



Inspection Report

Darryl Wiedmann & Jean Fuller

Property Address:
32646 Coastsite Dr #303/C
Rancho Palos Verdes CA 90275



Ferguson Home Inspections

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Date: 12/10/2024	Time: 01:00 PM	Report ID: 12102024CoastsiteDr
Property: 32646 Coastsite Dr #303/C Rancho Palos Verdes CA 90275	Customer: Darryl Wiedmann & Jean Fuller	Real Estate Professional: John Duston

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.

Common areas should be reviewed with the Association or complex management company for information or maintenance inquires.

Standards of Practice:
ASHI American Society of Home
Inspectors

In Attendance:
Customers Agent, Inspector, Tenant

Type of building:
Condominium/Townhome

Year Built:

1964

Dwelling Square footage:

1506

Beds/Baths:

2/2

Weather:

Sunny and warm

Rain in last 3 days:

No





1. Exterior - Common area

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
Asphalt

Walkways:

Concrete

Fences:

Block

Siding Material(s):

Cement Stucco

Trim/Facia/Eaves Material(s):

Aluminum

Windows & Doors:

Wood
Aluminum

Gutters/Downspouts:

Aluminum

Retaining Walls:

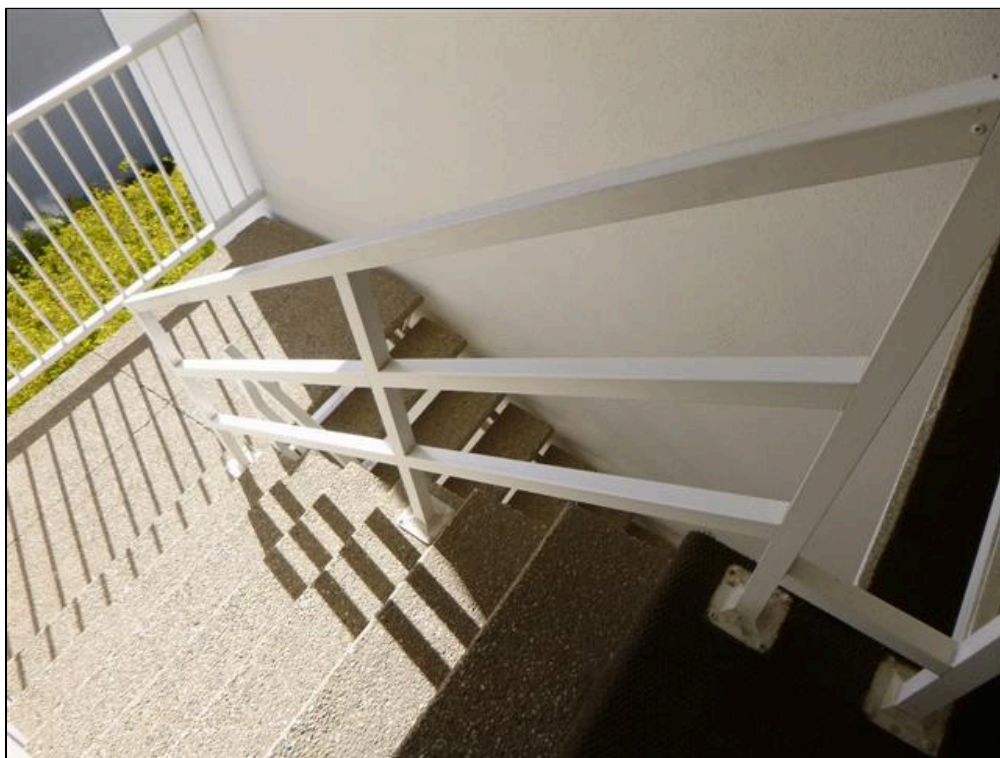
Block

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

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Comments:

1.1 The spacing between the guardrails/newel posts are larger than current requirements, this is a potential safety hazard for a young/small child or animal. Suggest review with the association and/or a licensed contractor for costs to reduce the spacing at the railings/newel post to enhance safety and as per current requirements as an upgrade (currently a 4" inch spacing).



1.1 Item 1(Picture)

1.10 (1) Common areas (storage closets, common area elevators, laundry room, detached garage/ parking areas or utility rooms, etc.) and common entry systems are not inspected or included within the inspection. Common areas and entry systems should be reviewed with the association or complex management company for information or maintenance inquiries.

1.10 (2) Ferguson Home Inspections is not responsible for determining/verifying any on-going or future assessments which the Homeowner's Association may hold the current or future residents financially responsible. Suggest review with the association on any past, on-going and/or future assessments as needed.

2. Lot Grade/Drainage - Common area

Styles & Materials

Structure is built on:

Terraced and sloped hillside

Grading at the foundation:

Adequate

Lot drains towards:

Front
Right side
of the lot

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

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3. Foundation - Common area

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:

Poured concrete slab

Interior footing/support:

Concrete piers

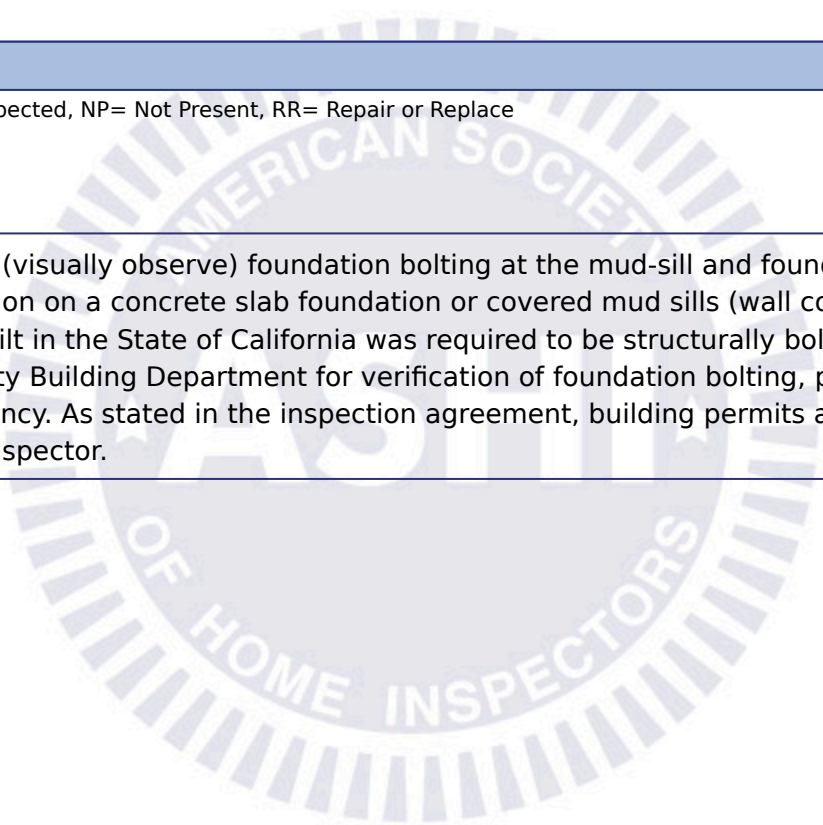
Concrete stem walls

		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 Unable to verify (visually observe) foundation bolting at the mud-sill and foundation due to the structure's construction on a concrete slab foundation or covered mud sills (wall construction). Generally a home built in the State of California was required to be structurally bolted after the 1930's. See the City or County Building Department for verification of foundation bolting, permits, final or Certificate of Occupancy. As stated in the inspection agreement, building permits are not investigated or reviewed by the inspector.



4. Roofing - Common area

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): Sloped
Rolled Asphalt Composition

Roof viewed from: Common stairway

		IN	NI	NP	RR
4.0	Roof				•
4.1	Flashings	•			
4.2	Skylights, Chimneys and Roof Penetrations	•			
		IN	NI	NP	RR

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Comments:

4.0 The roof coverings are old and deteriorated and are nearing the end of its useful life and the covering will need to be replaced. While it could last a year or so, some areas may need patching/repairs as leaks develop. Please review with the association and/or a licensed roofer to determine the remaining life expectancy and for costs to repair/remove and replace the existing roofing material as needed.



4.0 Item 1(Picture)

5. 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):

N/A Boxed and closed ceilings

		IN	NI	NP	RR
		IN	NI	NP	RR

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6. Patio/Porch - Common area

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
Common hallway

Cover:

Drywall

Deck/Slab:

Carpet

Doors:

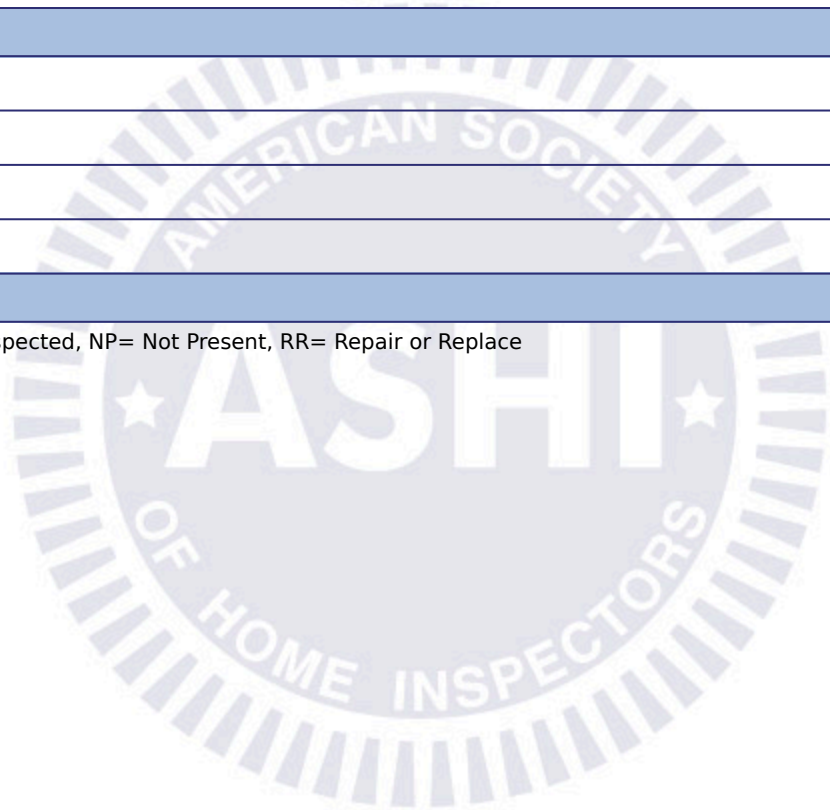
Wood

Doorbell/Chime:

Operational

		IN	NI	NP	RR
6.0	Cover	•			
6.1	Deck/Slab	•			
6.2	Electrical	•			
6.3	Doors	•			
		IN	NI	NP	RR

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7. Garage - Common area

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, 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. 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:

Attached
Below Structure

Fire door self-closes:

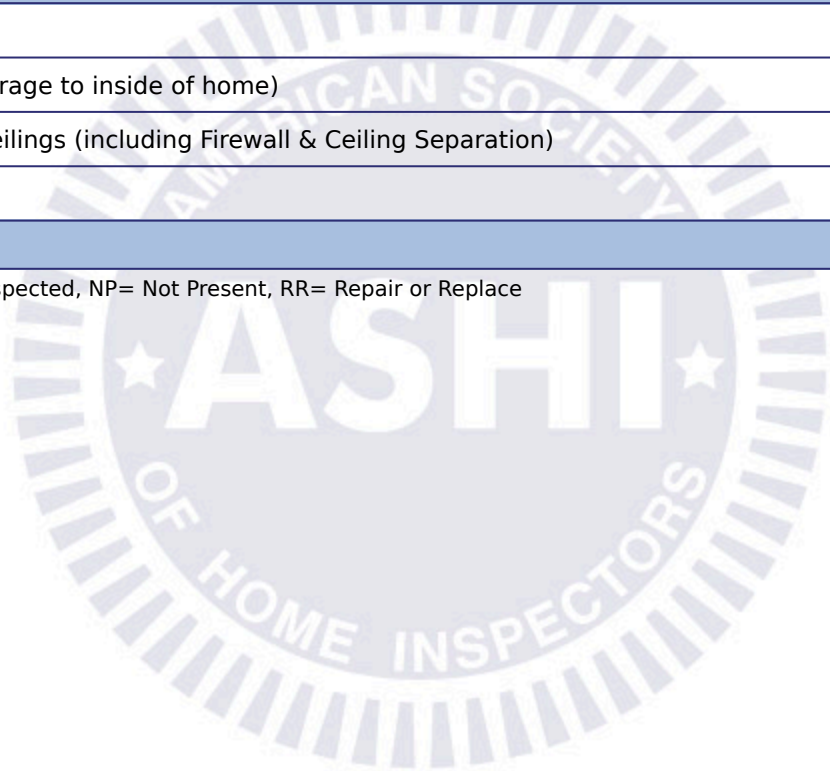
Yes

Fire door vapor seal:

Yes

		IN	NI	NP	RR
7.0	Slab	•			
7.1	Fire Door (from garage to inside of home)	•			
7.2	Garage Walls & Ceilings (including Firewall & Ceiling Separation)	•			
7.3	Electrical	•			
		IN	NI	NP	RR

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Comments:

7.0 Minor settling/movement/expansion cracks noted.



7.0 Item 1(Picture)



8. 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:

Dining room
Living room
All bedrooms

Heat Type:

Radiant Ceiling

Energy Source:

Electric

A/C Equipment Type:

None

Thermostat location & Type:

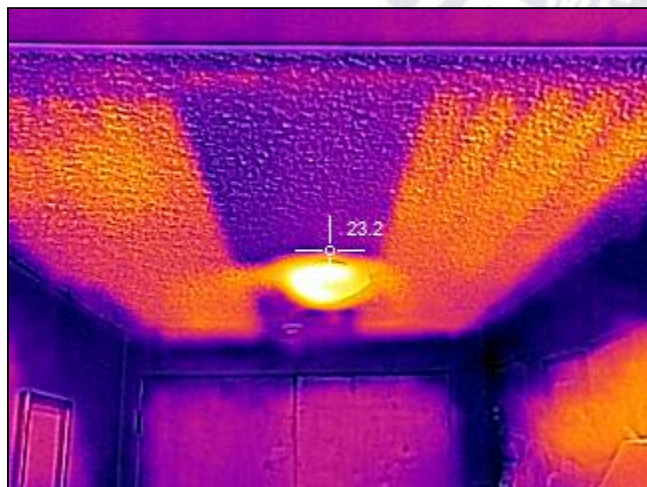
Living room
Dining room
Primary bedroom
Bedroom #1
Mechanical
Non-programable

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Thermostat	•			
		IN	NI	NP	RR

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Comments:

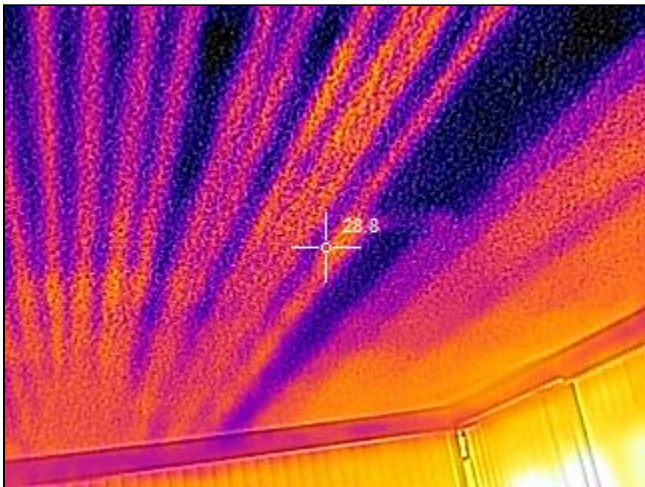
8.0 The radiant ceiling heat was operational in all rooms at the time of the inspection.



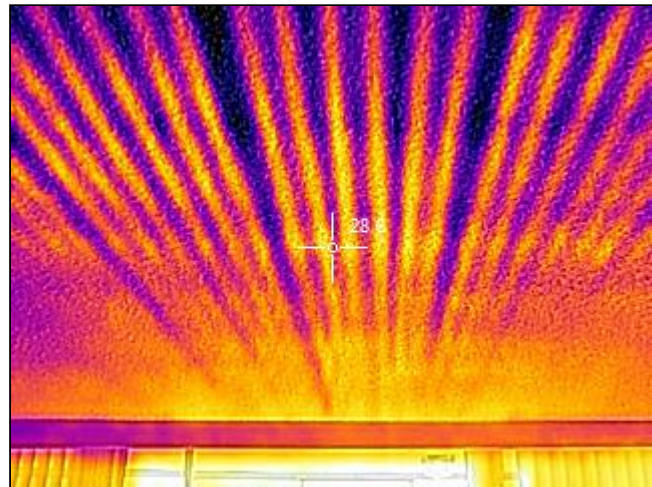
8.0 Item 1(Picture)



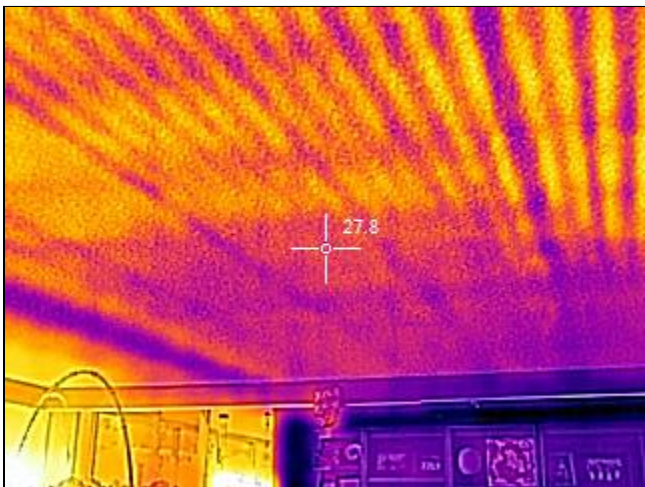
8.0 Item 2(Picture)



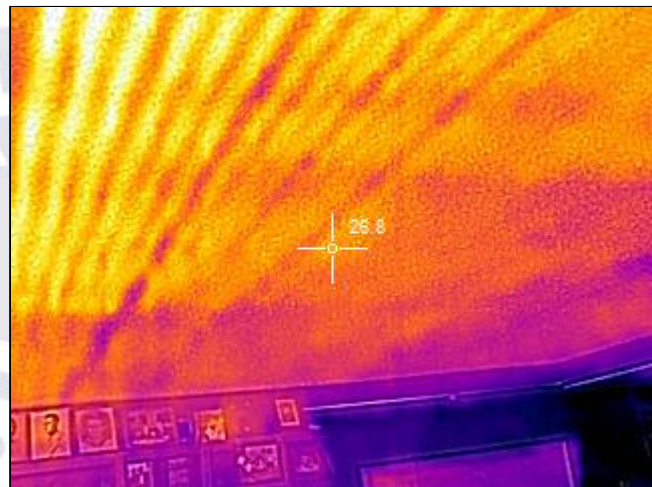
8.0 Item 3(Picture)



