings

Repair or Replace

(1) Deteriorated sealant was noted at various penetrations/flashings. Suggest review by a licensed roofer and seal all penetrations at the roof to prevent water intrusion.

(2) Two flashings are incorrectly installed on the ridge (penetrations should not be installed on a ridge). Suggest review with a licensed roofer for repair/relocation costs as needed to prevent future leakage.



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)

(3) Rusted flashings noted at various areas, suggest review with a licensed roofer for repairs as needed.



5.1 Item 3 (Picture)

5.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

(1) Excessive cracks and exposed rebar was noted at the chimney crown, suggest repairs/sealing as needed to prevent future water intrusion and deterioration.



5.2 Item 1 (Picture)



5.2 Item 2 (Picture)

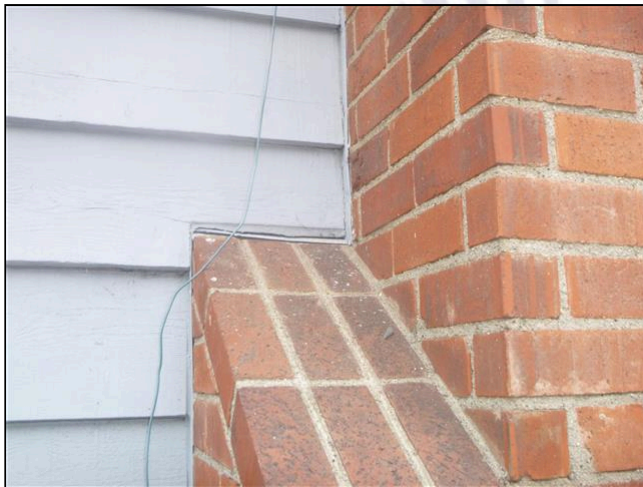
(2) The chimney has no rain cap or spark arrestor. Suggest installation of a rain cap and a spark arrestor to prevent

water intrusion and a potential fire spread hazard.



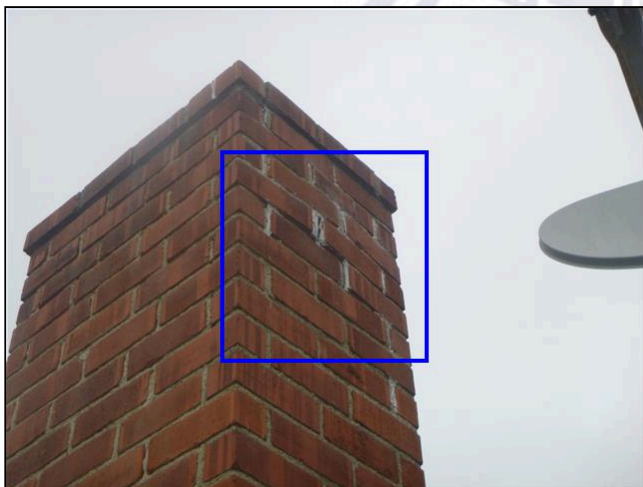
5.2 Item 3 (Picture)

(3) The chimney flashing to the siding is open at various areas, suggest sealing to prevent water and insect intrusion.



5.2 Item 4 (Picture)

(4) Cracks/bulging was noted at the chimney bricks at the top section, suggest repairs and sealing to prevent future water intrusion and deterioration.



5.2 Item 5 (Picture)



5.2 Item 6 (Picture)

6. Attic

6.0 Framing & Sheathing

Repair or Replace

(1) Moisture stains noted at various areas of the attic sheathing/framing, unable to determine if the staining is past or present. Suggest review with the seller and a licensed roofer as needed.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

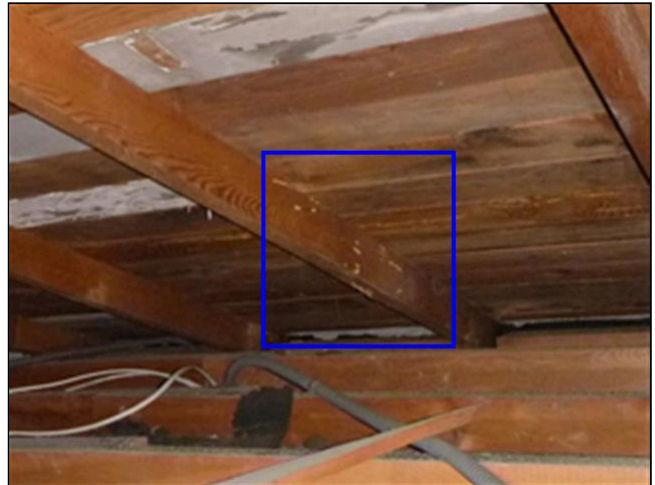


6.0 Item 3 (Picture)

(2) Wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/or a licensed contractor for repairs as needed.



6.0 Item 4 (Picture)



6.0 Item 5 (Picture)

(3) Repaired roof rafters and additional beams/framing/ceiling supports noted at various areas within the attic. Suggest review with the seller/city and/or a licensed contractor/structural engineer on this installation as needed.



6.0 Item 6 (Picture)



6.0 Item 7 (Picture)

(4) Typically, wood support members should have vertical supports at any splice/joint (this area does not), suggest review with a licensed contractor and for re-supporting costs as/if needed.



6.0 Item 8 (Picture)

6.1 Insulation
Repair or Replace

No Insulation installed at the attic area, this is common for the original age of the home. Suggest review by a licensed contractor for installation costs as an upgrade.



6.1 Item 1 (Picture)

6.2 Ventilation

Repair or Replace

Suggest installation of additional roof/dormer/thermostatically control attic fan/vents to reduce attic heat build up, condensation and provide proper air flow within the attic.

6.4 Comments

Repair or Replace

(1) Pest droppings/traps noted within the attic. Suggest review with a qualified pest control company and/or a licensed contractor for removal costs of the droppings, re-screening of the vents and any removal/replacement of the attic insulation as needed.



6.4 Item 1 (Picture)

(2) Abandoned asbestos vent pipes noted in the attic area, suggest review with a licensed contractor for removal costs as needed.



6.4 Item 2 (Picture)

(3) The kitchen's exhaust vents into attic, suggest review by a licensed contractor to vent to the exterior as required.



6.4 Item 3 (Picture)

(4) The exhaust fan systems for both bathrooms are currently venting into attic, suggest review by a licensed contractor to vent to the exterior as required.



6.4 Item 4 (Picture)

(5) Access within the front left master attic was severely limited due to the restrictive clearances/personal effects.



6.4 Item 5 (Picture)



6.4 Item 6 (Picture)

7. Laundry

7.0 Floors

Repair or Replace

The flooring is deteriorated and lifting. Water intrusion was noted below the door into the crawl space and has damaged the subflooring and sill plate. Suggest review with a licensed contractor for removal/repair/replacement costs as needed.



7.0 Item 1 (Picture)

7.1 Walls

Repair or Replace

Damaged areas of the wall were noted, suggest repair as needed.

7.3 Doors

Repair or Replace

The interior door to this area was missing, suggest installation if desired.

7.4 Electrical

Repair or Replace

(1) Various wall switch covers are missing, suggest installation for safety.



7.4 Item 1 (Picture)

(2) The cover globe(s) are missing at light fixture(s) at the time of the inspection. Suggest replacing the missing cover globe(s) for safety.



7.4 Item 2 (Picture)

8. Patio/Porch

8.0 Cover

Repair or Replace

Wood deterioration noted at various areas. Suggest review with termite company and/or review with a licensed contractor for repair/replacement costs as needed.



8.0 Item 1 (Picture)

8.1 Deck/Slab**Repair or Replace**

Minor movement and settling noted at the patio, this is common for the original age of the dwelling. Suggest review with a licensed contractor for repairs as needed.



