

RELOCATION PROPERTY ASSESSMENT SUMMARY

Record on this summary page the corrective action(s) required for all items determined to be defective and explain any items reported as "Not Assessed."

DEFECTIVE

The findings noted below are in need of repair. It is recommended that all repairs are completed by the appropriate certified/licensed repair contractors. Detailed itemized receipts for repairs are recommended.

Report Category / Items / Remarks

ROOF (R)

(R) 2 #1: Clay Tile: A cracked tile was observed at the roof.

Corrective Action: Roofer to replace the cracked tile at the roof.

EXTERIOR SURFACES (ES)

(ES) 7 Windows: One interior window has a loose handle.

Corrective Action: Contractor to replace the loose handle at the window.

GARAGE/CARPORTS (G/C)

(G/C) 4 Condition: Cracks were observed in the garage walls (breach in fire barrier).

Corrective Action: Contractor to repair the cracks in the garage walls.

(G/C) 4 Condition: Moisture and/or damage has been observed in the following visually observable areas of the home: moisture stains were observed at the garage right side wall.

Corrective Action: Elimination/correction of the source of moisture is required. Repair/replacement of any associated damage is also necessary, if present. All work should be performed by a qualified contractor.

STRUCTURES (S)

(S) 7 Hand Rails: The handrails do not return to the wall at the lower level stairs.

Corrective Action: Contractor to install returns for the handrails at the lower level stairs.

ELECTRICAL (E)

(E) 4 Branch Circuits: There are loose outlets at the master bedroom and upper level hallway, there are inoperable lights at the pantry and master bedroom, and there is a cracked light fixture cover at the rooftop.

Client: TRC Global Mobility

Client File #: 17459-2176

Property Address: 507 Sapphire Street Redondo Beach CA 90277

Corrective Action: Electrician to secure the loose outlets at the master bedroom and upper level hallway, repair the inoperable lights at the pantry and master bedroom, and replace the cracked light fixture cover at the rooftop.

HEATING SYSTEMS (HS)

(HS) 9 Fuel Tank/Lines: The furnace fuel line is missing a drip leg.

Corrective Action: Heating contractor to install a drip leg for the furnace fuel line.

PLUMBING (P)

(P) 9 Toilet: Corrosion was observed at the water shut-off valves at the toilets throughout the house.

Corrective Action: Plumber to eliminate the corrosion from the water shut-off valves at the toilets throughout the house.

(P) 12 Sink: The drain line leaks under the second bedroom bathroom sink, low water flow was observed in the first bathroom sink, and corrosion was observed at the water shut-off valves at the sinks throughout the house.

Corrective Action: Plumber to repair the leak at the second bedroom bathroom sink drain, correct the low water flow at the first bathroom sink, and eliminate the corrosion from the water shut-off valves at the sinks throughout the house.

(P) 14 Water Heater: Corrosion was observed at the water heater water supply lines and the fuel lines are missing a drip leg.

Corrective Action: Plumber to eliminate the corrosion from the water heater water supply lines and install a drip leg for the fuel lines.

(P) 15 Exhaust System: The water heater has an improper PVC exhaust flue installed.

Corrective Action: Plumber to install a proper exhaust flue for the water heater.

FIREPLACE (F)

(F) 1 Fireplace: An improper semi rigid gas line was observed at the fireplace and the pilot is out at the fireplaces.

Corrective Action: Fireplace contractor to install a proper gas line for the fireplace and correct the pilot which is out at the fireplaces.

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LIMITED ACCESSIBILITY/NOT ASSESSED

Variables such as construction type, conditions at the time of the assessment, safety, potential damage/liability and/or inspector discretion have limited the evaluation of this item at the time of this assessment. If applicable, further assessment should be considered.

Report Category / Items / Remarks

EXTERIOR SURFACES (ES)

(ES) 1 #1: Stucco: Not evaluated - See separate stucco report.

HEATING SYSTEMS (HS)

(HS) 13 Heat Exchanger: This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were evaluated (without disassembly of the unit).

AIR CONDITIONING SYSTEM (AC)

(AC) 3 System: This unit could not be operated due to low ambient temperature. Compressor damage could result if this unit is operated at less than 60° F. Recommend confirming proper operation when temperature permits.

POOL AND HOT TUB (P/T)

(P/T) 2 Pool: The pool/spa were not evaluated (see separate report).

FIREPLACE (F)

(F) 4 Flue: Not evaluated - Not visible due to design. Readily accessible areas of the chimney / fireplace system were evaluated only.

FINAL COMMENTS (FC)

(FC) 1 Final Comments: The sprinkler system was not evaluated (see separate report).

(FC) 2 Final Comments: The steamer and dumbwaiter were not evaluated.

(FC) 3 Final Comments: Per SB 442, when a single family residence with a pool is transferred and a home inspection is performed on the home, the home inspection report shall identify which, if any, of seven specific drowning prevention safety features are present. Those safety features are defined in section 115922 of the Health & Safety Code. The pool or spa has fewer than two of the listed drowning prevention safety features. The non-invasively identifiable features were: None, no fully qualifying safety features were identified.

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FURTHER EVALUATION

The findings below require an additional evaluation by a specialist and/or appropriate contractor.

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ELECTRICAL (E)

(E) 3 Panel: Scorching was observed at a wire in the main electric panel and the 100 amp breaker is in the off position.

Corrective Action: Further evaluation necessary. Electrician to evaluate the electric system. Pay special attention to the scorching observed at a wire in the main electric panel and the 100 amp breaker which is in the off position.

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