8.0 Item 4(Picture)



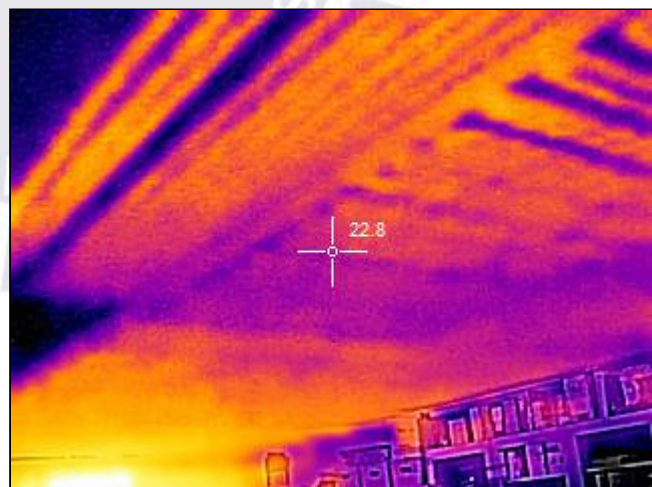
8.0 Item 5(Picture)



8.0 Item 6(Picture)



8.0 Item 7(Picture)



8.0 Item 8(Picture)



8.0 Item 9(Picture)

8.1 Suggest upgrading with digital programmable thermostat(s) as needed.



8.1 Item 1(Picture)

9. 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: Below ground	Main Panel Location: Common utility closet Common utility panel Common garage	Main Panel capacity: 100 AMP 240 Volts
Main disconnect: Yes	Sub Panel(s) location: Hallway	Panel Type: Circuit breakers
Branch wire (where visible/ accessible): Copper	Wiring Methods (where visible): Romex Conduit	Grounding system: Yes
Future space at Panel(s): Yes at sub only		

		IN	NI	NP	RR
9.0	Service Entrance Conductors	•			
9.1	Service, Grounding Equipment, Main/Sub Panels				•
9.2	Branch Circuits, Overcurrent Devices	•			
		IN	NI	NP	RR

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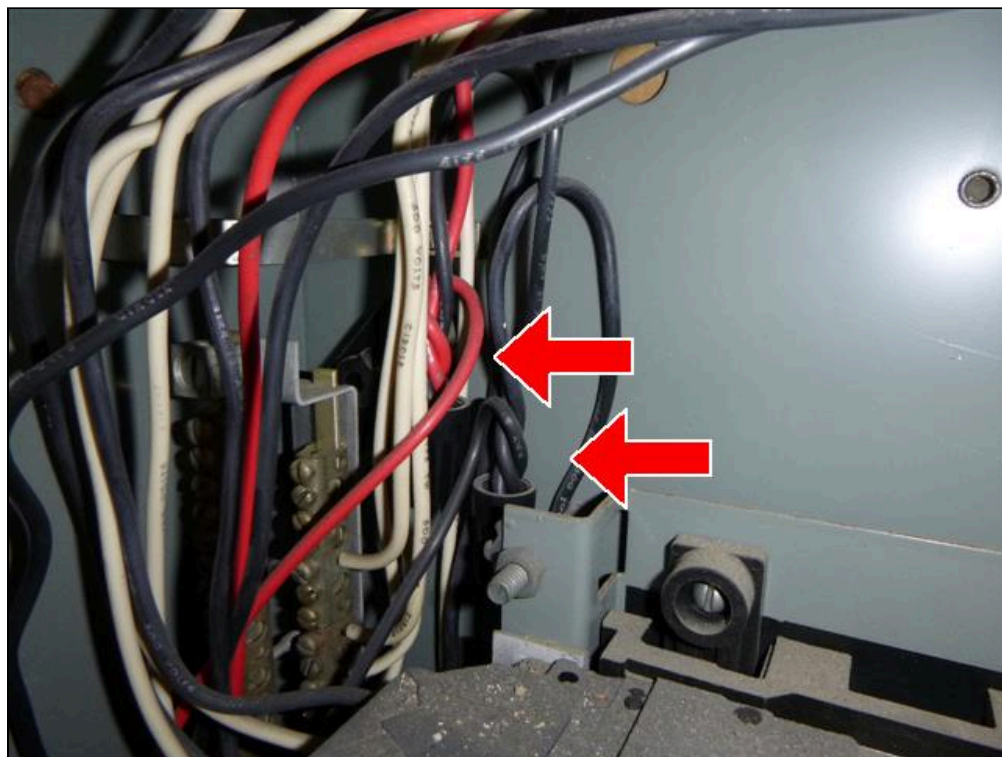
Comments:

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



9.1 Item 1(Picture)

9.1 (2) Pigtailed circuit(s) noted in the sub panel. This condition can add to the load of the affected electrical circuits causing a possible overload and tripping the breakers (Ideally, circuits should be independently protected). Suggest review by a licensed electrician for any repair/replacement costs as required for safety.



9.1 Item 2(Picture)



10. 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 there 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 needed.

Styles & Materials

Common Main shut off location: Common Garage	Main Water Supply (into home where visible): Copper	Water Distribution (inside home where visible): Copper, where visible
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		IN	NI	NP	RR
10.0	Plumbing Water Supply and Distribution System				•
		IN	NI	NP	RR

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Comments:

10.0 (1) 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.

10.0 (2) 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

11. 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
ABS

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

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

Comments:

11.0 (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.

11.0 (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.

12. 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: Kitchen closet	Water Heater Power Source: Tank (Electric)	Water Heater Capacity: 28 Gallon
Manufacturer: A.O. SMITH	Manufactured Date: P-2017	Cold water shut off: Yes
TP Valve & discharge installed: Yes Discharges to the spill pan	Seismic Strapping: No See comments	Smitty pan: Yes
Expansion tank installed: No, see comments		

		IN	NI	NP	RR
12.0	Water Heater				•
		IN	NI	NP	RR

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Comments:

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



12.0 Item 1(Picture)

12.0 (2) 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.

12.0 (3) No earthquake seismic straps are installed at the water heater as required. Suggest installation of two seismic straps as required by the State of California for safety.



12.0 Item 2(Picture)

12.0 (4) A spill pan is currently installed under the water heater but the inspector was unable to visually confirm any drainage connection to the exterior at the time of the inspection. Suggest review with the seller and/or a licensed plumber for confirmation as needed



12.0 Item 3(Picture)

12.0 (5) 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.

13. 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):

Engineered flooring

Window Types:

Aluminum
Single pane

Countertop/Backsplash:

Tile

Sink(s):

Cast Iron

Dishwasher Brand:

GENERAL ELECTRIC

Disposal Brand:

IN SINK ERATOR

Oven(s):

ELECTRIC
GENERAL ELECTRIC

Cooktop:

ELECTRIC
GENERAL ELECTRIC

Exhaust/Range hood:

See comments

Microwave:

NONE

Low flow sink fixture(s):

Yes, 2.2 GPM maximum

		IN	NI	NP	RR
13.0	Floors	•			
13.1	Walls	•			
13.2	Ceiling	•			
13.3	Windows	•			
13.4	Screens				•
13.5	Cabinets				•
13.6	Counter Tops				•
13.7	Electrical				•
13.8	Sinks	•			
13.9	Faucets				•
13.10	Traps/Drains & Supply	•			
13.11	Dishwasher				•
13.12	Food Waste Disposal				•
13.13	Ranges/Ovens/Cooktops				•
13.14	Range Hood (s)				•
		IN	NI	NP	RR

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

Comments:

13.4 The window screen(s) are missing, suggest replacing as needed.

13.5 The base cabinet under the sink is stained/deteriorated from previous leaks, suggest repair/replace as needed.



13.5 Item 1(Picture)

13.6 Deteriorated and missing grout noted at various areas of the tile countertop, suggest repair/replace as needed.

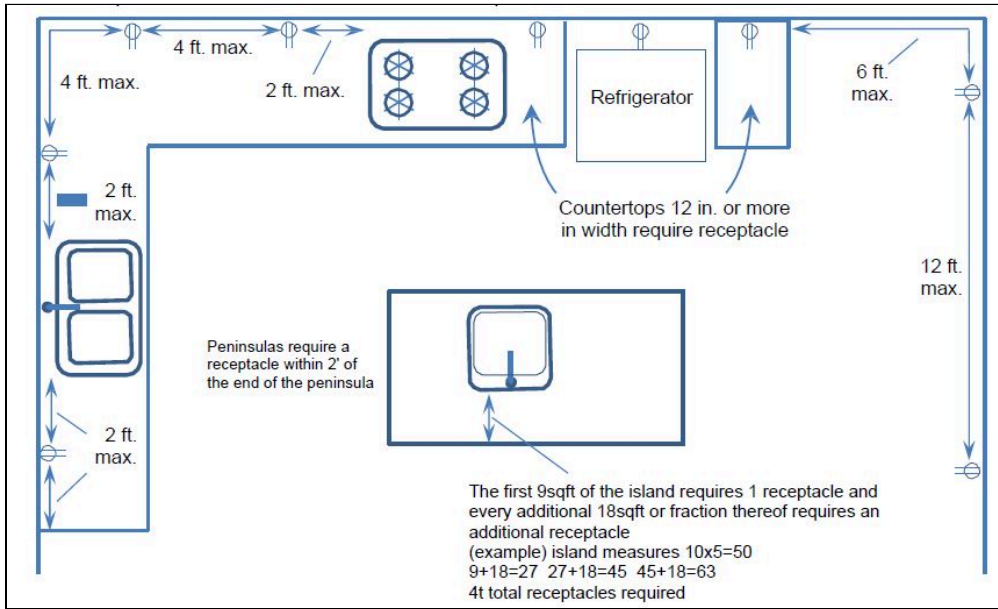
13.7 (1) Various light fixtures were inoperable, possible bulbs out and/or a faulty fixture. Suggest review with a licensed electrician for any repair/replacement costs and confirm correct operation as needed.

