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Inspection reference: 2640 Via Rivera, PVE, CA 90274

Confidential Inspection Report
2640 Via Rivera
Palos Verdes Estates CA 90274

July 24, 2023



Prepared for:
Fay H. Owen

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GENERAL INFORMATION

This confidential report is exclusively for our Client's own information and is subject to the terms and conditions of our agreement. This report is nontransferrable and may not be relied upon by any other person without express written permission from Bluewater Inspections.

<i>Inspection date</i>	07/24/2023.
<i>Inspection Address</i>	2640 Via Rivera Palos Verdes Estates 90274.
<i>Client</i>	Fay H. Owen.
<i>Buyers Agent</i>	
<i>Sellers Agent</i>	Debbie Allen Re/Max Malaga Cove.
<i>Inspector</i>	Shawn Foster.

SITE

<i>Topography</i>	Gentle slope.
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INSPECTED BUILDINGS

<i>Description</i>	Single family house, and garage.
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ADDITIONAL INFORMATION

<i>Orientation</i>	The front door is considered to be facing west for reporting purposes.
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NOTES

ATTENDING THE INSPECTION

Present during the inspection

Seller.
Seller's agent.

Present for the review

Seller.
Seller's agent.

WEATHER

Weather

Sunny.

ACCESSIBILITY

Occupancy

Vacant, Partially furnished or a few stored items.

EXTERIOR COMPONENTS

Our inspection of the exterior components include wall cladding, veneers, flashings, trim, eaves, attached decks, porches, balconies, columns, stairs, guardrails and handrails. Special attention should be given where evidence of moisture intrusion, moisture damage, poor ventilation, or inadequate clearance between wood and soil is present, as concealed damage or environmental issues could be present. We recommend further evaluation of those areas by a licensed pest control operator.

EXTERIOR WALLS

Stucco

MAINTENANCE: Small crack viewed. These crack appear to be typical of settlement/shrinkage or seismic racking and are usually patched when painting.

DEFERRED: Portions of the walls are covered with thick vegetation and were not viewed. We recommend maintaining sufficient clearance between vegetation and structures for proper ventilation and maintenance.

Siding

SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all exterior receptacles.



TRIM AND EAVES

Eaves

SERVICEABLE.

Fascias

SERVICEABLE.

WINDOWS

Predominate type(s)

Double hung sash.
Single hung.



Observations

MAINTENANCE: Screen was missing at one or more windows sampled.
MAINTENANCE: Screen was damaged at one or more windows sampled.
MAINTENANCE: Cracked/broken pane at one or more windows sampled.
MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.





PORCH

Concrete surface

MONITOR: Hairline or moderate sized cracks observed. These appear to be typical settlement and shrinkage cracks. We suggest monitoring and obtaining further evaluation by a licensed waterproofing contractor if a change in size or number is noticed.



GROUNDS

Anything beyond a distance of six-feet from the primary structure and the primary parking structure is not within the scope of our inspection, and is specifically excluded. As a courtesy, we may include our observation of conditions elsewhere on the property that we think might be useful to you in maintaining the property. We do not render opinions regarding soil quality or stability, or determine property lines or ownership of fences.

SURFACE GRADE AT THE STRUCTURES

Surface grade at the structure(s)

SERVICEABLE.

GATES AND FENCES

Gates

SERVICEABLE.

Wooden fences

East side.

DEFERRED: Insect or moisture damage viewed.



DRIVEWAY / WALKS / SLABS

Concrete

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.



Brick

DEFECTIVE: Large crack(s). Moderate to severe cracking of pavement indicating past or present soil movement or settlement viewed. We recommend further evaluation by a licensed geotechnical engineer.



Stone

MAINTENANCE: Rock does not appear to have a concrete base, displacement/settlement viewed.



FOUNDATION / FLOOR FRAMING / BASEMENT

Foundations and footings are part of the building's structural components. Many of these components are buried below grade, inaccessible, or otherwise hidden from view. We report signs of movement and the general condition of the readily viewable portions. We can make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. We report the presence or absence of foundation bolting, but do not identify size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems. The older a building is the more likely it could benefit from seismic reinforcement or "retrofitting" and we routinely recommend further evaluation to determine if seismic upgrades are practical on pre WWII structures. We recommend further evaluation by a licensed pest control operator when moisture, moisture stains, insects, rot, or insufficient clearance or contact between soil and wood are reported; hidden damage or wood destroying insects or fungus may be present.

UNDER FLOOR SUBAREA

Access opening(s)

East side,
South side of kitchen.

Accessibility

Both accesses.

DEFECTIVE: Access cover is damaged, improper or missing. A tight fitting properly screened access cover in good repair is advised for under floor ventilation and to prevent animal or rodent entry.



Ventilation

1 Screen on front porch is loose.

Type: Screened vents to the exterior.

MAINTENANCE: Some screens were damaged or missing. We recommend maintaining screens in good repair for proper ventilation and to prevent animal or rodent entry.



Observations

MAINTENANCE: Plastic from repairs, old pipes left in sub area. Recommend removing debris from sub area.





PERIMETER FOUNDATION

Description

Concrete.

Anchor bolting

Foundation anchor bolts were observed at the main structure and primary parking structure, not evaluated.



Observations

Expansion soil noted.

DEFERRED: Vertical cracks to approximately hairline to 1/8" . Cracks in the foundation are a symptom of other conditions such as poor drainage, settlement or soil movement. We recommend further evaluation by a geotechnical engineer.

East side.

DEFERRED: Cracks noted in the stucco where the wall plate joins the foundation. Cracks like these are fairly common and usually indicate movement at the plate line such as might be experienced from ground acceleration during seismic shaking. A determination on the severity and any loss of component integrity is beyond the scope of a home inspection. We recommend further evaluation by a structural or geotechnical engineer to determine severity and make recommendation for repair if needed.