8.1 Item 1 (Picture)

8.2 Steps/Stairs/Railings**Repair or Replace**

No railing installed at the front steps at the time of the inspection. Common for the age of the property. Possible safety hazard. Suggest installation of railing to current standards to enhance safety.



8.2 Item 1 (Picture)

8.4 Windows

Repair or Replace

Wood deterioration noted at various window frames. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



8.4 Item 1 (Picture)

8.5 Doors

Repair or Replace

Unable to determine if tempered glass is installed at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade and to enhance safety as needed.

9. Patio/Porch #2

9.2 Electrical

Repair or Replace

The light fixture sensor was deteriorated. Suggest repair/replace as needed.



9.2 Item 1 (Picture)

9.3 Doors

Repair or Replace

(1) The existing door currently opens out from the dwelling. Generally exterior doors are required to open into the dwelling for safety. Suggest review with a licensed contractor to re-hang the door to open in as needed.



9.3 Item 1 (Picture)

(2) Evidence of previous and ongoing water intrusion noted at the door(s) to the interior. Deteriorated and stained flooring/wood members noted. Suggest review with a licensed contractor for repair/replacement costs as needed to prevent further and future water intrusion at this area.



9.3 Item 2 (Picture)

10. Garage

10.0 Slab

Repair or Replace

(1) Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



10.0 Item 1 (Picture)

(2) White efflorescence (powder substance) on foundation footings indicates prior, and possibly ongoing, excessive moisture build up at the exterior of the foundation. Ongoing water intrusion at the foundations can, in some cases, cause the steel in the foundations to rust, called spalling, which can lead to horizontal cracking of the foundation (currently there are no major horizontal cracks visible at the foundation). Any future horizontal cracking/damage can be an expensive repair as the foundation would be considered structurally weak and susceptible to horizontal movement. Suggest review of the Lot/Grade and drainage systems, including rain gutters, to reduce and prevent further and future water buildup at the exterior of the dwellings foundations.



10.0 Item 2 (Picture)

10.4 Garage Walls & Ceilings (including Firewall & Ceiling Separation)

Repair or Replace

(1) Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

(2) Holes and unfinished sections of firewall and ceiling were noted, this is a potential fire spread hazard. 5/8 inch sheetrock may be installed as a minimum standard material and as a requirement for a one hour burn through rating for firewall. Suggest review by licensed contractor for repair/installation costs as needed.



10.4 Item 1 (Picture)

(3) Holes and unfinished sections of the walls were noted, suggest review by licensed contractor for repair/replacement costs as needed.

(4) Water staining/damage was noted from the unit above, suggest repairs as needed.



10.4 Item 2 (Picture)

10.5 Electrical

Repair or Replace

(1) Two wire and two prong electrical receptacles noted. At the time of the original construction this type of system was the acceptable standard and appears to be intact. If three prong and GFCI receptacles are desired a ground source is required. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protected the outlet(s) on a GFCI circuit where recommended.



10.5 Item 1 (Picture)



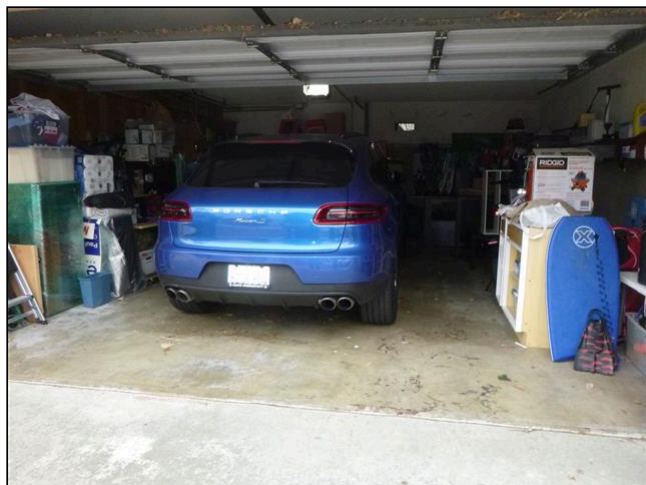
10.5 Item 2 (Picture)

(2) Various outlets at the garage area are not GFCI protected. Suggest review by a licensed electrician for installation as required since 1978 at the garage area for safety.

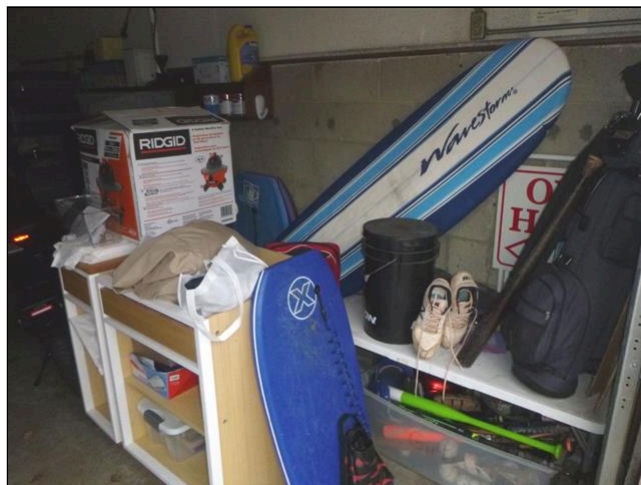
10.6 Comments

Repair or Replace

Access within this area was blocked or severely limited at the time of the inspection. An inspection of this area can be performed by appointment and at an additional cost when the area is made accessible.



10.6 Item 1 (Picture)



10.6 Item 2 (Picture)

11. Heating A/C System

11.1 Venting

Repair or Replace

(1) Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.



11.1 Item 1 (Picture)

(2) The heater's vent cap is rusted, suggest review with a licensed roofer for repairs as needed.





11.1 Item 2 (Picture)

12. Electrical System

12.1 Service, Grounding Equipment, Main/Sub Panels

Repair or Replace

(1) The main electrical panel is a Square D brand electrical panel. There are problems with these panels that can, in some cases, be serious. Some of the main electrical panels have been recalled, with other problems including counterfeit circuit breakers and faulty GFCI and AFCI breakers. Also, please be aware that various insurance companies will not insure homes with this style of electrical panel. Suggest review by a licensed electrician for review and repair/replacement costs as needed.

Below are links to the CPSC with the various articles and recall notices.

[Square D - QO Panel Recall](#)

[Recalled Counterfeit Breakers](#)

[Main Panel Recall](#)



12.1 Item 1 (Picture)

(2) Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.



12.1 Item 2 (Picture)

(3) Due to the age and size/overall amperage of this system relative to the square footage of the dwelling, suggest review with a licensed electrician for replacement cost to upgrade the electrical panel, increase the overall amperage and install additional circuits to the interior of the dwelling as needed/desired.



12.1 Item 3 (Picture)

(4) The dead front cover was missing the screws, suggest installation as needed.

12.2 Branch Circuits, Overcurrent Devices

Repair or Replace

Minimal/inadequate circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to install additional circuits to the interior of the dwelling as needed.

13. Plumbing System

13.0 Plumbing Water Supply and Distribution System

Repair or Replace

(1) See the crawl space comments and repair as needed.



13.0 Item 1 (Picture)



13.0 Item 2 (Picture)



13.0 Item 3 (Picture)



13.0 Item 4 (Picture)



13.0 Item 5 (Picture)

(2) Corroded plumbing and fittings noted at various areas within the dwelling. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.

(3) Various plumbing fixtures within the dwelling do not conform to the new low flow specifications required by the State of California as of January 1st, 2017.

Suggest review with a licensed plumber for replacement costs as required to conform to this new ordinance.