13.7 (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.



13.7 Item 1(Picture)

13.7 (3) Inadequate/incorrectly installed countertop/appliance outlets/circuits were noted, suggest review with a licensed electrician for installation costs as needed/required.



13.7 Item 2(Picture) Kitchen outlets



13.7 Item 3(Picture)



13.7 Item 4(Picture)

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



13.9 Item 1(Picture)

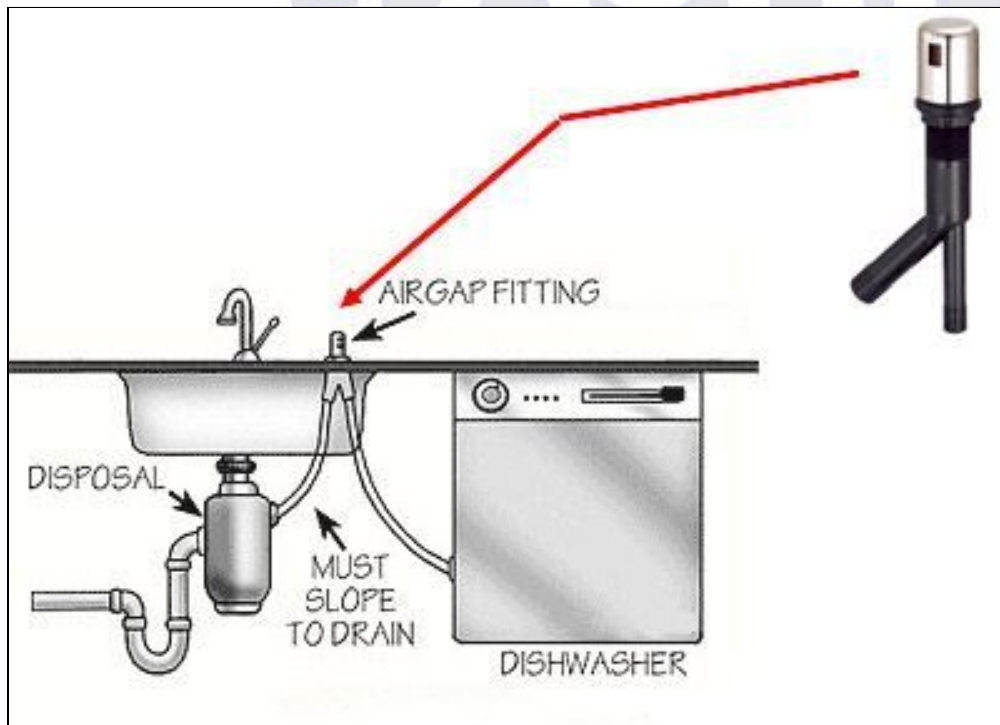
13.11 (1) The dishwasher was inoperable at the time of the inspection. Suggest review with a

licensed appliance company for repair/replacement costs and confirm correct operation as needed.



13.11 Item 1(Picture)

13.11 (2) There is no air gap installed for the dishwasher as required, the system currently drains directly into the disposal. Suggest review by a licensed plumber for costs to install the air gap and drain as required by the State of California.



13.11 Item 2(Picture) Dishwasher air gap



13.11 Item 3(Picture)



13.11 Item 4(Picture)

13.12 The food disposal unit bearing is excessively noisy. Suggest review with a licensed plumber for any repair/replacement costs as needed.

13.13 The oven system was inoperable at the time of the inspection. Suggest review with the seller

and/or a licensed contractor for repair/replacement costs and confirm correct operation as needed.



13.13 Item 1(Picture)

13.14 The range/hood vent is inoperable at the time of the inspection, suggest review with a licensed contractor and repair/replace as required for safety.



13.14 Item 1(Picture)

14. Hallway Bathroom

Styles & Materials

Location:

Front
Center

Floor Covering(s):

Tile

Doors:

Wood
Single pane
Tempered glass
Surface mounted slider

Shower & Surround:

Tile
Glass doors
Glass

Countertop:

Cultured marble

GFCI Protection:

Yes

Heating source:

Heat lamps

Low flow toilet:

No

Low flow sink fixture(s):

Yes, 2.2 GPM maximum

Low flow shower fixture(s):

Yes, 2.5 GPM maximum

		IN	NI	NP	RR
14.0	Floors	•			
14.1	Walls	•			
14.2	Ceilings	•			
14.3	Doors	•			
14.4	Electrical	•			
14.5	Exhaust Fan				•
14.6	Heating	•			
14.7	Shower & Surround				•
14.8	Shower Enclosure	•			
14.9	Shower Faucet	•			
14.10	Sink(s)				•
14.11	Sink Faucet(s)				•
14.12	Traps/Drains & Supply				•
14.13	Toilets(s)				•
14.14	Counter/Cabinets				•
		IN	NI	NP	RR

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

Comments:

14.0 Floor slope and uneven flooring noted.

14.5 (1) The exhaust fan is excessively noisy, suggest review with a licensed contractor for repair/

replacement costs as needed.

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

14.7 Worn/missing grout noted at the shower base tiles, suggest maintenance/repair/replace as needed.



14.7 Item 1(Picture)



14.10 Deterioration/hairline surface cracks noted at the sink, suggest repair/replace as needed.

14.11 The hot side sink faucet is inoperable, suggest review by a licensed plumber and repair/replace as needed.



14.11 Item 1(Picture)



14.12 Corrosion/stains noted at the sink drain(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



14.12 Item 1(Picture)



14.13 (1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

14.13 (2) The toilet continues to run, possible leaking/sticking flush flap system. Suggest review by a licensed plumbing for repair/replacement costs as needed.

14.14 Suggest caulking/grouting at countertop to backsplash to prevent any future water intrusion.



14.14 Item 1(Picture)

15. Primary Bathroom

Styles & Materials

Location:

Right side
Front

Floor Covering(s):

Tile

Doors:

Wood
Single pane
Tempered glass
Surface mounted slider

Tub & Surround:

Tile
Fibreglass

Shower & Surround:

Tile
Fibreglass
Wired safetglass doors

Countertop:

Cultured marble

GFCI Protection:

Yes

Heating source:

Heat lamp

Low flow toilet:

No

Low flow sink fixture(s):

UTD, no identification labelling

Low flow shower fixture(s):

Yes, 2.5 GPM maximum

Low flow tub faucet(s):

No, see comments

		IN	NI	NP	RR
15.0	Floors	•			
15.1	Walls	•			
15.2	Ceilings	•			
15.3	Doors	•			
15.4	Electrical				•
15.5	Exhaust Fan				•
15.6	Heating	•			
15.7	Tub & Surround	•			
15.8	Tub Faucet				•
15.9	Shower & Surround	•			
15.10	Shower Enclosure	•			
15.11	Shower Faucet				•
15.12	Sink(s)				•
15.13	Sink Faucet(s)				•
15.14	Traps/Drains & Supply				•
15.15	Toilets(s)				•
15.16	Counter/Cabinets	•			
		IN	NI	NP	RR

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

Comments:

15.0 Floor slope and uneven flooring noted.

15.4 (1) Various light fixtures were inoperable, possible bulbs out and/or a faulty fixture. Suggest review with a licensed electrician for any repair/replacement costs and confirm correct operation as needed.

15.4 (2) The outlet cover(s) are missing at various areas. Suggest installation for safety.



15.4 Item 1(Picture)

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

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

15.8 The tub/shower faucet area was not tested as per the tenant due to active leakage to the unit below. Suggest review with the seller and/or a licensed plumber/contractor for any repair/removal/replacement costs as needed.



15.8 Item 1(Picture)

15.11 The tub/shower faucet area was not tested as per the tenant due to active leakage to the unit below. Suggest review with the seller and/or a licensed plumber/contractor for any repair/removal/replacement costs as needed.

15.12 (1) Hairline surface cracks noted at the sink, suggest repair/replace as needed.



15.12 Item 1(Picture)

15.12 (2) The sink stoppers are faulty/inoperable, suggest repair/replace as needed.

15.13 Unable to test the sink faucets at this area as the water was turned off. Suggest review with seller and/or a licensed plumber for any repair/replacement costs as needed.



15.13 Item 1(Picture)



15.13 Item 2(Picture)

15.14 Corrosion/stains noted at the sink drain(s), suggest review by a licensed plumber for any repair/ replacement costs as needed.



15.14 Item 1(Picture)

15.15 (1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

15.15 (2) The toilet continues to run, possible leaking/sticking flush flap system. Suggest review by a licensed plumbing for repair/replacement costs as needed.