INTERIOR FOUNDATION

Description

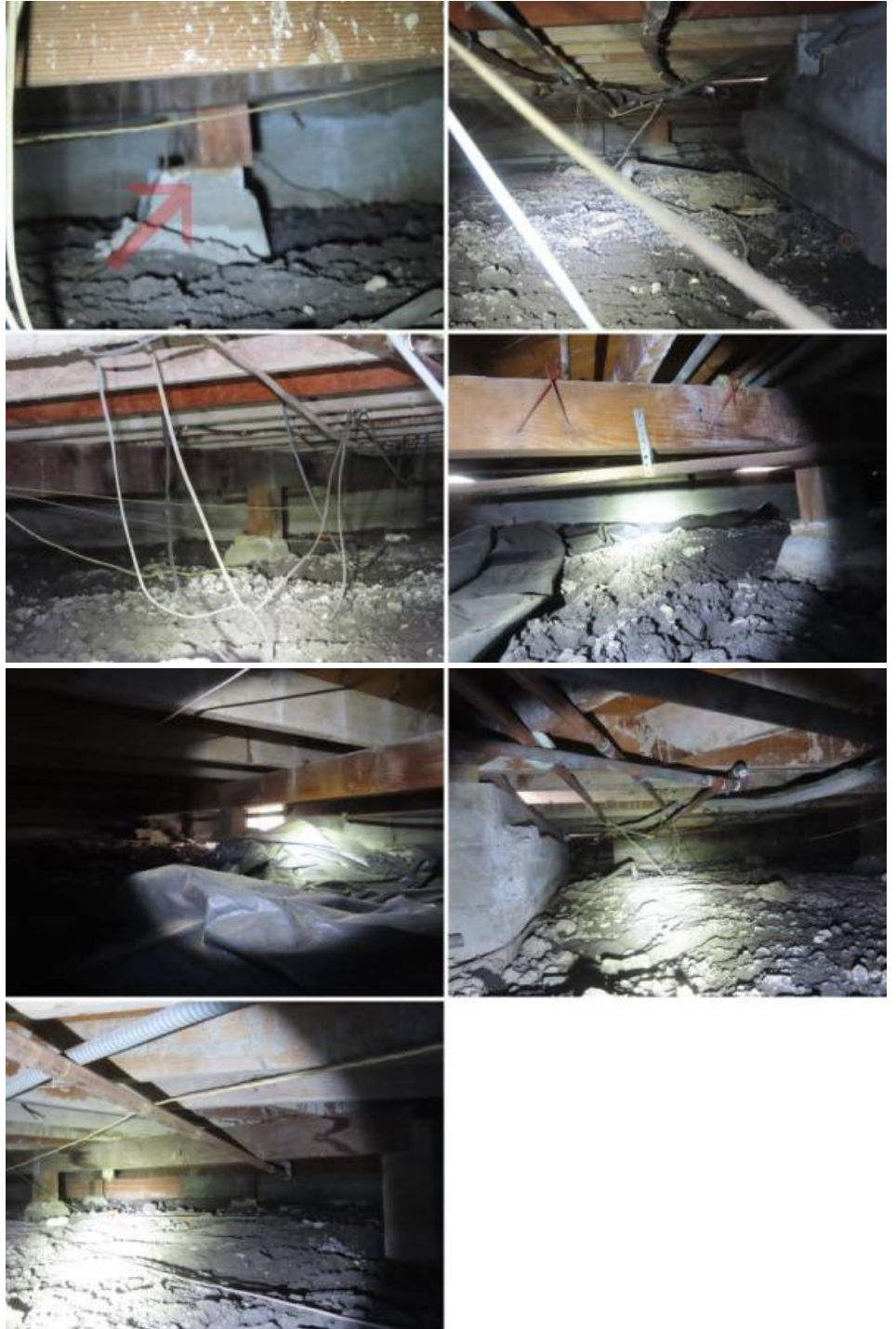
Observations

Concrete bearing wall foundation with pier and post for intermediate floor support.

At living room/fireplace wall. Chimney and interior wall have settlement cracks.

DEFECTIVE: Horizontal crack to approximately 1/16"-inch. Horizontal cracks in the foundation usually have structural significance.







FLOOR FRAMING

Description

Conventional framing.

Insulation

None installed.

Observations

SERVICEABLE.

ROOF COMPONENTS

Our evaluation of the roof is based on our observation of the surface materials, penetrations, and drainage. It is not a certification or warranty as to whether the roof is, or will remain, free of leaks; no water testing is performed. We do not predict life expectancy nor verify that materials are installed according to the various manufactures' specifications; if you want a roof certification you need to consult with a licensed roofing contractor. We suggest asking the current owner for documents if any roofing company warranty is in effect and transferable. We recommend further evaluation by a licensed pest control operator of all areas or items where moisture, moisture stains or evidence of insects are reported; hidden damage may be present. **Tenting a structure for fumigation may cause roof damage.** If the structure is tented, we recommend a follow-up inspection of the roof after tenting has been removed and before the close of this transaction. We further recommend deferring any needed roof repairs until after tenting has been removed.

ATTIC

Access location

Hallway.

Ventilation

SERVICEABLE.

Accessibility

SERVICEABLE.

Framing

SERVICEABLE.

Conventional framing. Solid sheathing over spaced sheathing.



Insulation

Type: Loose fill. Approximate thickness: 2-3 inches. Minimal insulation. We suggest installing additional insulation to reduce heat loss.

Observations

DEFERRED: Termite-like droppings noted. We recommend further evaluation by a licensed pest control operator.

SAFETY: Droppings or other evidence of rodents viewed. We recommend further evaluation by a properly licensed pest control operator.



DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters Kitchen to the end of the garage sags, causing gutter to hold water. Recommend repairs at this time.

MAINTENANCE: Rain gutters are improperly sloped or have come loose and do not drain properly. We recommend further evaluation and corrections as needed at this.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.





Downspouts

SERVICEABLE.

FLASHINGS

Flashings

SERVICEABLE.

TILE

Location

House and garage.

Style

Gable.

Method of inspection

Camera pole.

Description

Cement.