Below is the link to the State of California Legislative Low Flow plumbing ordinance.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407

14. Sewer/Waste System

14.0 Waste/Drains

Repair or Replace

(1) Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

(2) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

(3) See the crawl space comments due to the excessively corroded and leaking drains. Suggest review by licensed plumber for repair/replacement costs.



14.0 Item 1 (Picture)



14.0 Item 2 (Picture)



14.0 Item 3 (Picture)



14.0 Item 4 (Picture)



14.0 Item 5 (Picture)

15. Water Heater

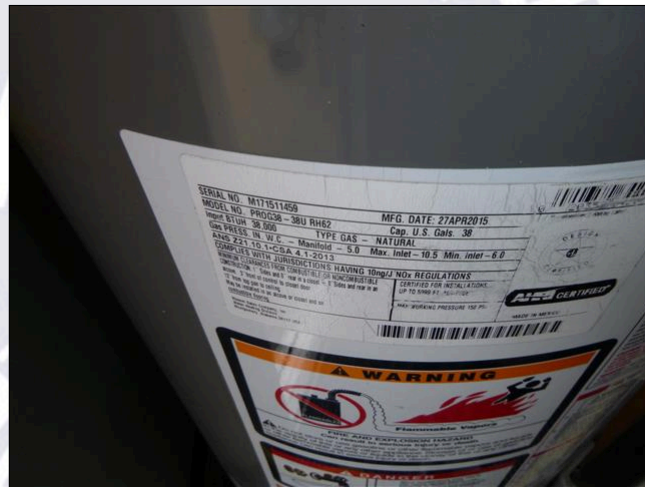
15.0 Water Heater

Repair or Replace

(1) The water heater was operational at the time of the inspection.

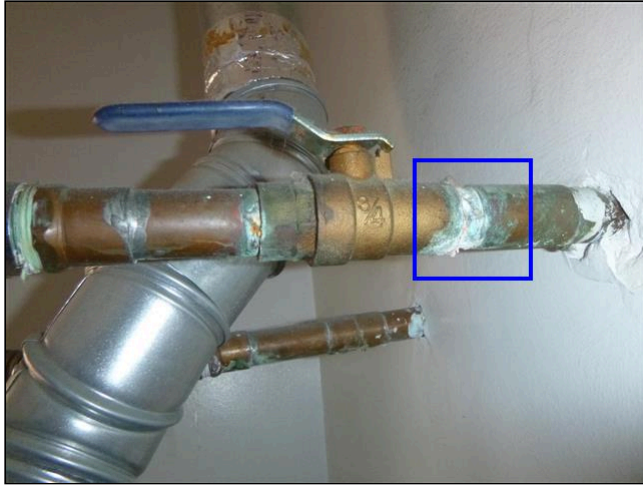


15.0 Item 1 (Picture)



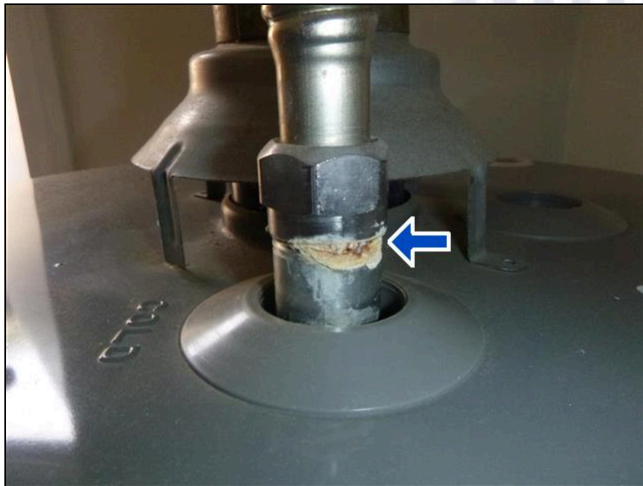
15.0 Item 2 (Picture)

(2) Rust and corrosion was noted at the cold water shut off, no leaking was visible at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



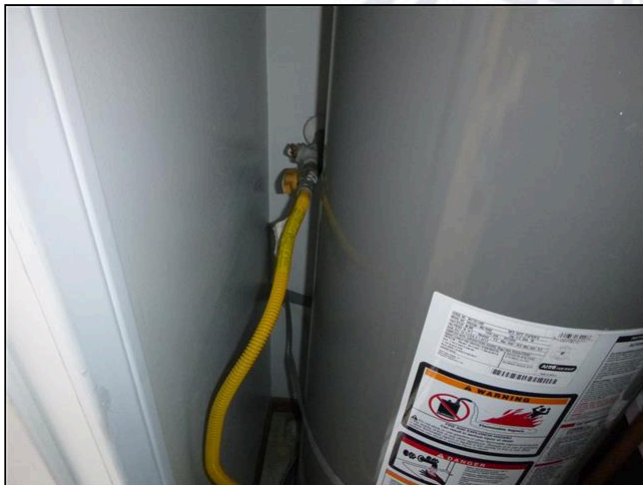
15.0 Item 3 (Picture)

(3) Rusted and corroded riser connection(s) noted, no leaking was visible at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



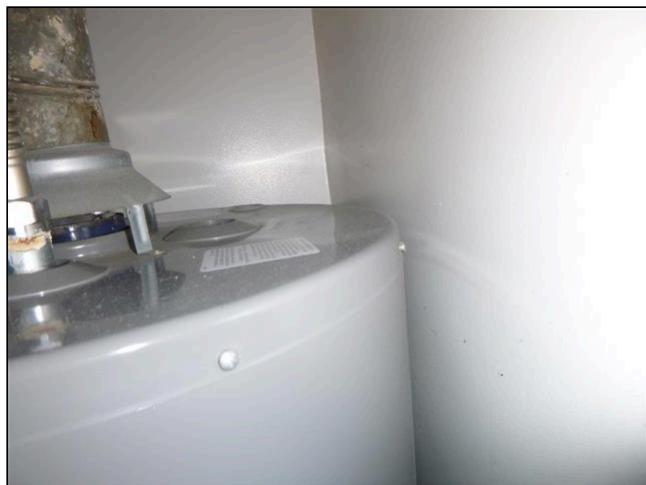
15.0 Item 4 (Picture)

(4) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.



15.0 Item 5 (Picture)

(5) The water heating strapping is missing the rear bracing at the time of the inspection, suggest review by licensed plumber for installation costs as required.



15.0 Item 6 (Picture)

(6) The capacity of the existing water heater is below plumbing standards for adequate hot water heating for this size dwelling (based on the number of beds/bathrooms). Suggest review by a licensed plumbing contractor for evaluation of this dwellings water heating system for replacement costs as needed.



15.0 Item 7 (Picture)

(7) The current water heater does not have a "Thermal Expansion tank" which is generally installed to prevent a possible leak at the T&P or "pop-off" valve and/or excessive pressure build-up at the internal plumbing, fixtures and joints. Recent changes (2012) require one when a new water heater is installed, but various cities do not enforce this installation for multiple reasons (the home is not on a closed system and various tankless units do not require it). There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed. Suggest review with the city and/or a licensed plumber to determine if this installation is required and install as needed.

15.1 Venting

Repair or Replace

- (1) Asbestos-like material transite pipe/vent noted. Common for the age of the dwelling. No damage visible at the transite pipe at the time of the inspection.
- (2) The fittings do not have the required screws installed, suggest installation as needed to prevent dislodging.