16. Entry

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

Floor Covering(s):

Carpet

Doors:

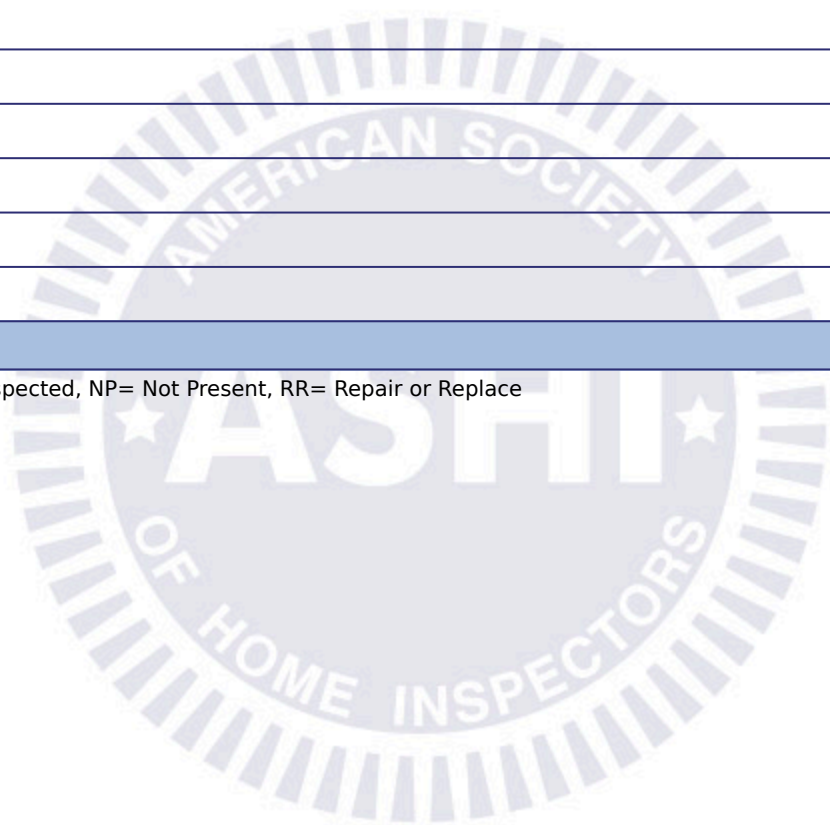
Wood

Closet/Cabinetry:

Wood

		IN	NI	NP	RR
16.0	Floors	•			
16.1	Walls	•			
16.2	Ceilings	•			
16.3	Doors				•
16.4	Electrical	•			
16.5	Closets/Cabinets	•			
		IN	NI	NP	RR

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



Comments:

16.0 Floor slope and uneven flooring noted.

16.3 The secondary front door upper latch is stuck in place (due to a screw) and the lower latch was inoperable due to the threshold has not been drilled as required. Suggest review with a licensed contractor for any repair costs and confirm correct operation/locking as needed.



16.3 Item 1(Picture)

17. Living Room

Styles & Materials

Floor Covering(s):

Carpet

Doors:

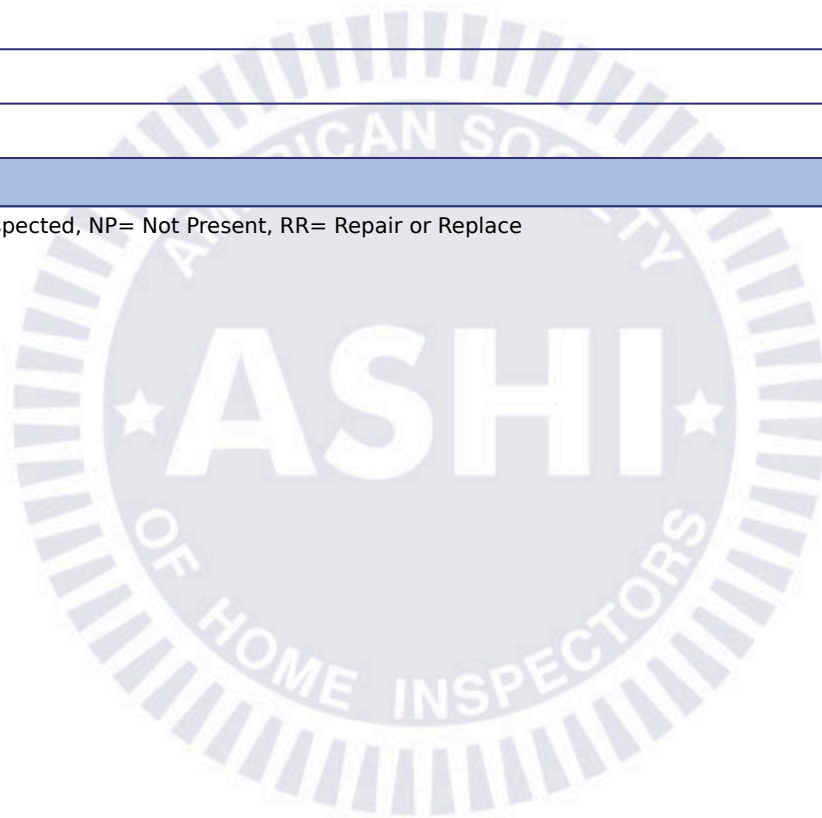
Aluminum
 Single pane
 UTD Tempered glass

Window Types:

Aluminum
 Single pane

		IN	NI	NP	RR
17.0	Floors	•			
17.1	Walls	•			
17.2	Ceilings	•			
17.3	Doors				•
17.4	Windows	•			
17.5	Electrical	•			
17.6	Comments				•
		IN	NI	NP	RR

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



Comments:

17.0 Floor slope and uneven flooring noted.

17.2 Settling cracks and patching noted.

17.3 (1) The sliding door is difficult to operate, suggest repair/replace as needed.

17.3 (2) The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed..

17.6 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.



17.6 Item 1(Picture)

18. Dining Room

Styles & Materials

Floor Covering(s):

Carpet

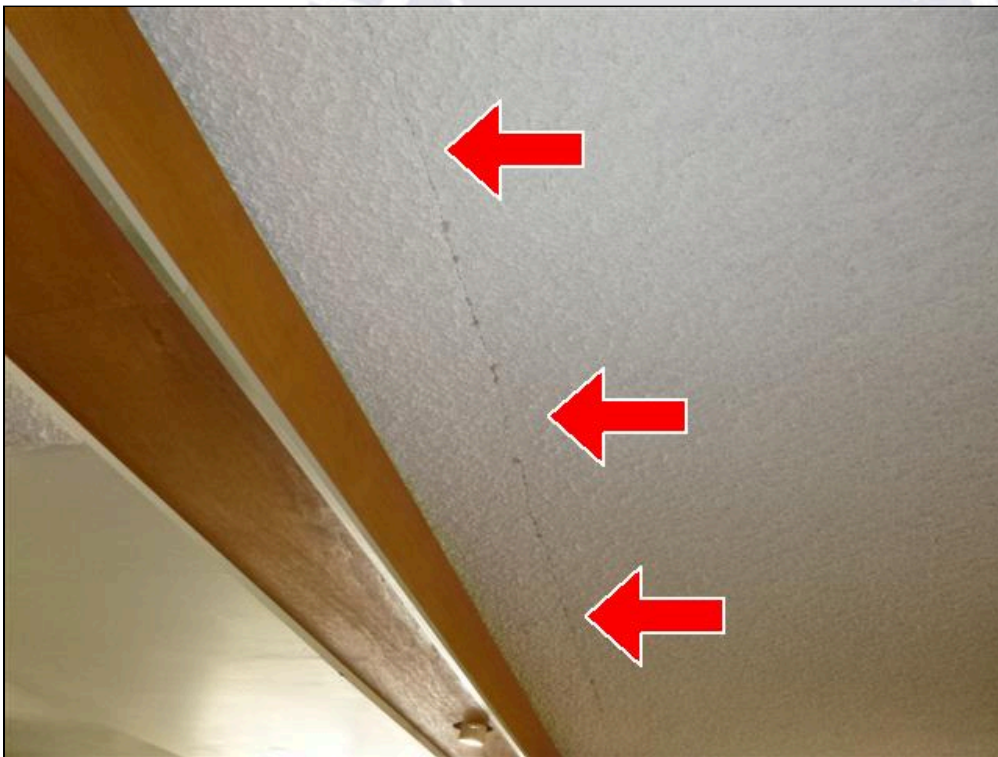
		IN	NI	NP	RR
18.0	Floors	•			
18.1	Walls	•			
18.2	Ceilings				•
18.3	Electrical	•			
		IN	NI	NP	RR

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

Comments:

18.0 Floor slope and uneven flooring noted.

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



18.2 Item 1(Picture)

19. Enclosed Patio/Balcony Area

Styles & Materials

Location:

Right side
Rear

Floor Covering(s):

Carpet

Doors:

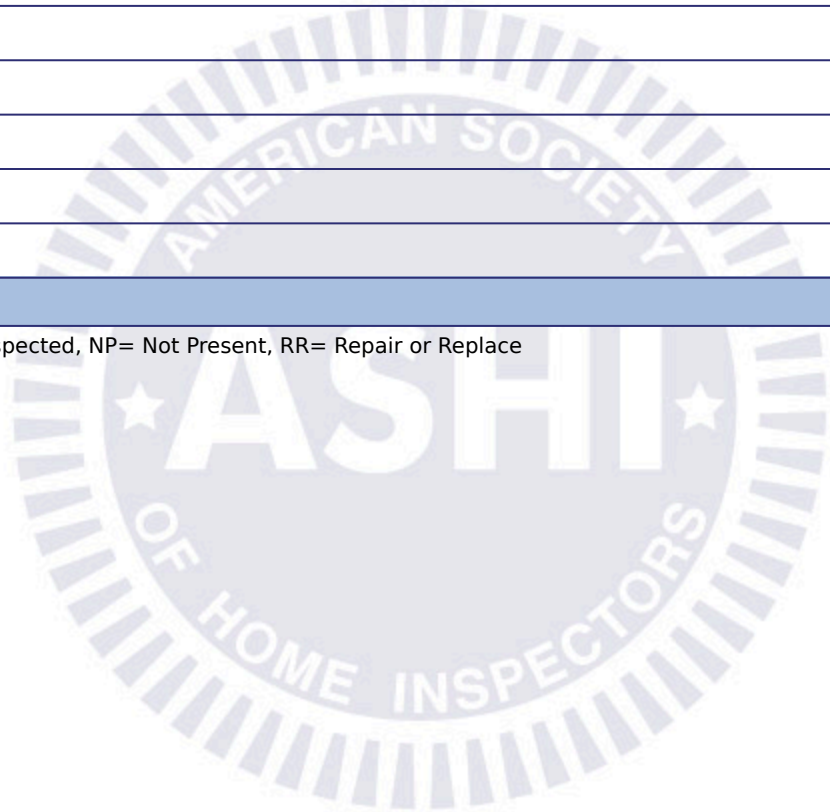
Aluminum
Single pane
UTD Tempered glass

Window Types:

Aluminum
Single pane

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

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



Comments:

19.3 The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.



19.3 Item 1(Picture)

19.6 (1) This area/room appears to be the original patio/balcony area that has been enclosed. Suggest review with the seller/association and/or the city on this area as needed.