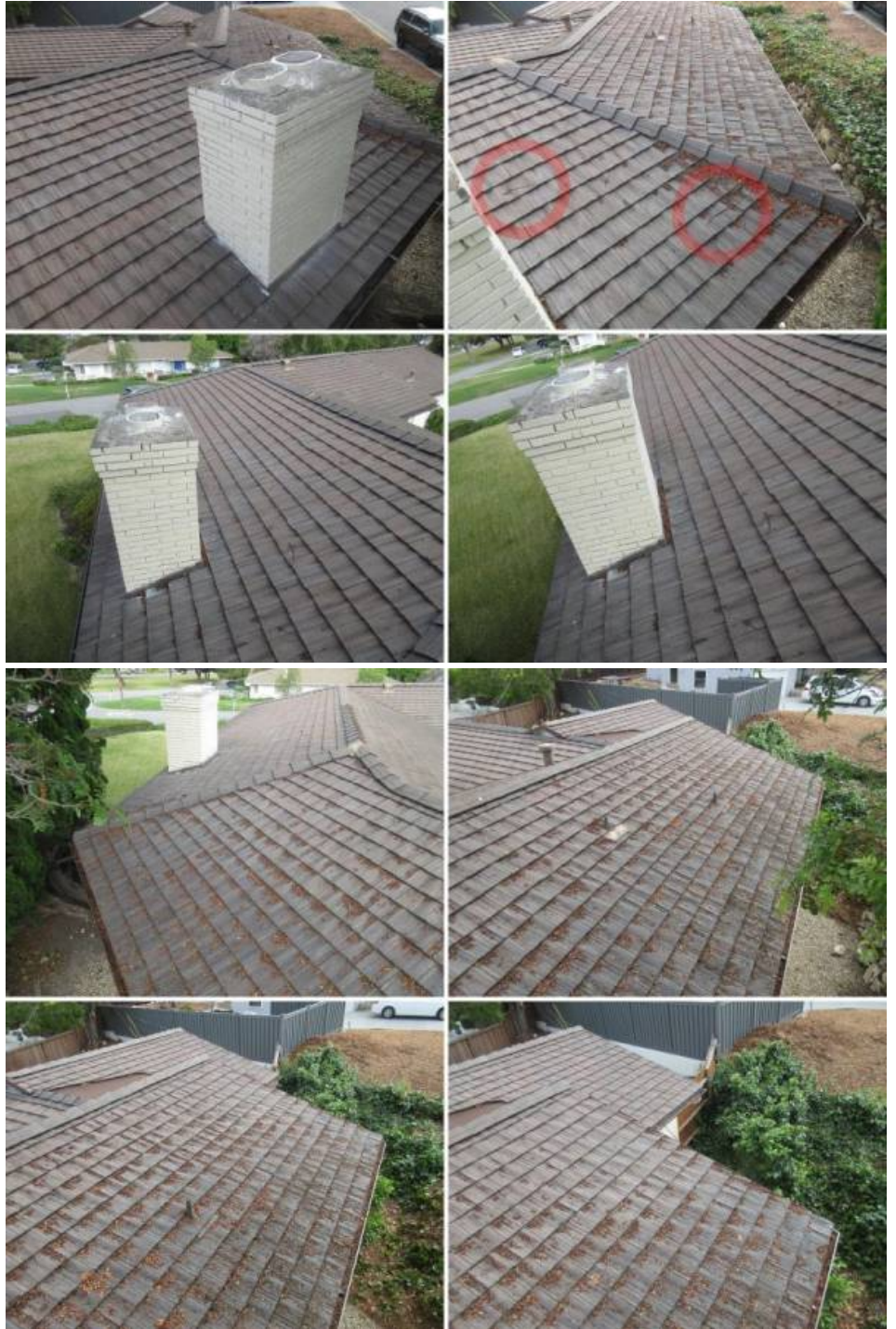
Observations

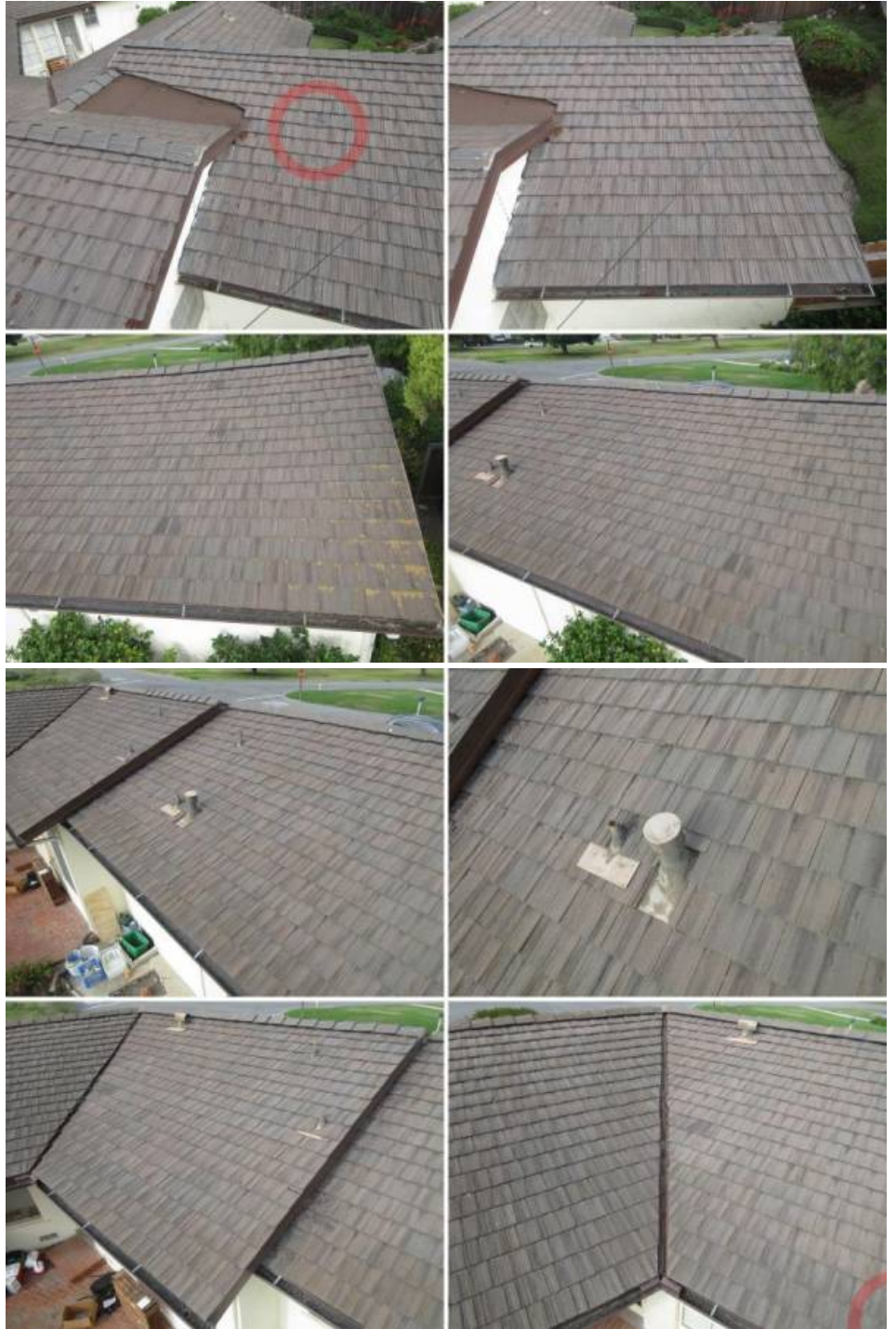
4-5 cracked tiles.