15.1 Item 1 (Picture)



15.1 Item 2 (Picture)

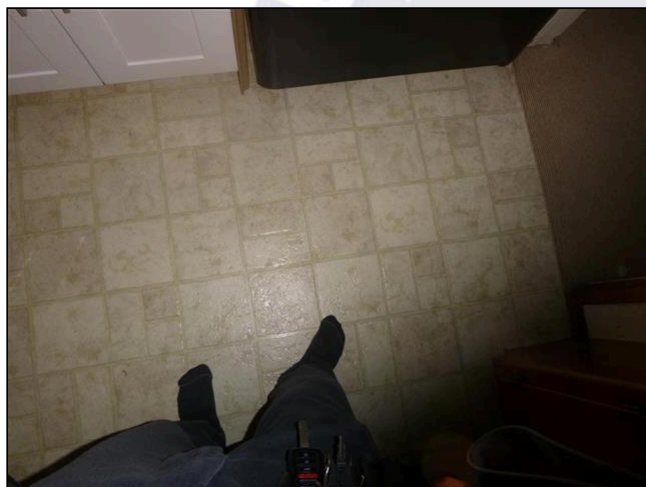
16. Kitchen

16.0 Floors

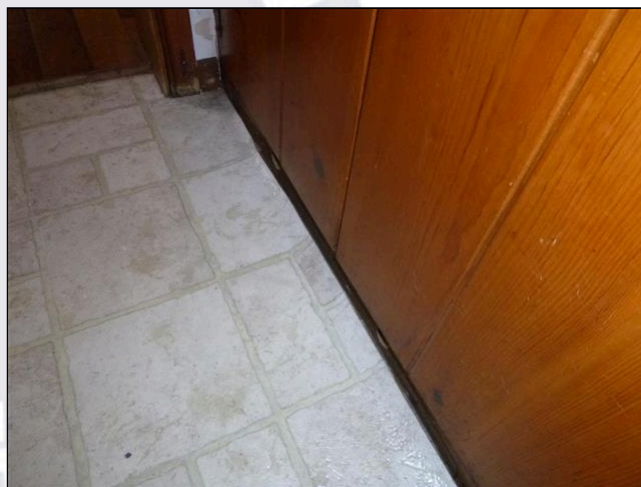
Repair or Replace

(1) Floor slope and uneven flooring noted.

(2) The flooring in the kitchen is soft, deteriorated and lifting, suggest review with a licensed contractor for removal/repair/replacement costs as needed.



16.0 Item 1 (Picture)



16.0 Item 2 (Picture)

16.1 Walls

Repair or Replace

Excessive settling cracks noted, see the foundation and Lot/Drainage comments. Suggest review with a licensed contractor for repair/replacement costs as needed.



16.1 Item 1 (Picture)

16.3 Doors

Repair or Replace

The interior door to this area was missing, suggest installation if desired.

16.5 Screens

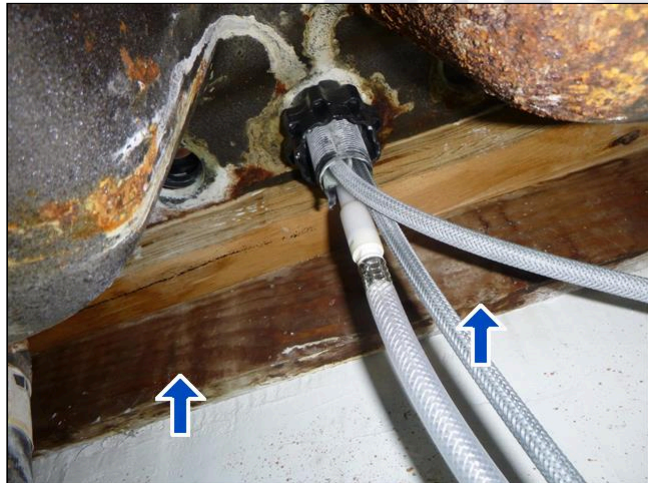
Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

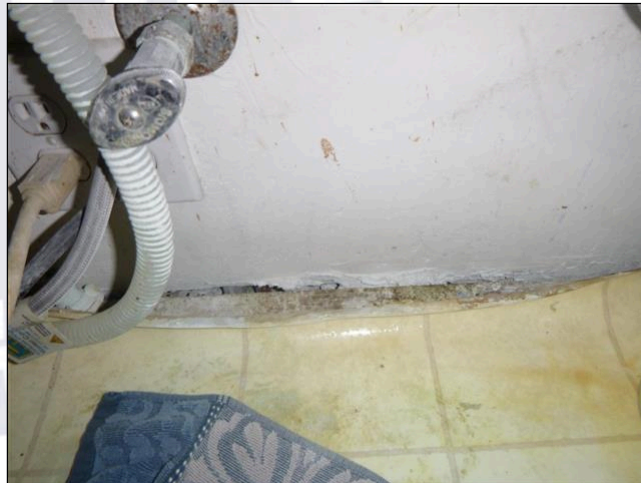
16.6 Cabinets

Repair or Replace

(1) The base cabinet under the sink is deteriorated/stained from leaks, suggest repair/replace as needed.



16.6 Item 1 (Picture)



16.6 Item 2 (Picture)

(2) Various cabinet doors are damaged, missing or loose on the hinges. Suggest repair/replace as needed.

16.7 Counter Tops

Repair or Replace

(1) Hairline cracks and minor deterioration noted at various areas, suggest repair/replace as needed.

(2) Suggest grouting/caulking at the countertop to backsplash and around the sink to prevent water leakage.

16.8 Electrical

Repair or Replace

(1) Inadequate countertop/appliance outlets/circuits installed, suggest review with a licensed electrician for installation costs as needed/required.

(2) Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been

required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.



16.8 Item 1 (Picture)

16.9 Sinks

Repair or Replace

Excessive rusting and deteriorated areas of the sink was noted, suggest repair/replace as needed.

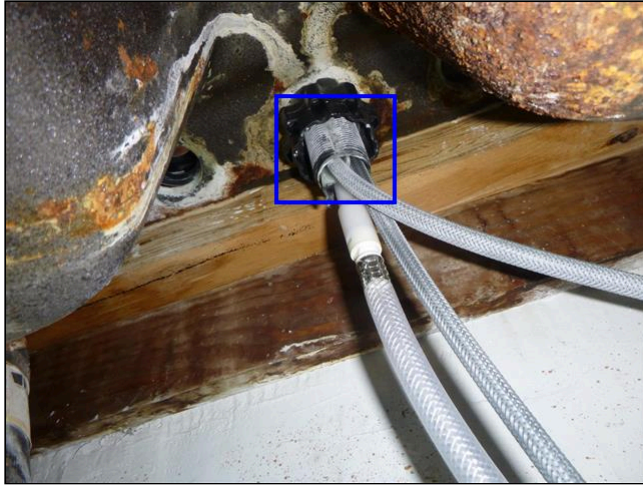


16.9 Item 1 (Picture)

16.10 Faucets

Repair or Replace

The sink faucet leaks, suggest repair/replace as needed to prevent future and further leaking water from damaging the cabinet base and surrounding areas.



16.10 Item 1 (Picture)



16.10 Item 2 (Picture)

16.11 Traps/Drains & Supply

Repair or Replace

Corrosion noted at the sink drain and angle valve(s). Suggest review by a licensed plumber and repair/replace as needed.

16.12 Dishwasher

Repair or Replace

Suggest review with a licensed plumber for costs to reduce the length of the drain from the air gap to the disposal as this has created a trap in the drainage system.