19.6 Item 1(Picture)



19.6 (2) The spacing between the guardrails/newel posts are larger than current requirements, this is a potential safety hazard for a young/small child or animal. Suggest review with the association and/or a licensed contractor for costs to reduce the spacing at the railings/newel post to enhance safety and as per current requirements as an upgrade (currently a 4" inch spacing).



19.6 Item 2(Picture)



19.6 (3) 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.



19.6 Item 3(Picture)



20. Enclosed Patio/Balcony Area #2

Styles & Materials

Location:

Left side
Rear

Floor Covering(s):

Carpet

Doors:

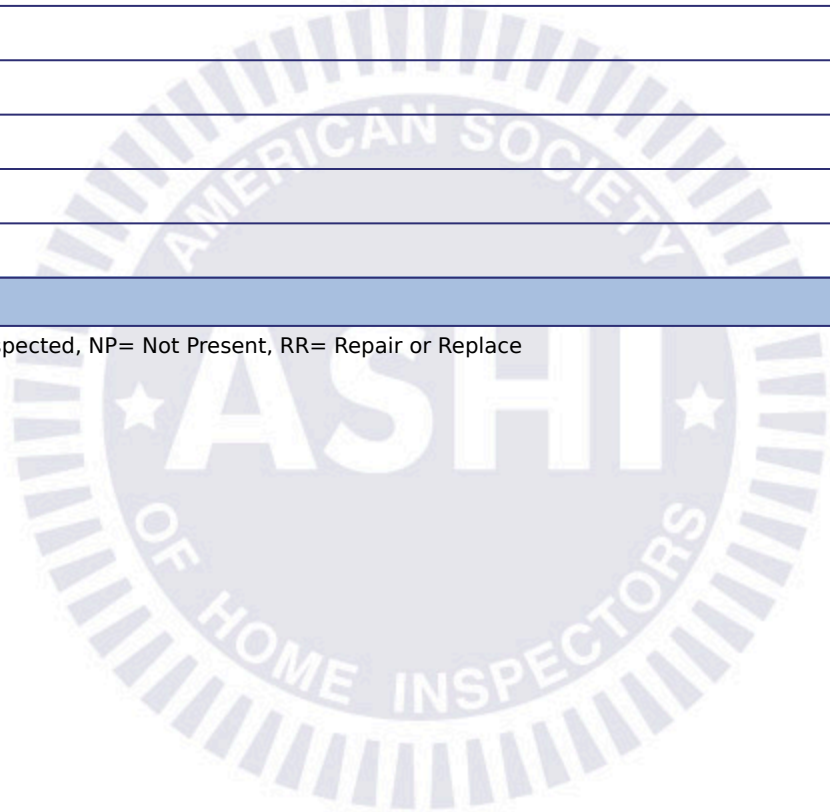
Aluminum
Single pane
UTD Tempered glass

Window Types:

Aluminum
Single pane

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

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



Comments:

20.0 Excessive wood deterioration, soft areas and movement noted at this area (this is a potential safety hazard). Suggest review with the seller/association and/or a licensed contractor for any repair/removal/replacement costs as needed.



20.0 Item 1(Picture)

20.3 The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.

20.6 (1) This area/room appears to be the original patio/balcony area that has been enclosed. Suggest review with the seller/association and/or the city on this area as needed.



20.6 Item 1(Picture)

20.6 (2) 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.



20.6 Item 2(Picture)



20.6 (3) The spacing between the guardrails/newel posts are larger than current requirements, this is a potential safety hazard for a young/small child or animal. Suggest review with the association and/or a licensed contractor for costs to reduce the spacing at the railings/newel post to enhance safety and as per current requirements as an upgrade (currently a 4" inch spacing).



20.6 Item 3(Picture)



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:

Right side
Center
Off bedroom(s)

Floor Covering(s):

Carpet

Doors:

Wood

Closet/Cabinetry:

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 Detectors				•
		IN	NI	NP	RR

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

Comments:

21.0 Floor slope and uneven flooring noted.

21.1 Settling cracks and patching noted.

21.6 (1) No smoke alarm is currently installed at this area as required. Suggest installation outside each bedroom/sleeping area and on every level of the home 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.

21.6 (3) The expected life span of a smoke detector/alarm is generally 10 years and a carbon monoxide detector/alarm is around 6/10 years. As per the manufacturer, the smoke/carbon monoxide detectors/alarms should be tested every month and the batteries should be replaced every year in a

smoke detector/alarm and every six months in a carbon monoxide detector/alarm. Please be aware that testing/replacing both of the smoke/carbon monoxide detectors/alarms regularly is strongly recommended as the test button does not confirm that the device/sensor is working correctly, only the alarm.



22. Bedroom #1

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:

Center
Rear

Floor Covering(s):

Carpet

Doors:

Wood
Aluminum
Single pane
UTD Tempered glass

Closet/Cabinetry:

Mirror sliding doors

Smoke alarms:

No, see comments

		IN	NI	NP	RR
22.0	Floors	•			
22.1	Walls	•			
22.2	Ceilings	•			
22.3	Doors				•
22.4	Electrical	•			
22.5	Closet/Wardrobe(s)				•
22.6	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 noted.

22.3 (1) The sliding door is difficult to operate, suggest repair/replace as needed.

22.3 (2) The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.



22.3 Item 1(Picture)

22.5 The closet mirror doors are loose on the frames, this is a potential safety hazard. Suggest repair/replace as needed.

22.6 No smoke alarm is currently installed at this area, suggest installation to enhance safety and as required by the State of California.

23. Primary Bedroom

Styles & Materials

Location:

Right side
Rear

Floor Covering(s):

Carpet

Doors:

Wood
Aluminum
Single pane
UTD Tempered glass

Closet/Cabinetry:

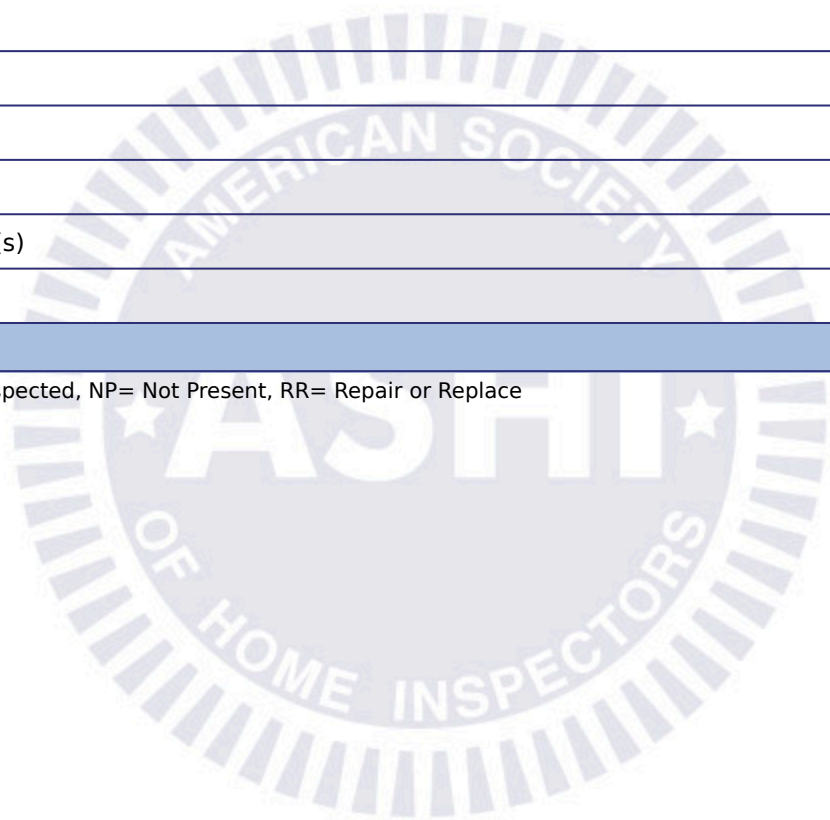
Multiple closets/cabinets
Mirror sliding doors

Smoke alarms:

No, see comments

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

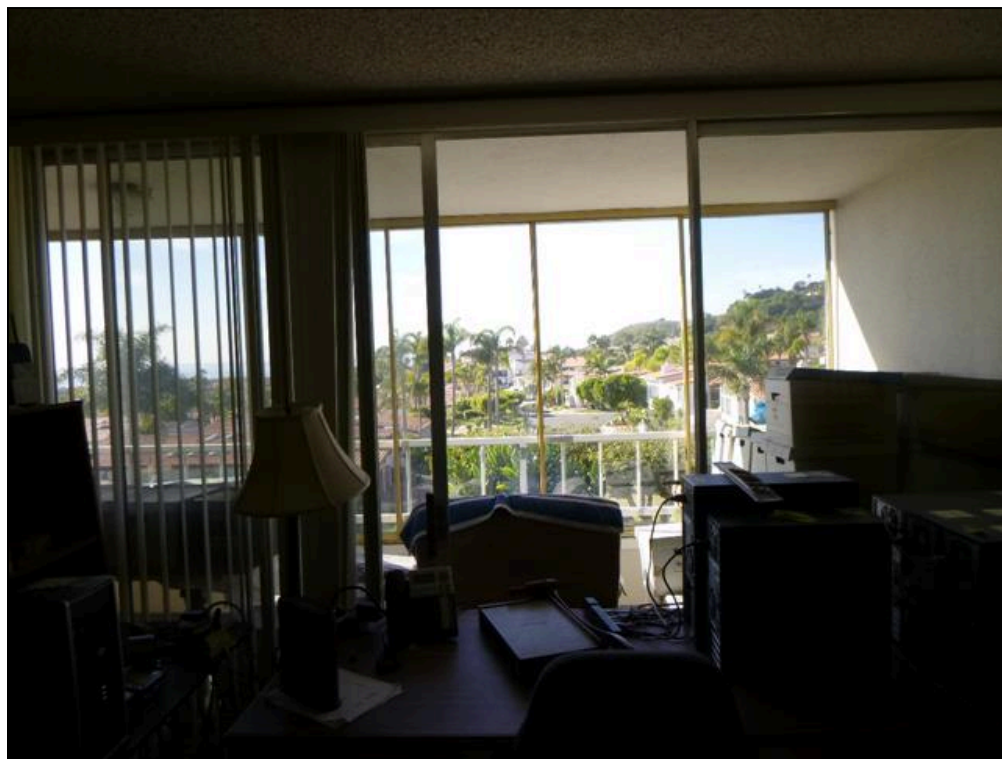
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



Comments:

23.0 Floor slope and uneven flooring noted.

23.3 The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.



23.3 Item 1(Picture)

23.5 The closet mirror doors are loose on the frames, this is a potential safety hazard. Suggest repair/replace as needed.

23.6 No smoke alarm is currently installed at this area, suggest installation to enhance safety and as required by the State of California.



INVOICE

Ferguson Home Inspections
318 Avenue I # 673
Redondo Beach, CA 90277
Inspected By: Paul

Inspection Date: 12/10/2024
Report ID: 12102024CoastsideDr

Customer Info:	Inspection Property:
Darryl Wiedmann & Jean Fuller	32646 Coastside Dr #303/C Rancho Palos Verdes CA 90275
Customer's Real Estate Professional: John Duston	

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo/Townhouse Sq Ft 1,501 - 2,000	525.00	1	525.00
			Tax \$0.00
			Total Price \$525.00

Payment Method: Check#13330
Payment Status: Paid
Note:

General Summary



Ferguson Home Inspections

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 - Common area



1.1 Walkways

Repair or Replace

The spacing between the guardrails/newel posts are larger than current requirements, this is a potential safety hazard for a young/small child or animal. Suggest review with the association and/or a licensed contractor for costs to reduce the spacing at the railings/newel post to enhance safety and as per current requirements as an upgrade (currently a 4" inch spacing).



1.1 Item 1(Picture)

4. Roofing - Common area

4.0 Roof

Repair or Replace

The roof coverings are old and deteriorated and are nearing the end of its useful life and the covering will need to be replaced. While it could last a year or so, some areas may need patching/repairs as leaks develop. Please review with the association and/or a licensed roofer to determine the remaining life expectancy and for costs to repair/remove and replace the existing roofing material as needed.



4.0 Item 1(Picture)

9. Electrical System

9.1 Service, Grounding Equipment, Main/Sub Panels

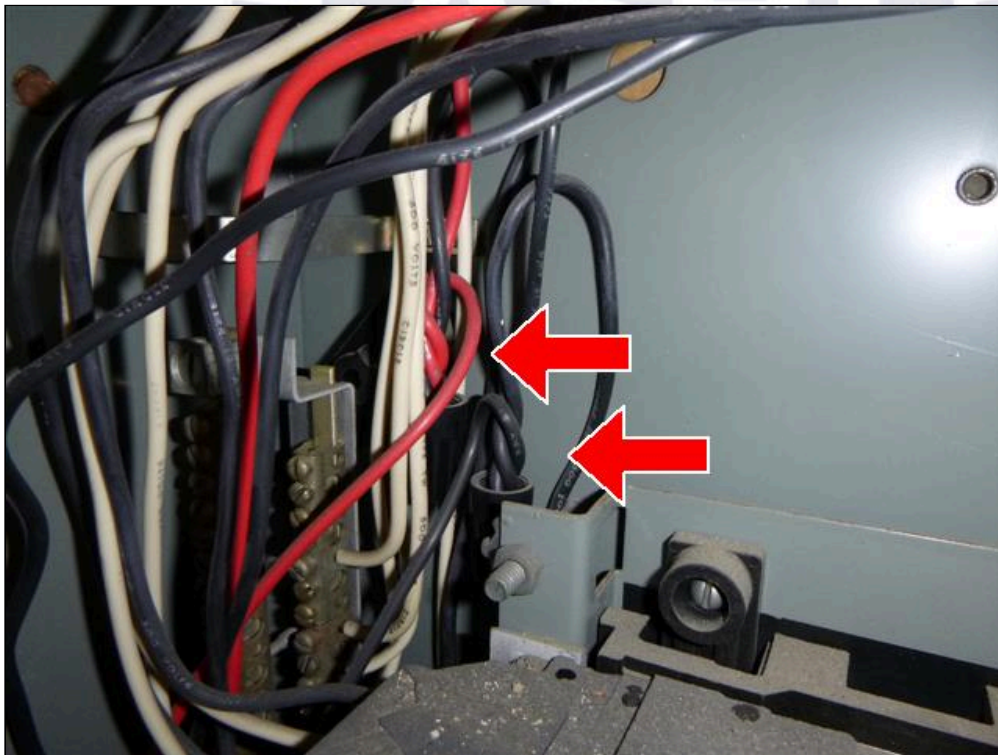
Repair or Replace

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



9.1 Item 1(Picture)

(2) Pigtailed circuit(s) noted in the sub panel. This condition can add to the load of the affected electrical circuits causing a possible overload and tripping the breakers (Ideally, circuits should be independently protected). Suggest review by a licensed electrician for any repair/replacement costs as required for safety.



9.1 Item 2(Picture)

10. Plumbing System

10.0 Plumbing Water Supply and Distribution System

Repair or Replace

(1) 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.

(2) 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

11. Sewer/Waste System

11.0 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.

12. Water Heater

12.0 Water Heater

Repair or Replace

(2) 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.

(3) No earthquake seismic straps are installed at the water heater as required. Suggest installation of two seismic straps as required by the State of California for safety.



12.0 Item 2(Picture)

(4) A spill pan is currently installed under the water heater but the inspector was unable to visually confirm any drainage connection to the exterior at the time of the inspection. Suggest review with the seller and/or a licensed plumber for confirmation as needed



12.0 Item 3(Picture)

(5) 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.

13. Kitchen

13.4 Screens

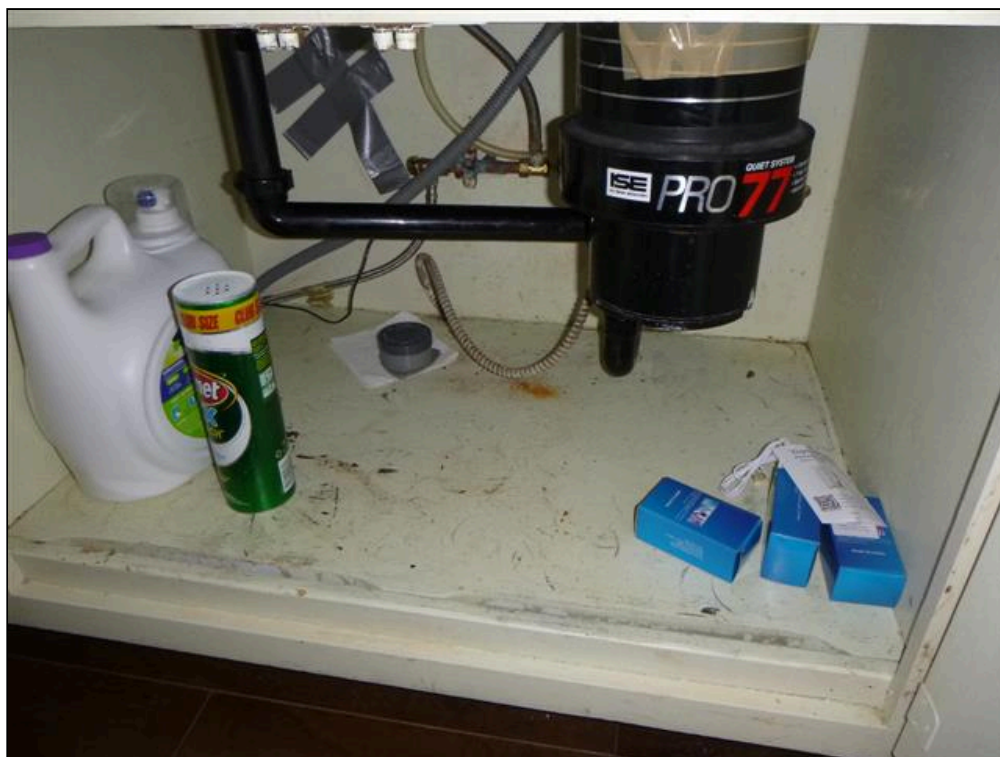
Repair or Replace

The window screen(s) are missing, suggest replacing as needed.