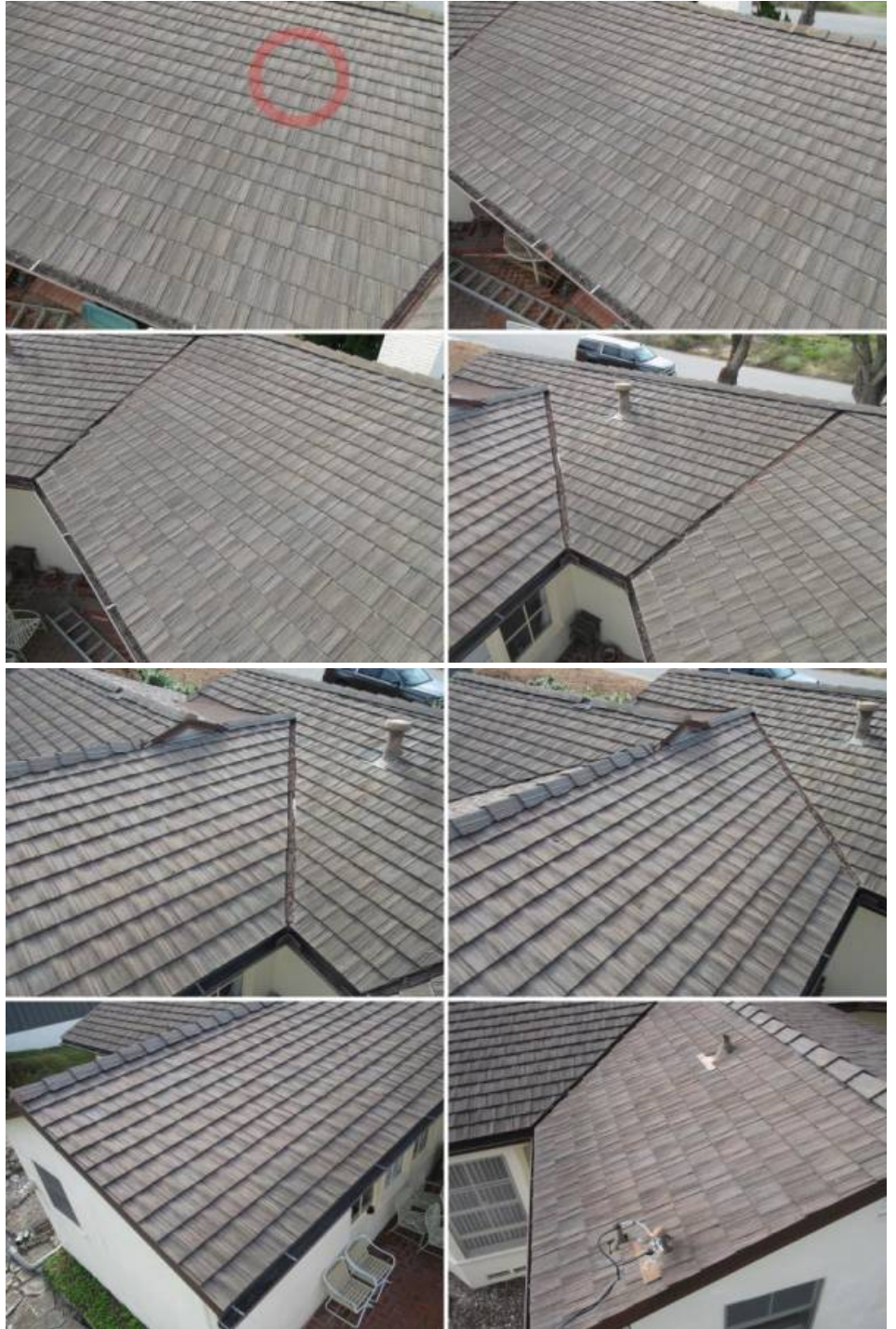
DEFECTIVE: Some broken/cracked or loose tiles observed. Tiles protect the waterproof membrane from exposure to damaging UV rays and broken or loose tiles may fall causing injury to persons or property. We recommend further evaluation and repairs as needed by a licensed roofer at this time.













PARKING STRUCTURE

VEHICLE DOOR

Sectional/Roll-up

SERVICEABLE.

AUTOMATIC OPENER

Observations

SERVICEABLE.

SAFETY: Safety mechanisms were not tested. We recommend testing safety mechanisms as per the manufacturer's recommendation, which is usually monthly.

DEFECTIVE: Opener is plugged into an extension cord. Permanently plugged in devices should have an outlet within reach of the appliance's cord.



PEDESTRIAN DOORS

Fire door to interior

DEFECTIVE: No automatic closing hardware is installed as required for fire protection.

SAFETY: Deadbolt is a double-keyed cylinder and may impede emergency exiting. We recommend replacing double-keyed cylinders with a single-keyed deadbolt for enhanced safety.

MAINTENANCE: Door rubs threshold.



Exterior doors

SERVICEABLE.

INTERIOR

Fire separation

Recommend filling holes.

DEFECTIVE: Holes or other damage noted. Fire separation is designed to slow the spread of fire originating in the garage. We recommend repairs as needed by a licensed drywall or plastering contractor prior to occupancy for safety concerns.



Framing

SERVICEABLE.

Conventional framing. Solid sheathing over spaced sheathing.



Interior surfaces

SERVICEABLE.

Floor

MONITOR: Small cracks observed. These appear to be typical settlement/shrinkage cracks and generally do not have structural significance. We suggest monitoring them from time to time. If any changes are observed we recommend further evaluation by a licensed concrete contractor.



Ventilation

Missing vents, gas appliance is in the garage.
DEFECTIVE: Screens were blocked, damaged or missing. We recommend maintaining screens in good repair for proper ventilation of possible combustible vapors and to prevent animal or rodent entry.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

ELECTRICAL SYSTEM

Our inspection of the electrical system includes the readily accessible components, service conductors, equipment panels, overcurrent protection and ground system. We look for unsafe wiring conditions and operate a representative sampling of the readily accessible switches, receptacles and lights. We recommend further evaluation and correction of all electrical defects and installing safety upgrades prior to occupancy. We suggest asking the seller to replace burned-out light bulbs so you can verify that all lights are operational, and recommend checking all receptacles for proper wiring and grounding prior to the close of this transaction. Landscape lights, lights on timers or sensors, alarm systems, intercoms, telephone wiring, cable TV and other low voltage systems and components are not evaluated. **Due to the complexity of the electrical system and possibly severe consequences of improper handling or workmanship we advise using a qualified licensed electrician for repairs, upgrades or modifications of the electrical system.**

ELECTRICAL SERVICE

Location

North side of the main structure.

Type of service

Overhead service.
120/240 Volt.

Service conductors

SERVICEABLE. Copper.

Service disconnect

DEFECTIVE: No main service disconnect. A main service disconnect is required when there are more than six circuit breakers in the service equipment.

Branch circuit protection

Circuit breakers.

Panel observations, exterior

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.



Panel observations, interior

Interior wiring.
SERVICEABLE.

SAFETY: Federal Pacific or Zinsco brand breakers present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.



GROUNDING SYSTEM

System ground

SERVICEABLE.

WIRING

Primary type

Copper wires with grounding conductor in nonmetallic sheathing.
Copper wires with grounding conductors in metal conduit.
DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become

brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician.



Condition

SERVICEABLE.

Interior wiring observations

SERVICEABLE.

Exterior wiring observations

SERVICEABLE.

Attic wiring observations

SERVICEABLE.

Subarea wiring observations

SERVICEABLE.

Garage wiring observations

SERVICEABLE.

LIGHTS AND OUTLETS

Lights and switches

SERVICEABLE.

SAFETY: Bare bulb light fixture in a closet, or light fixture is installed too close to storage space at one or more closets. We recommend further evaluation by a licensed electrician for improvement as needed for enhanced fire safety.



Electrical outlets

Rear exterior dead.

DEFECTIVE: Receptacle sampled at one or more locations was not operational.

SAFETY: Some two-pronged receptacles viewed. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles where needed, especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

DEFECTIVE: Receptacle sampled was painted at one or more locations. Painting receptacles can block the openings or otherwise compromise the connection at the receptacle. We recommend having all painted receptacles replaced by a licensed electrician.

DEFECTIVE: Cover plate is missing or damaged at one or more locations. Risk of accidental contact with energized parts. We recommend installing or replacing damaged cover plates as needed at this time.

DEFECTIVE: 3-prong grounded type receptacle sampled at one or more locations was not properly grounded.