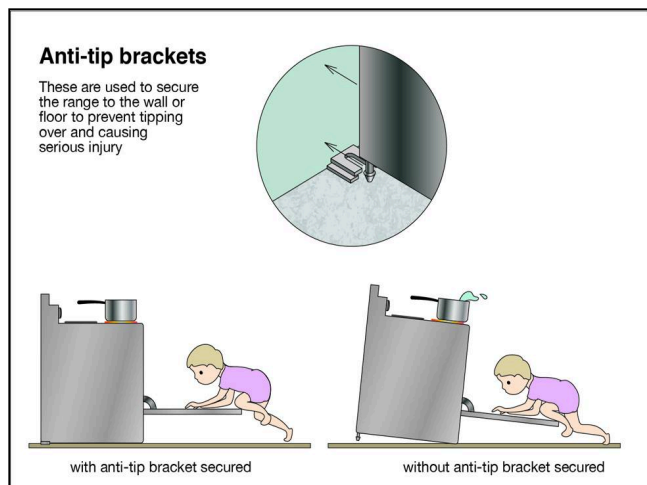


16.12 Item 1 (Picture)

16.14 Ranges/Ovens/Cooktops

Repair or Replace

(1) The anti-tip bracket is not currently installed. An anti-tip bracket is usually installed on the floor and against the wall (towards the back of the stove) for one of the rear legs to slide into. Its purpose is to prevent the stove from tipping when a heavy load is placed on the door (possible child) or slide-out racks upsetting the center of gravity. Suggest installation for safety as required since 1991.



16.14 Item 1 (Picture)

16.14 Item 2 (Picture)

(2) Potential fire spread hazard due to the stove is currently below the countertop height. Suggest review with a licensed contractor for cost to raise and level the stove to above the countertop height as required for safety.



16.14 Item 3 (Picture)

16.15 Range Hood (s)

Repair or Replace

(1) The exhaust fan system over the gas range is the incorrect style (this style is typically seen in a bathroom/ laundry room) and is not located within 36-42 inches of the stove top. Suggest review with a licensed contractor for replacement costs as needed for safety.



16.15 Item 1 (Picture)



16.15 Item 2 (Picture)

(2) The range hood currently vents into the attic area, this is a potential fire safety hazard. Suggest review by a licensed contractor and vent to the exterior as required.



16.15 Item 3 (Picture)

17. Hallway Bathroom

17.0 Floors

Repair or Replace

The flooring is soft and deteriorated near the shower, this is due to water leaking from the shower area and damaging the subflooring. Suggest review with a licensed contractor for removal/repair/replacement costs as needed.



17.0 Item 1 (Picture)

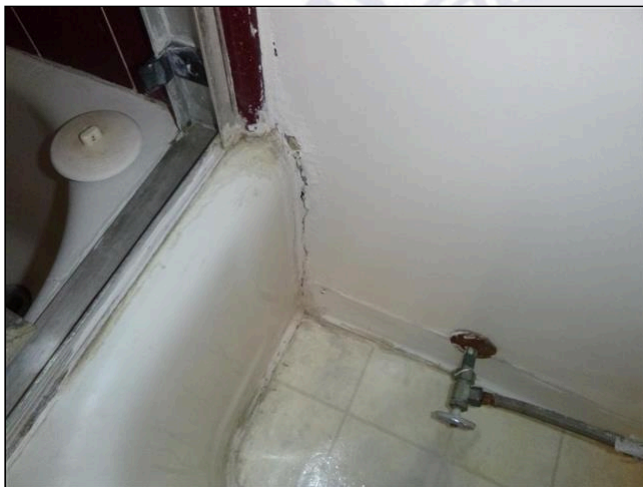


17.0 Item 2 (Picture)

17.1 Walls

Repair or Replace

(1) Excessive moisture was detected at the walls adjacent to the shower. Water damage/deterioration was noted at the walls and the area below in the crawl space. Suggest review with the seller and/or a licensed mold/contractor for repair/replacement/removal costs as needed.



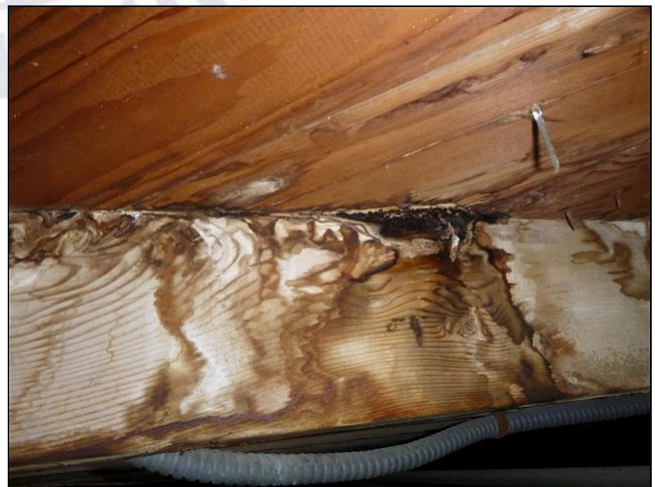
17.1 Item 1 (Picture)



17.1 Item 2 (Picture)



17.1 Item 3 (Picture)



17.1 Item 4 (Picture)

(2) Old water stains/damage was noted under the sink area, suggest removal/repair/replacement costs as needed.



17.1 Item 5 (Picture)

17.2 Ceilings**Repair or Replace**

Blistering and minor deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.

17.6 Electrical**Repair or Replace**

Various light fixtures were inoperable, possible bulbs out. Suggest replacing the bulbs as needed.

17.7 Exhaust Fan**Repair or Replace**

(1) Suggest upgrading the exhaust fan with a motion and humidity sensor system to reduce the moisture buildup at this area.

(2) The exhaust fan is excessively noisy, suggest review with a licensed contractor for repair/replacement costs as needed.



17.7 Item 1 (Picture)

(3) The exhaust fan system currently vents into attic, suggest review by a licensed contractor to vent to the exterior as required.

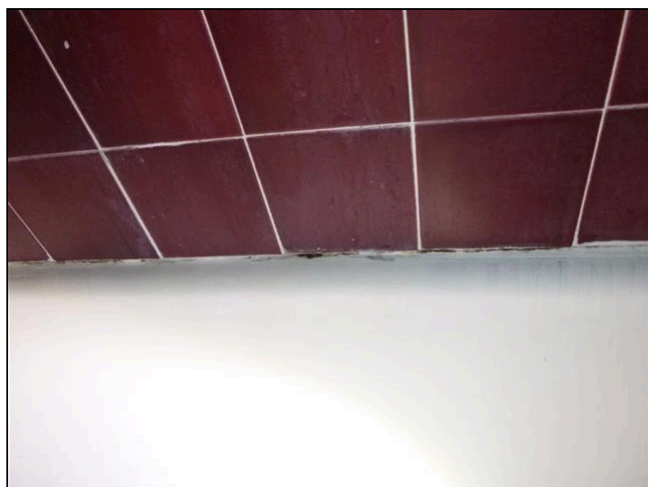
17.8 Heating**Repair or Replace**

The ceiling heat coil system was inoperable at the time of the inspection, suggest repair/replace as needed.

17.9 Tub & Surround

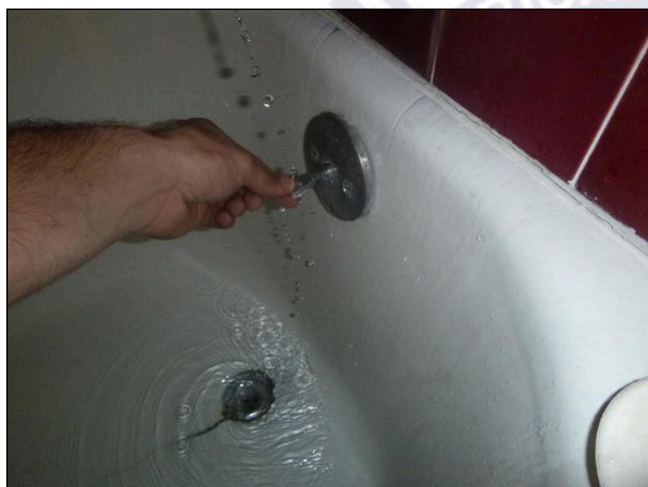
Repair or Replace

(1) Suggest caulking or re-grout as needed. The edges of the tub walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.