PLUMBING SYSTEM

Our inspection of the plumbing system includes piping and connections of gas, water supply lines, waste and vent piping. We operate all plumbing fixtures using normal user controls and observe their performance for functional flow and drainage. The main water shutoff valve and shutoff valves to the fixtures are not operated, as they are prone to leakage if they have not been turned regularly. The interior of the sewer line can be observed for breaks and root intrusion by means of a video scan service provided by others, if desired. Whether the building drain is connected to a private disposal system or the public sewer cannot be determined visually; we recommend reviewing public records for that information.

WATER SUPPLY

Main shutoff location

Front of the main structure, interior of garage.



Main shutoff valve

Present, not operated.

Garage.

MAINTENANCE: Corrosion at the main valve. We recommend monitoring or replacing corroded parts.



Building supply line

3/4 inch copper. Supply line material and size was based on the visible portion at the main shutoff valve.

Water lines

Copper.
Type L, repairs noted, plastic lined noted.
Type M.





Hose faucets

Front planter, broken handle.
MAINTENANCE: Missing/broken handle at one or more locations.
East side.
DEFECTIVE: Did not operate at one or more locations sampled.



FUNCTIONAL FLOW AND PRESSURE

Water pressure

60 psi.
SERVICEABLE.



Functional flow

SERVICEABLE.

DRAIN, WASTE AND VENT SYSTEM

Type(s) material viewed

ABS (plastic),
Verticals, cast iron and galvanized steel.



Observations

MAINTENANCE: Line is on ground slopes towards the north side of sub area, fall is high in run from bathrooms. When the ground expands it will lift line more. Recommend further inspection and repairs as necessary.

DEFERRED: Metal straps on ABS. Recommend plastic straps to prevent corrosion.



Inspector's comments

Clean out present.
Sewer inspections are not part of this inspection.



GAS FUEL SYSTEM

Gas shutoff at meter

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake. (A seismic shutoff valve is required to be installed on the gas system of residences in the City of Los Angeles prior to the transfer of title.)



Gas lines

SERVICEABLE.

WATER HEATER

Our inspection of the water heater includes ventilation, energy source connections, seismic bracing and safety valves. The seller is required by the California Health and Safety Code to strap, anchor or brace the water heater to resist toppling or horizontal displacement during seismic motion in a manner approved by the Department of the State Architect (DSA). Water in the heater is potable and can be used if the municipal water supply is interrupted. Our comments regarding seismic bracing are based on DSA recommendations.

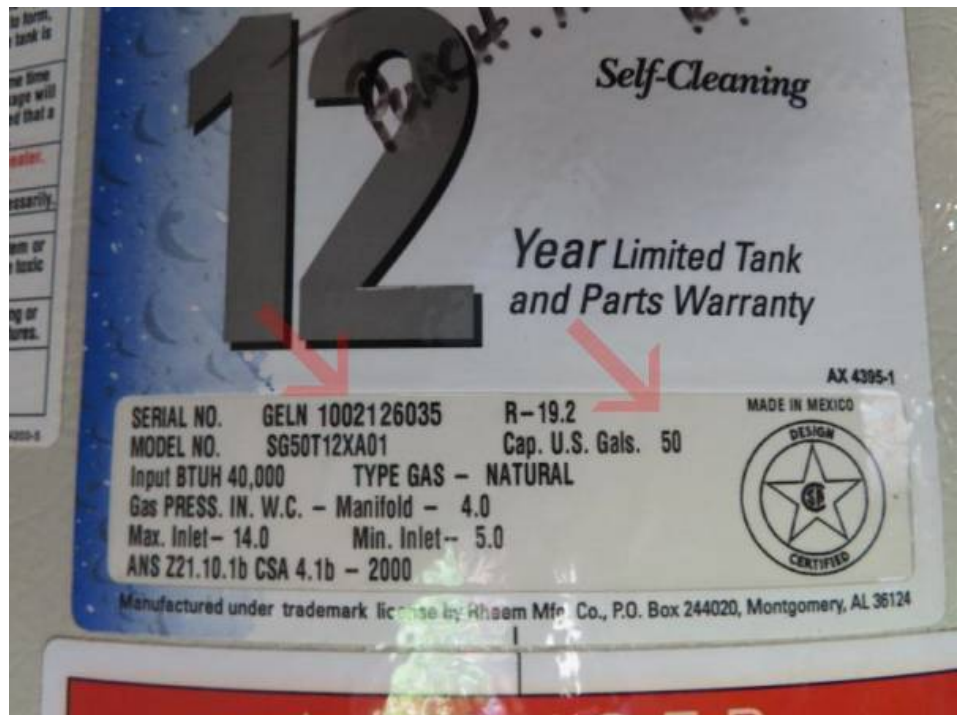
WATER HEATER

Location

Garage.

Year of manufacture

2002.



Capacity

50 gallons.

Fuel

Natural gas.

Seismic bracing

SERVICEABLE.



Safety relief valve

No line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.



Vent system

SERVICEABLE.

Top section from ceiling up, small section.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.



Water connections

SERVICEABLE.

Combustion air

SERVICEABLE.

Burner compartment

SERVICEABLE.

Additional observations

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event the water heater leaks.



Burner

DEFERRED: Closed system, not observed.

Thermostat

SERVICEABLE. Heater responded to thermostat control.

Exhaust flue

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.



Combustion air

SERVICEABLE.

Blower motor

SERVICEABLE.

Filter

Located inside the furnace.

Return Air

A return air vent appears to be added.

The existing return air is pulling from sub area.

SAFETY: Return air is drawn from the subarea. The air in the subarea can contain spores and other microorganisms, which can be harmful to humans. Recommend further inspection and repairs by a licensed HVAC company.



Plenum

SERVICEABLE.

Distribution ducts

SAFETY: Suspect asbestos material damaged, loose or in friable condition. We recommend further evaluation by a licensed asbestos assessor.





Inspector's notes

MAINTENANCE: Nearly all furnace manufacturers recommend annual inspection and servicing of their furnaces by a factory qualified technician. Such service requires some disassembly and may use specialized equipment resulting in a more thorough evaluation. If the furnace has not been serviced within the past 12 months we recommend doing so prior to the close of this transaction.

INTERIOR COMPONENTS

We look at the general condition of walls and floors and operate random sampling of doors and windows and report any material defects. We do not operate or evaluate window treatments. Cosmetic conditions including soil, stains, small cracks and normal wear and tear may not be reported. Furniture, area rugs and other personal items may hide wall, floor, or floor covering stains or damage. We recommend that you look at the floor and wall condition, especially inside closets and cabinets after personal items have been removed, and check all door and window locks for security and operation prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectional odors are present, particularly if pets were kept on the premises.

DOORS

Main entry door

SERVICEABLE.

SAFETY: Deadbolts is a double-keyed cylinder that can impede emergency exiting. We recommend replacing double-keyed cylinders with single-keyed cylinder deadbolts for enhanced safety.

Exterior doors

Hallway.

MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely at one or more doors sampled. Some minor shaving/trimming/adjustment is needed.

SAFETY: Some deadbolts are double-keyed cylinders that can impede emergency exiting at one or more doors sampled. We recommend replacing double-keyed cylinders with single-keyed cylinder deadbolts for enhanced safety.

Interior doors

Missing closet doors in end bedroom.

1/2 bath handle sticks.

Hall bath, bedroom doors are out of level or rub and stick.

MAINTENANCE: Some doors rub, stick or don't latch. Some shaving/trimming/adjustment is needed.





WINDOWS

Interior observations

MAINTENANCE: Paint peeling.

MAINTENANCE: One or more windows sampled were difficult to open or did not slide easily.

End bedroom, master bedroom, laundry.

DEFECTIVE: Cracked/broken pane at one or more windows sampled.





WALLS AND CEILINGS

Plaster

All bedrooms have possible mold condition present. Low air flow and furniture to close to walls can create mold conditions.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.









Interior walls/ceiling

Entry into kitchen/laundry, Living room and 1st bedroom. 3 other bedrooms, have cracks.

MONITOR: Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we recommend further evaluation by a structural engineer.











FLOORING

Vinyl Flooring

SERVICEABLE.

Wood or wood-like flooring

SERVICEABLE.

Carpeting

MAINTENANCE: Carpet is noticeably worn.







SMOKE ALARMS

Present

Hallway or room adjoining the bedrooms,
Carbon monoxide present.

Missing

Each bedroom.

Safety recommendations

DEFERRED: We only note the presence of smoke alarms; we do not test them. We recommend installing approved smoke alarms as per the manufacturer's specifications and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

SAFETY: The test button on smoke alarms only verifies that there is an active power source and that the sounding component works. It does not verify that the alarm will detect smoke particles in the air. The best method for testing smoke alarms is to perform a smoke test using real smoke or an aerosol spray specifically designed for this purpose. We recommend smoke testing all smoke alarms prior to occupancy and annually thereafter. (Note: When smoke tested alarms may sound for several minutes before resetting).

SAFETY: We suggest making sure that your family is prepared to quickly evacuate in the event of an emergency by making an escape plan and rehearsing it occasionally. Make sure that escape is possible from bedroom windows without the use of a key or tool, to an unimpeded path to a public way. Arrange to meet in a safe place away from the house after exiting.

KITCHEN

KITCHEN 1

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Garbage disposal

SERVICEABLE.

Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.



Cabinets

SERVICEABLE.
Finish worn.



*Ground Fault Circuit Interrupters
(GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.



Range vent

SERVICEABLE. Fan to the exterior.

Free standing range

Electric range.
SERVICEABLE.

Dishwasher

SERVICEABLE. Dishwasher was filled and drained. Operation of the timer is not tested.

DEFECTIVE: No air gap installed. An air gap is required on dishwashers to prevent possible contamination to the potable water supply. We recommend further evaluation and correction as needed at this time by a licensed plumbing contractor.

LAUNDRY

We look at the permanently installed cabinets and countertop surfaces and operate the accessible plumbing fixtures. We do not operate or inspect clothes washing or drying machines.

LAUNDRY

Utilities Present

120 volt receptacle. 240 volt clothes dryer receptacle. Two water valves observed (hot and cold we assume; however, valves were not operated). Dryer vent.

Observations

No gas line.

No stand pipe, drains into sink.

DEFECTIVE: No dryer vent to exterior, vent into garage. Dryers are required to vent to the outside atmosphere

SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.



Ventilation

SERVICEABLE. Window.

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

MAINTENANCE: Light corrosion on the drain line. We recommend replacing corroded components before they begin to leak.



BATHROOMS

We inspect and operate the accessible plumbing fixtures at the sinks, bathtubs, showers and toilets and report any material defects viewed. Hairline cracks in tiles that are cosmetic may not be reported. We do not inspect saunas, steam-shower equipment, water filtering systems, or small ancillary appliances. We look for ventilation and at the general state of repair of the permanently installed cabinets and countertop surfaces.

BATHROOM

<i>Description</i>	1/2 Bath.
<i>Location</i>	Laundry room.
<i>Ventilation</i>	SERVICEABLE. Window.
<i>Ground Fault Circuit Interrupters (GFCI)</i>	1/2 bath. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.
<i>Sink</i>	SERVICEABLE.
<i>Faucet</i>	SERVICEABLE.
<i>Plumbing below sink</i>	1/2 bath. MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.
<i>Cabinets</i>	SERVICEABLE.
<i>Toilet</i>	SERVICEABLE. 1.28.

BATHROOM

<i>Description</i>	Main bathroom, Full bath.
<i>Location</i>	Hallway to bedrooms.
<i>Ventilation</i>	SERVICEABLE. Window.
<i>Heater</i>	Central heating outlet.
<i>Ground Fault Circuit Interrupters (GFCI)</i>	Main bath. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.



Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

SERVICEABLE.

Counter tops

Main bath.

Tile. Chipped or cracked tiles or heavy wear noted.



Cabinets

SERVICEABLE.

Toilet

SERVICEABLE
1.28.

Bathtub

Main bath.
MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.



Bathtub enclosure

Frame only, shower curtain.

BATHROOM

Description

Master bathroom,
3/4 Bath.

Location

Bedroom.

Ventilation

SERVICEABLE. Window.

Heater

Central heating outlet.

Ground Fault Circuit Interrupters (GFCI)

Master bath.
SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.



Sink

Faucet

SERVICEABLE.

Master bath

MAINTENANCE: Corroding at spout. Recommend cleaning spout.



Plumbing below sink

Master bath.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.



Counter tops

Master bath.
Tile. Chipped or cracked tiles or heavy wear noted.



Cabinets

SERVICEABLE.

Toilet

SERVICEABLE:
1.28.

Stall shower

Master bath.
DEFERRED: Cracks in floor of shower.
MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.



Shower enclosure

Additional comments

SERVICEABLE. Safety glazing label viewed.

Master shower.

DEFERRED: Mildew-like or mold-like spots viewed on the ceiling or walls might indicate excessive moisture or inadequate ventilation.



FIREPLACE

Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been inspected by a qualified fireplace professional within the past year we recommend this be done prior to use.

FIREPLACE

Location

Living room.

Type

Masonry fireplace.

Firebox observations

DEFECTIVE: Firebrick mortar is loose or deteriorated or cracked firebricks were viewed. We recommend further evaluation and repairs as needed by a qualified fireplace professional prior to use.



Masonry chimney

MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.

MAINTENANCE: No rain cap. Rain caps are not required on masonry chimneys; however, they protect the chimney and firebox from deterioration and we recommend installing them on all chimneys.

Interior has settlement cracks and hearth cracks.

DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.





ENERGY CONSERVATION

These generally applicable notes are given as a courtesy and are items or conditions we have identified at this property where energy conservation improvements may be feasible.