17.9 Item 1 (Picture)

(2) The tub stopper was inoperable at the time of the inspection, suggest repair/replace as needed.



17.9 Item 2 (Picture)

(3) Excessive wear/rusting/deterioration was noted at the tub and surround. Suggest repair/replace as needed.



17.9 Item 3 (Picture)



17.9 Item 4 (Picture)

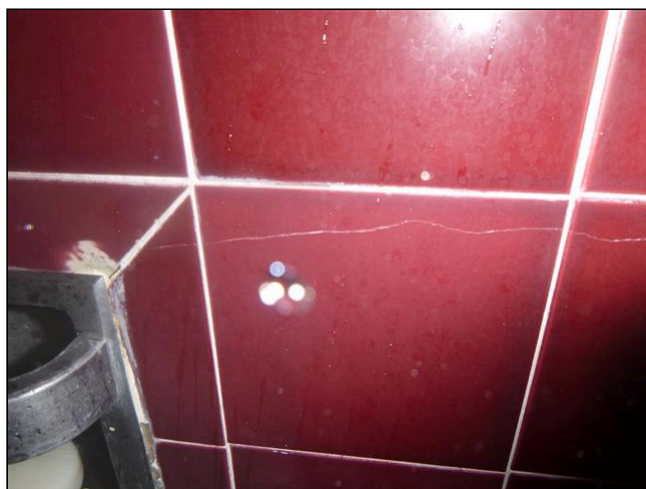
17.10 Tub Faucet**Repair or Replace**

The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

17.11 Shower & Surround**Repair or Replace**

(1) Suggest caulking or re-grout as needed. The edges of the shower walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.

(2) Cracked tiles noted at the shower area, suggest review with a licensed contractor for repair/replacement costs as needed.



17.11 Item 1 (Picture)

17.13 Shower Faucet**Repair or Replace**

The existing shower head(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing shower head(s) with low flow head(s) (2.5 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

17.16 Traps/Drains & Supply**Repair or Replace**

Incorrect sloping was noted at the sink drain, suggest re-sloping as needed.



17.16 Item 1 (Picture)

18. Master Bathroom

18.0 Floors

Repair or Replace

The flooring transition is deteriorated, suggest repairs as needed.



18.0 Item 1 (Picture)

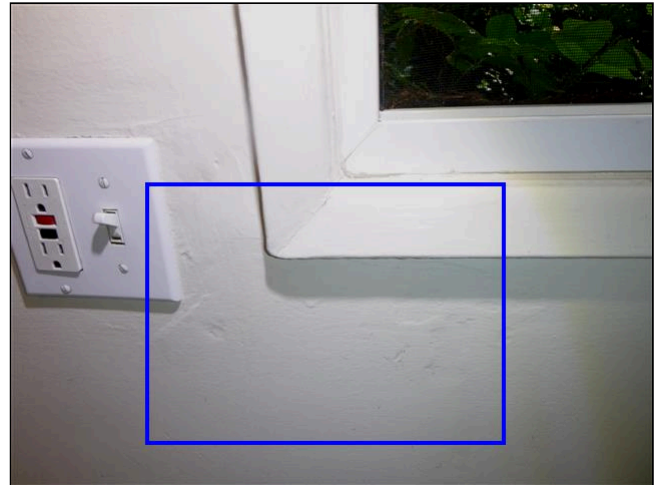
18.1 Walls

Repair or Replace

Stains, deterioration and water damage noted at the walls near the window. Suggest review of the exterior window comments and review with a licensed contractor for repair/removal/replacement costs as needed.



18.1 Item 1 (Picture)



18.1 Item 2 (Picture)

18.2 Ceilings

Repair or Replace

Blistering and deterioration noted at the ceiling due to inadequate ventilation. See the exhaust fan comment and repair/install as needed.

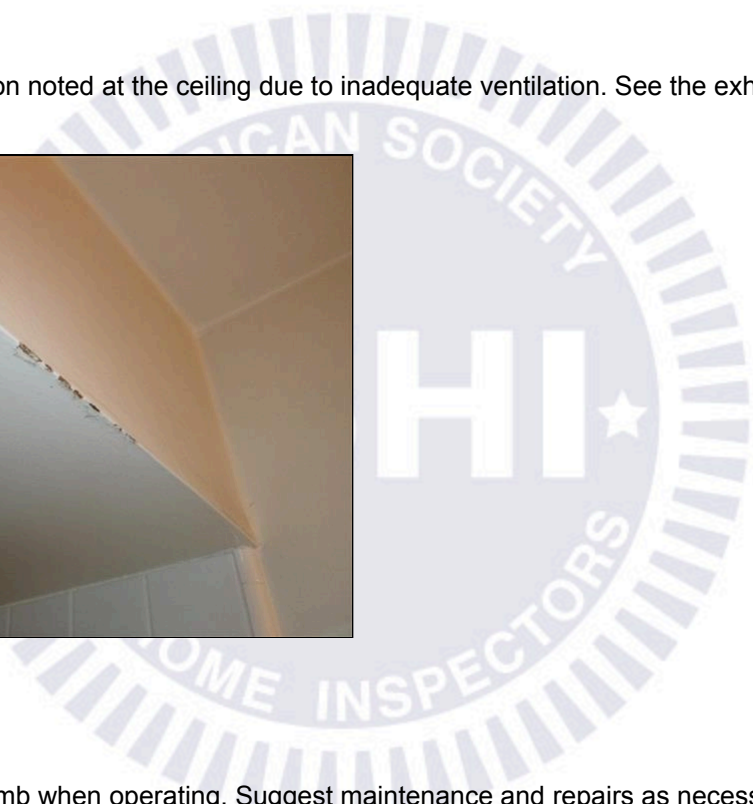


18.2 Item 1 (Picture)

18.3 Doors

Repair or Replace

The door sticks on the jamb when operating. Suggest maintenance and repairs as necessary.





18.3 Item 1 (Picture)

18.4 Windows**Repair or Replace**

Multiple stains and evidence of on-going leakage at various windows, suggest review with a licensed contractor for repair/replacement costs as needed.



18.4 Item 1 (Picture)

18.6 Electrical**Repair or Replace**

Various light fixtures were inoperable, possible bulbs out. Suggest replacing the bulbs as needed.



18.6 Item 1 (Picture)

18.7 Exhaust Fan

Repair or Replace

(1) The exhaust vent is inoperable, suggest review with a licensed contractor for repair/replacement costs as required for ventilation at this area.



18.7 Item 1 (Picture)

(2) The exhaust fan system currently vents into attic, suggest review by a licensed contractor to vent to the exterior as required.

18.8 Heating

Repair or Replace

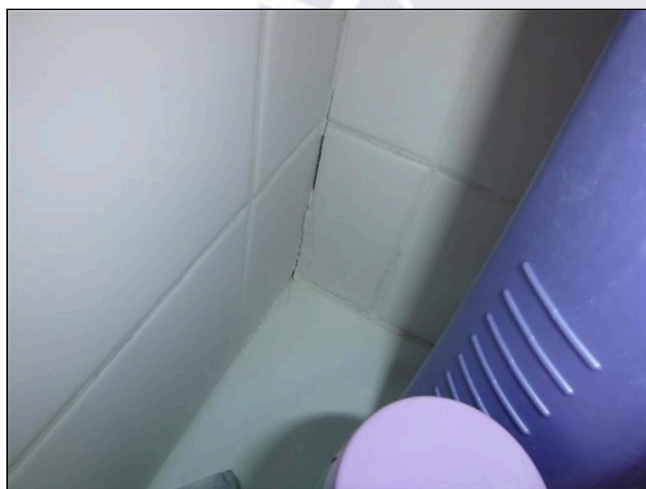
The ceiling heat coil system was inoperable at the time of the inspection, suggest repair/replace as needed.