RESOURCES FOR LOWERING YOUR ENERGY COSTS

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database:
www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

California Energy Commission, 1-800-772-3300 or www.consumerenergycenter.org for information on utility bill assistance programs

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or www.cpuc.ca.gov for information on baseline and other optional rates and bill assistance programs

Local Utility Companies, So. Calif. Edison 1-800-655-4555, So. Calif. Gas Company 1-800-427-2200, City of Los Angeles, Department of Water and Power 1-800-342-5397

HELP FOR LOW INCOME RESIDENTS

California Department of Community Services and Development, 1-800-433-4327 or www.csd.ca.gov/liheap.htm for Low Income Home Energy Assistance Program

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

SENIORS AND SPECIAL NEEDS

Medical Baseline Emergencies: People of all ages and income levels on life-support or with certain medical conditions where a loss of electricity could be a threat to their lives should contact their electric company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating power outages. A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electric bills is available at www.dca.ca.gov/energy_emergency_tips.pdf.

Report Summary

Client:
Fay H. Owen

Buyers Agent:

Seller's Agent:
Debbie Allen Re/Max Malaga Cove

Inspection Address:
2640 Via Rivera Palos Verdes Estates 90274.

Inspection Date: 07/24/2023.

Inspector: Shawn Foster.

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as areas of concern. This summary is not comprehensive, and should not be used as a substitute for reading the entire report. The report is based on a visual inspection of the above referenced property at the time of the inspection only. hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the Inspection Agreement.

We would like to bring the following items to your attention.

POSSIBLE SAFETY HAZARDS

Items that are possible SAFETY HAZARDS and should be addressed immediately by qualified licensed trades people:

PARKING STRUCTURE

PEDESTRIAN DOORS

Fire door to interior

DEFECTIVE: No automatic closing hardware is installed as required for fire protection.

SAFETY: Deadbolt is a double-keyed cylinder and may impede emergency exiting. We recommend replacing double-keyed cylinders with a single-keyed deadbolt for enhanced safety.

MAINTENANCE: Door rubs threshold.

INTERIOR

Fire separation

Recommend filling holes.

DEFECTIVE: Holes or other damage noted. Fire separation is designed to slow the spread of fire originating in the garage. We recommend repairs as needed by a licensed drywall or plastering contractor prior to occupancy for safety concerns.

INTERIOR COMPONENTS

SMOKE ALARMS

Missing

Each bedroom.

MAJOR CONCERNS

Items that are a MAJOR CONCERN and require further evaluation and repair by qualified licensed trades people:

FOUNDATION / FLOOR FRAMING / BASEMENT

PERIMETER FOUNDATION

Observations

Expansion soil noted.

DEFERRED: Vertical cracks to approximately hairline to 1/8" . Cracks in the foundation are a symptom of other conditions such as poor drainage, settlement or soil movement. We recommend further evaluation by a geotechnical engineer.

East side.

DEFERRED: Cracks noted in the stucco where the wall plate joins the foundation. Cracks like these are fairly common and usually indicate movement at the plate line such as might be experienced from ground acceleration during seismic shaking. A determination on the severity and any loss of component integrity is beyond the scope of a home inspection. We recommend further evaluation by a structural or geotechnical engineer to determine severity and make recommendation for repair if needed.

INTERIOR FOUNDATION

Observations

At living room/fireplace wall. Chimney and interior wall have settlement cracks.

DEFECTIVE: Horizontal crack to approximately 1/16"-inch. Horizontal cracks in the foundation usually have structural significance.

PARKING STRUCTURE

AUTOMATIC OPENER

Observations

SERVICEABLE.

SAFETY: Safety mechanisms were not tested. We recommend testing safety mechanisms as per the manufacturer's recommendation, which is usually monthly.

DEFECTIVE: Opener is plugged into an extension cord. Permanently plugged in devices should have an outlet within reach of the appliance's cord.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE

Service disconnect

DEFECTIVE: No main service disconnect. A main service disconnect is required when there are more than six circuit breakers in the service equipment.

Panel observations, exterior

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.

Panel observations, interior

Interior wiring.
SERVICEABLE.

SAFETY: Federal Pacific or Zinsco brand breakers present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.

WATER HEATER

WATER HEATER

Safety relief valve

No line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.

Vent system

SERVICEABLE.

Top section from ceiling up, small section.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION

Exhaust flue

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

Distribution ducts

SAFETY: Suspect asbestos material damaged, loose or in friable condition. We recommend further evaluation by a licensed asbestos assessor.

INTERIOR COMPONENTS

WALLS AND CEILINGS

Plaster

All bedrooms have possible mold condition present. Low air flow and furniture too close to walls can create mold conditions.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.

Interior walls/ceiling

Entry into kitchen/laundry, Living room and 1st bedroom. 3 other bedrooms, have cracks.

MONITOR: Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we recommend further evaluation by a structural engineer.

BATHROOMS

BATHROOM

Additional comments

Master shower.

DEFERRED: Mildew-like or mold-like spots viewed on the ceiling or walls might indicate excessive moisture or inadequate ventilation.

FIREPLACE

FIREPLACE

Firebox observations

DEFECTIVE: Firebrick mortar is loose or deteriorated or cracked firebricks were viewed. We recommend further evaluation and repairs as needed by a qualified fireplace professional prior to use.

Masonry chimney

MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.

MAINTENANCE: No rain cap. Rain caps are not required on masonry chimneys; however, they protect the chimney and firebox from deterioration and we recommend installing them on all chimneys.

Interior has settlement cracks and hearth cracks.

DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.

MINOR CONCERNS

Items that are a MINOR CONCERN and warrant attention, repair and/or monitoring by qualified licensed trades or maintenance professionals:

EXTERIOR COMPONENTS

EXTERIOR WALLS

Stucco

MAINTENANCE: Small crack viewed. These cracks appear to be typical of settlement/shrinkage or seismic racking and are usually patched when painting.

DEFERRED: Portions of the walls are covered with thick vegetation and were not viewed. We recommend maintaining sufficient clearance between vegetation and structures for proper ventilation and maintenance.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all exterior receptacles.

WINDOWS

Observations

MAINTENANCE: Screen was missing at one or more windows sampled.

MAINTENANCE: Screen was damaged at one or more windows sampled.

MAINTENANCE: Cracked/broken pane at one or more windows sampled.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

PORCH

Concrete surface

MONITOR: Hairline or moderate sized cracks observed. These appear to be typical settlement and shrinkage cracks. We suggest monitoring and obtaining further evaluation by a licensed waterproofing contractor if a change in size or number is noticed.

GROUNDS

GATES AND FENCES

Wooden fences

East side.

DEFERRED: Insect or moisture damage viewed.

DRIVEWAY / WALKS / SLABS

Concrete

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.

Brick

DEFECTIVE: Large crack(s). Moderate to severe cracking of pavement indicating past or present soil movement or settlement viewed. We recommend further evaluation by a licensed geotechnical engineer.

Stone

MAINTENANCE: Rock does not appear to have a concrete base, displacement/settlement viewed.

FOUNDATION / FLOOR FRAMING / BASEMENT

UNDER FLOOR SUBAREA

Accessibility

Both accesses.

DEFECTIVE: Access cover is damaged, improper or missing. A tight fitting properly screened access cover in good repair is advised for under floor ventilation and to prevent animal or rodent entry.

Ventilation

1 Screen on front porch is loose.

Type: Screened vents to the exterior.

MAINTENANCE: Some screens were damaged or missing. We recommend maintaining screens in good repair for proper ventilation and to prevent animal or rodent entry.

Observations

MAINTENANCE: Plastic from repairs, old pipes left in sub area. Recommend removing debris from sub area.

ROOF COMPONENTS

ATTIC

Insulation

Type: Loose fill. Approximate thickness: 2-3 inches. Minimal insulation. We suggest installing additional insulation to reduce heat loss.

Observations

DEFERRED: Termite-like droppings noted. We recommend further evaluation by a licensed pest control operator.

SAFETY: Droppings or other evidence of rodents viewed. We recommend further evaluation by a properly licensed pest control operator.

DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters

Kitchen to the end of the garage sags, causing gutter to hold water. Recommend repairs at this time.

MAINTENANCE: Rain gutters are improperly sloped or have come loose and do not drain properly. We recommend further evaluation and corrections as needed at this.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.

TILE

Observations

4-5 cracked tiles.

DEFECTIVE: Some broken/cracked or loose tiles observed. Tiles protect the waterproof membrane from exposure to damaging UV rays and broken or loose tiles may fall causing injury to persons or property. We recommend further evaluation and repairs as needed by a licensed roofer at this time.

PARKING STRUCTURE

INTERIOR

Floor

MONITOR: Small cracks observed. These appear to be typical settlement/shrinkage cracks and generally do not have structural significance. We suggest monitoring them from time to time. If any changes are observed we recommend further evaluation by a licensed concrete contractor.

Ventilation

Missing vents, gas appliance is in the garage.

DEFECTIVE: Screens were blocked, damaged or missing. We recommend maintaining screens in good repair for proper ventilation of possible combustible vapors and to prevent animal or rodent entry.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

ELECTRICAL SYSTEM

WIRING

Primary type

Copper wires with grounding conductor in nonmetallic sheathing.

Copper wires with grounding conductors in metal conduit.

DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician.

LIGHTS AND OUTLETS

Lights and switches

SERVICEABLE.

SAFETY: Bare bulb light fixture in a closet, or light fixture is installed too close to storage space at one or more closets. We recommend further evaluation by a licensed electrician for improvement as needed for enhanced fire safety.

Electrical outlets

Rear exterior dead.

DEFECTIVE: Receptacle sampled at one or more locations was not operational.

SAFETY: Some two-pronged receptacles viewed. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle.

However, we recommend upgrading to properly grounded three-pronged receptacles where needed, especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

DEFECTIVE: Receptacle sampled was painted at one or more locations. Painting receptacles can block the openings or otherwise compromise the connection at the receptacle. We recommend having all painted receptacles replaced by a licensed electrician.

DEFECTIVE: Cover plate is missing or damaged at one or more locations. Risk of accidental contact with energized parts. We recommend installing or replacing damaged cover plates as needed at this time.

DEFECTIVE: 3-prong grounded type receptacle sampled at one or more locations was not properly grounded.

PLUMBING SYSTEM

WATER SUPPLY

Main shutoff valve

Present, not operated.

Garage.

MAINTENANCE: Corrosion at the main valve. We recommend monitoring or replacing corroded parts.

Hose faucets

Front planter, broken handle.

MAINTENANCE: Missing/broken handle at one or more locations.

East side.

DEFECTIVE: Did not operate at one or more locations sampled.

DRAIN, WASTE AND VENT SYSTEM

Observations

MAINTENANCE: Line is on ground slopes towards the north side of sub area, fall is high in run from bathrooms. When the ground expands it will lift line more. Recommend further inspection and repairs as necessary.

DEFERRED: Metal straps on ABS. Recommend plastic straps to prevent corrosion.

GAS FUEL SYSTEM

Gas shutoff at meter

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake. (A seismic shutoff valve is required to be installed on the gas system of residences in the City of Los Angeles prior to the transfer of title.)

WATER HEATER

WATER HEATER

Additional observations

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event the water heater leaks.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION

Return Air

A return air vent appears to be added.

The existing return air is pulling from sub area.

SAFETY: Return air is drawn from the subarea. The air in the subarea can contain spores and other microorganisms, which can be harmful to humans. Recommend further inspection and repairs by a licensed HVAC company.

INTERIOR COMPONENTS

DOORS

Main entry door

SERVICEABLE.

SAFETY: Deadbolts is a double-keyed cylinder that can impede emergency exiting. We recommend replacing double-keyed cylinders with single-keyed cylinder deadbolts for enhanced safety.

Exterior doors

Hallway.

MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely at one or more doors sampled. Some minor shaving/trimming/adjustment is needed.

SAFETY: Some deadbolts are double-keyed cylinders that can impede emergency exiting at one or more doors sampled. We recommend replacing double-keyed cylinders with single-keyed cylinder deadbolts for enhanced safety.

Interior doors

Missing closet doors in end bedroom.

1/2 bath handle sticks.

Hall bath, bedroom doors are out of level or rub and stick.

MAINTENANCE: Some doors rub, stick or don't latch. Some shaving/trimming/adjustment is needed.

WINDOWS

Interior observations

MAINTENANCE: Paint peeling.

MAINTENANCE: One or more windows sampled were difficult to open or did not slide easily.

End bedroom, master bedroom, laundry.

DEFECTIVE: Cracked/broken pane at one or more windows sampled.

FLOORING

Carpeting

MAINTENANCE: Carpet is noticeably worn.

KITCHEN

KITCHEN 1

Plumbing below sink

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.

Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.

Cabinets

SERVICEABLE.

Finish worn.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

Dishwasher

SERVICEABLE. Dishwasher was filled and drained. Operation of the timer is not tested.

DEFECTIVE: No air gap installed. An air gap is required on dishwashers to prevent possible contamination to the potable water supply. We recommend further evaluation and correction as needed at this time by a licensed plumbing contractor.

LAUNDRY

LAUNDRY

Observations

No gas line.

No stand pipe, drains into sink.

DEFECTIVE: No dryer vent to exterior, vent into garage. Dryers are required to vent to the outside atmosphere

SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.

Plumbing below sink

MAINTENANCE: Light corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

BATHROOMS

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

1/2 bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Plumbing below sink

1/2 bath.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Main bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Counter tops

Main bath.

Tile. Chipped or cracked tiles or heavy wear noted.

Bathtub

Main bath.

MAINTENANCE: Deteriorated or missing caulking at the bathtub rim, floor, or at the base of the fixtures. We recommend maintaining caulking as needed at this time to prevent water intrusion and subsequent damage.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Master bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Faucet

Master bath

MAINTENANCE: Corroding at spout. Recommend cleaning spout.

Plumbing below sink

Master bath.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

Counter tops

Master bath.

Tile. Chipped or cracked tiles or heavy wear noted.

Stall shower

Master bath.

DEFERRED: Cracks in floor of shower.

MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.

This report is only a summary of findings from the inspection completed today. Please read the full Inspection Report when it is provided later.