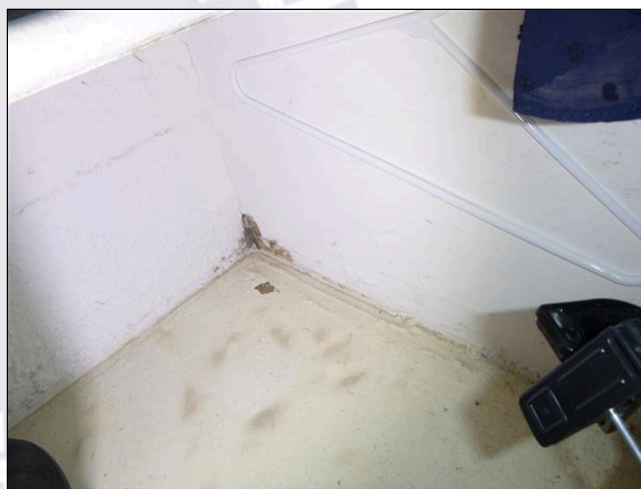
18.8 Item 1 (Picture)

18.9 Tub & Surround**Repair or Replace**

Suggest caulking or re-grout as needed. The edges of the tub walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible. However, water damage/deterioration was noted in the master bedroom's closet which is directly behind the shower/tub area which indicates that there is likely leakage from this shower/tub enclosure. Suggest review with a licensed contractor to verify/confirm and for removal/repair/replacement costs as needed.



18.9 Item 1 (Picture)



18.9 Item 2 (Picture)

18.10 Tub Faucet**Repair or Replace**

The existing tub faucet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing tub faucet with a low flow faucet (2.2 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

18.11 Shower & Surround**Repair or Replace**

- (1) Worn/missing grout noted at the shower base tiles, suggest maintenance/repair/replace as needed.
- (2) Suggest caulking or re-grout as needed. The edges of the shower walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible.

18.12 Shower Enclosure

Repair or Replace

Excessive corrosion was noted at the shower enclosure, suggest repair/replace as needed.



18.12 Item 1 (Picture)

18.13 Shower Faucet**Repair or Replace**

(1) The existing shower head(s) are not low-flow systems as required. Suggest review with a licensed plumber for costs to replace the existing shower head(s) with low flow head(s) (2.5 gallons per minute) as required by the State of California as of January 1st, 2017. See the plumbing system comments for further details and a link to the State of California plumbing ordinance.

(2) The hot/cold are reversed at the shower faucet, the hot should be on the left side. Suggest review with a licensed plumber for repair/replacement costs as needed.

18.16 Traps/Drains & Supply**Repair or Replace**

Corrosion noted at the sink drain and angle valve(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber and repair/replace as needed.



18.16 Item 1 (Picture)

18.18 Counter/Cabinets**Repair or Replace**

A cabinet door is damaged/missing. Suggest repair/replace as needed.



18.18 Item 1 (Picture)

19. Living Room

19.0 Floors

Repair or Replace

- (1) Floor slope and uneven flooring noted.
- (2) Worn and minor deterioration noted at various areas of the flooring, suggest maintenance and repairs as needed.

19.1 Walls

Repair or Replace

- (1) Excessive settling cracks noted, see the foundation and Lot/Drainage comments. Suggest review with a licensed contractor for repair/replacement costs as needed.



19.1 Item 1 (Picture)

- (2) Stains, deterioration and water damage noted at the walls near the window. Suggest review of the exterior window comments and review with a licensed contractor for repair/removal/replacement costs as needed.

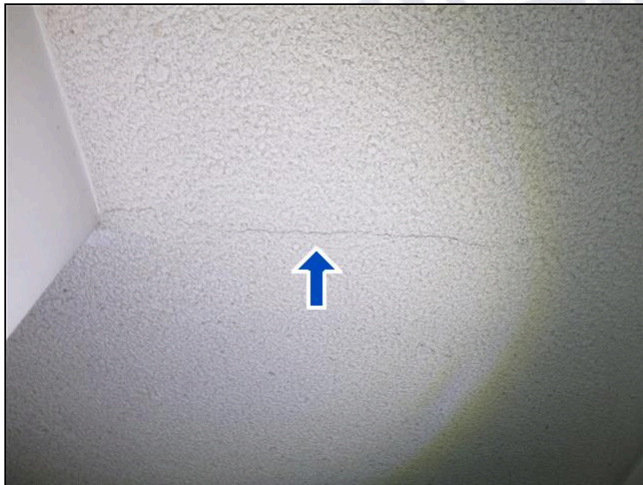


19.1 Item 2 (Picture)

19.2 Ceilings

Repair or Replace

Settling cracks and patching was noted, suggest repair as needed.



19.2 Item 1 (Picture)

19.3 Doors

Repair or Replace

(1) The door sticks on the jamb when operating. Suggest maintenance and repairs as necessary.



19.3 Item 1 (Picture)

(2) Unable to determine if tempered glass is installed at the window/door glass at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade for safety.

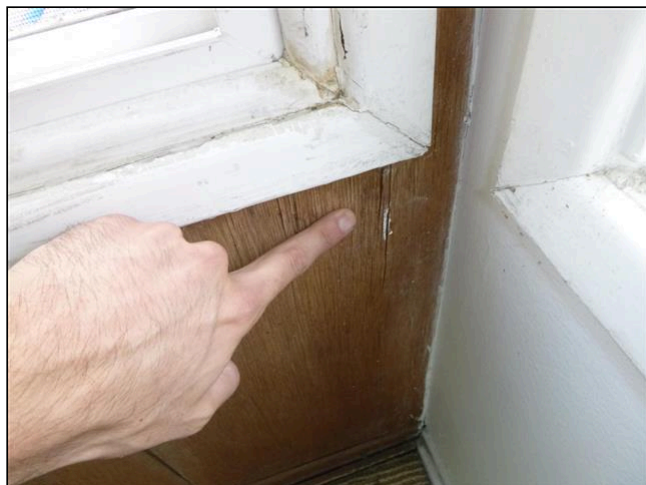


19.3 Item 2 (Picture)

19.4 Windows

Repair or Replace

Multiple stains and evidence of on-going leakage at various windows, suggest review with a licensed contractor for repair/replacement costs as needed.



19.4 Item 1 (Picture)

19.6 Electrical

Repair or Replace

(1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

(2) Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.



19.6 Item 1 (Picture)

(3) The switched outlet(s) location is on the right side wall(s).

19.7 Fireplace

Repair or Replace

(1) Excessive creosote noted within the firebox, smoke chamber or chimney areas. Creosote build-up can cause chimney fires if not removed from voids, open seams or open mortar joints within the fireplace and chimney. This inspection is a 'Level 1' inspection and is limited to visible and accessible areas only. 'Level 2' and 'Level 3' inspections are invasive inspections performed by qualified personnel only with equipment designed for fireplace/chimney inspections, cleaning or repairs. Suggest periodic cleaning of the fireplace/chimney and remove the creosote and debris within the fireplace and chimney. Suggest review by a professional chimney sweep for estimates, repairs or cleaning.



19.7 Item 1 (Picture)



19.7 Item 2 (Picture)

(2) Surface cracks noted at the rear firebrick, suggest review with a licensed chimney sweep/contractor for repairs/ replacement as needed.



19.7 Item 3 (Picture)

20. Dining Room

20.5 Electrical

Repair or Replace

A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

21. Hallway

21.0 Floors

Repair or Replace

Squeaky/noisy floors noted, suggest repair as needed.

21.1 Walls

Repair or Replace

Settling cracks and patching was noted, suggest repair as needed.

21.3 Doors

Repair or Replace

The interior door to this area was missing, suggest installation if desired.

21.4 Electrical**Repair or Replace**

(1) A minimum number of light fixtures were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional light fixtures if desired as an upgrade.

(2) Suggest review with a licensed electrician for installation of a three way switch as required to operate the light fixture(s) from multiple locations as required for safety.

21.5 Closets/Cabinets**Repair or Replace**

Some cabinet doors need magnets or hardware to stay shut.

21.6 Smoke & Carbon Monoxide Alarms**Repair or Replace**

(1) No smoke alarm, suggest installation to enhance safety and as required by the State of California.

(2) There is no Carbon Monoxide alarm at this area. Suggest installing Carbon Monoxide alarms outside each sleeping area and on every level of the home, including any basement areas, as required by the State of California.

22. Bedroom #1**22.0 Floors****Repair or Replace**

Floor slope and uneven flooring noted.

22.1 Walls**Repair or Replace**

Settling cracks and patching was noted, suggest repair as needed.

22.2 Ceilings**Repair or Replace**

Settling cracks and patching was noted, suggest repair as needed.

22.4 Windows**Repair or Replace**

(1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.



22.4 Item 1 (Picture)

(2) Broken sash/wire/cord noted on the window frame(s), this is a possible safety concern as the sash/wire/cord

should hold the window in an open position. Suggest review with a licensed contractor for repair/replacement costs and confirm correct operation as needed.



22.4 Item 2 (Picture)

22.5 Screens

Repair or Replace

Deteriorated window screen(s) noted, suggest repair or replace as needed.

22.6 Electrical

Repair or Replace

(1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

(2) Excessive use of electrical plugs/strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.



22.6 Item 1 (Picture)

22.7 Closet/Wardrobe(s)

Repair or Replace

Minor deterioration and worn/stuck areas noted at various cabinets, suggest repair/replace as needed.



22.7 Item 1 (Picture)

22.8 Smoke Alarms

Repair or Replace

No smoke alarm, suggest installation to enhance safety and as required by the State of California.

23. Bedroom #2

23.0 Floors

Repair or Replace

- (1) Floor slope and uneven flooring noted.
- (2) Squeaky/noisy floors noted, suggest repair as needed.

23.1 Walls

Repair or Replace

Settling cracks and minor damage was noted, suggest repair as needed.



23.1 Item 1 (Picture)



23.1 Item 2 (Picture)

23.2 Ceilings

Repair or Replace

Settling cracks and patching was noted, suggest repair as needed.

23.3 Doors

Repair or Replace

The door will not close and latch correctly, suggest repair as needed.



23.3 Item 1 (Picture)

23.4 Windows**Repair or Replace**

(1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.

(2) The wood windows are deteriorated and are slanted/off track in the frame, suggest review with a licensed contractor for repair/replacement costs as needed.



23.4 Item 1 (Picture)



23.4 Item 2 (Picture)

23.6 Electrical**Repair or Replace**

A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.

23.7 Closet/Wardrobe(s)**Repair or Replace**

The door pull(s) are missing. Suggest repair/replace as needed.



23.7 Item 1 (Picture)

23.8 Smoke Alarms

Repair or Replace

No smoke alarm, suggest installation to enhance safety and as required by the State of California.

24. Master Bedroom

24.0 Floors

Repair or Replace

Deteriorated areas were noted at the carpet, suggest repairs as needed.



24.0 Item 1 (Picture)

24.1 Walls

Repair or Replace

(1) Settling cracks and patching was noted, suggest repair as needed.



24.1 Item 1 (Picture)

(2) Stains, deterioration and water damage noted at the walls near the window. Suggest review of the exterior window comments and review with a licensed contractor for repair/removal/replacement costs as needed.



24.1 Item 2 (Picture)

(3) Water damage was noted at the walls in the closet that is adjacent to the master bathroom shower area. Suggest review of the master bathroom comments and review with a licensed contractor for repair/removal/replacement costs as needed.



24.1 Item 3 (Picture)

24.2 Ceilings

Repair or Replace

Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

24.4 Windows**Repair or Replace**

- (1) The windows are difficult to operate, suggest repair/replacement as needed/required to allow for emergency exit/egress and ventilation.
- (2) The window(s) will not close and latch correctly, suggest repair as needed.
- (3) The glass is loose in the window frame(s), this is a potential safety hazard, suggest repair/replace as needed.
- (4) The replacement windows sill height is above 44" as required for a bedroom for Egress/Emergency exit. This is not uncommon for the age of the dwelling as the windows may have been replaced without getting a city permit. Suggest review with the city and/or a licensed contractor for replacement costs if desired or concerned.



24.4 Item 1 (Picture)

- (5) Multiple stains and evidence of on-going leakage at various windows, suggest review with a licensed contractor for repair/replacement costs as needed.



24.4 Item 2 (Picture)

24.6 Electrical**Repair or Replace**

- (1) A minimum number of outlets were installed at this area at the time of the inspection, this is common for the original age of dwelling. Suggest review by a licensed electrician for installation costs for additional outlets if desired as an upgrade.
- (2) The light fixture(s) are missing the diffuser covers. Suggest installing the missing diffuser cover(s) for safety.
- (3) Excessive use of electrical plugs strips/extension cords used at this area, this is a potential fire safety hazard. Suggest review with a licensed electrician for additional electrical circuits/outlets costs as needed for safety.

24.7 Closet/Wardrobe(s)**Repair or Replace**

Water stains and deterioration noted at the wall, see the master bathroom comments and repair as needed.

24.8 Comments**Repair or Replace**

(1) This room appears to be the original garage that has been converted to a bonus room. No permits available for installation(s) for the buyer/seller to review at the time of the inspection. As stated in the inspection agreement, building permits are not investigated or reviewed.

(2) A non graspable handrail was noted at this area, this is a potential safety hazard. Suggest review with a licensed contractor for costs to upgrade to current standards for safety and/or as needed.



24.8 Item 1 (Picture)

24.9 Smoke Alarms**Repair or Replace**

No smoke alarm, suggest installation to enhance safety and as required by the State of California.

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

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INVOICE

Ferguson Home Inspections
 Ferguson Home Inspections
 318 Ave I # 673
 Redondo Beach, CA 90277
 Inspected By: Ryan Bono

Inspection Date: 10/13/2022
 Report ID: 10132022Prospect

Customer Info:	Inspection Property:
Wendy & Scott Fletcher	618 Prospect Ave Hermosa Beach CA 90254
Customer's Real Estate Professional: Amy Teitelbaum	

Inspection Fee:

Service	Price	Amount	Sub-Total
Duplex Sq Ft 2,001 - 2,500	700.00	1	700.00
Duplex Multiple Structure Charge	75.00	1	75.00
			Tax \$0.00
			Total Price \$775.00

Payment Method:
Payment Status:
Note:

TO THE INSPECTOR:

The preferred method for the inspection agreement is to use it with the **Appointments** feature through the HG Online Services. For information on this feature, please visit our **Support Center**, go to www.homegauge.com and click on **Support, HomeGauge Support Center**. Or call **Support** at **828-254-2030**.

If you are seeing this while viewing your report, close the print preview, click on **File, Printing Options**, click on the **Print Option** you are using (typically **Full Report for Upload**) and it will highlight blue, then click **"Edit"**, and un-check the check mark for agreement, and click **OK**.