13.5 Cabinets

Repair or Replace

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



13.5 Item 1(Picture)

13.6 Counter Tops

Repair or Replace

Deteriorated and missing grout noted at various areas of the tile countertop, suggest repair/replace as needed.

13.7 Electrical

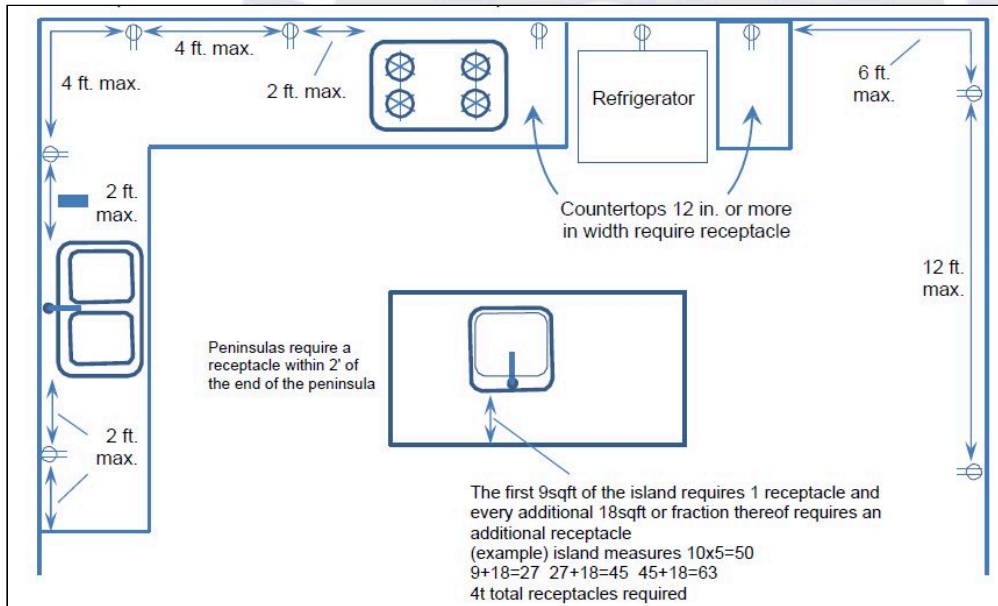
Repair or Replace

(1) Various light fixtures were inoperable, possible bulbs out and/or a faulty fixture. Suggest review with a licensed electrician for any repair/replacement costs and confirm correct operation as needed.
(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.



13.7 Item 1(Picture)

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



13.7 Item 2(Picture) Kitchen outlets



13.7 Item 3(Picture)



13.7 Item 4(Picture)

13.9 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.



13.9 Item 1(Picture)

13.11 Dishwasher

Repair or Replace

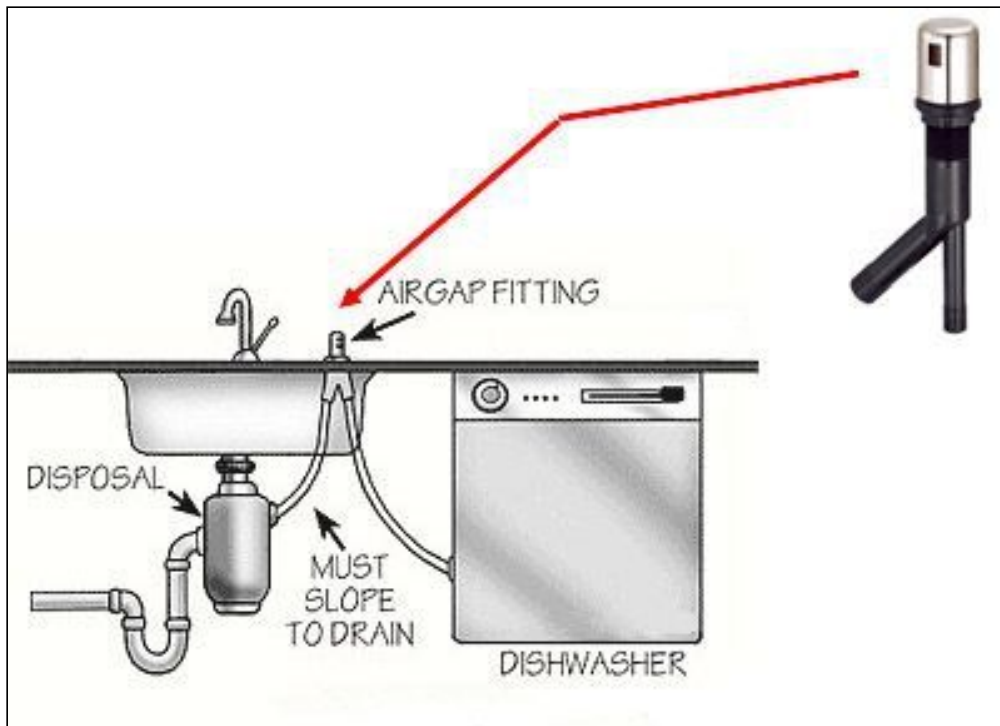
(1) The dishwasher was inoperable at the time of the inspection. Suggest review with a licensed appliance company for repair/replacement costs and confirm correct operation as needed.



13.11 Item 1(Picture)

(2) There is no air gap installed for the dishwasher as required, the system currently drains directly into the disposal. Suggest review by a licensed plumber for costs to install the air gap and drain as

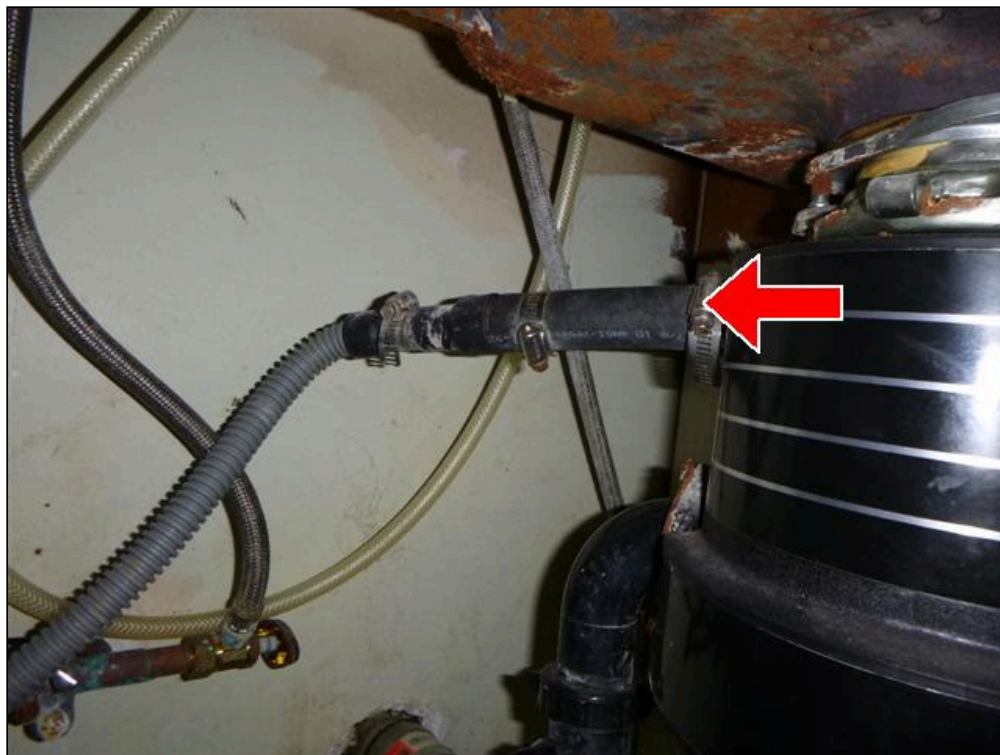
required by the State of California.



13.11 Item 2(Picture) Dishwasher air gap



13.11 Item 3(Picture)



13.11 Item 4(Picture)

13.12 Food Waste Disposal

Repair or Replace

The food disposal unit bearing is excessively noisy. Suggest review with a licensed plumber for any repair/replacement costs as needed.

13.13 Ranges/Ovens/Cooktops

Repair or Replace

The oven system was inoperable at the time of the inspection. Suggest review with the seller and/or a licensed contractor for repair/replacement costs and confirm correct operation as needed.



13.13 Item 1(Picture)

13.14 Range Hood (s)

Repair or Replace

The range/hood vent is inoperable at the time of the inspection, suggest review with a licensed contractor and repair/replace as required for safety.



13.14 Item 1(Picture)

14. Hallway Bathroom**14.5 Exhaust Fan****Repair or Replace**

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

14.7 Shower & Surround**Repair or Replace**

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



14.7 Item 1(Picture)

14.10 Sink(s)**Repair or Replace**

Deterioration/hairline surface cracks noted at the sink, suggest repair/replace as needed.

14.11 Sink Faucet(s)**Repair or Replace**

The hot side sink faucet is inoperable, suggest review by a licensed plumber and repair/replace as needed.

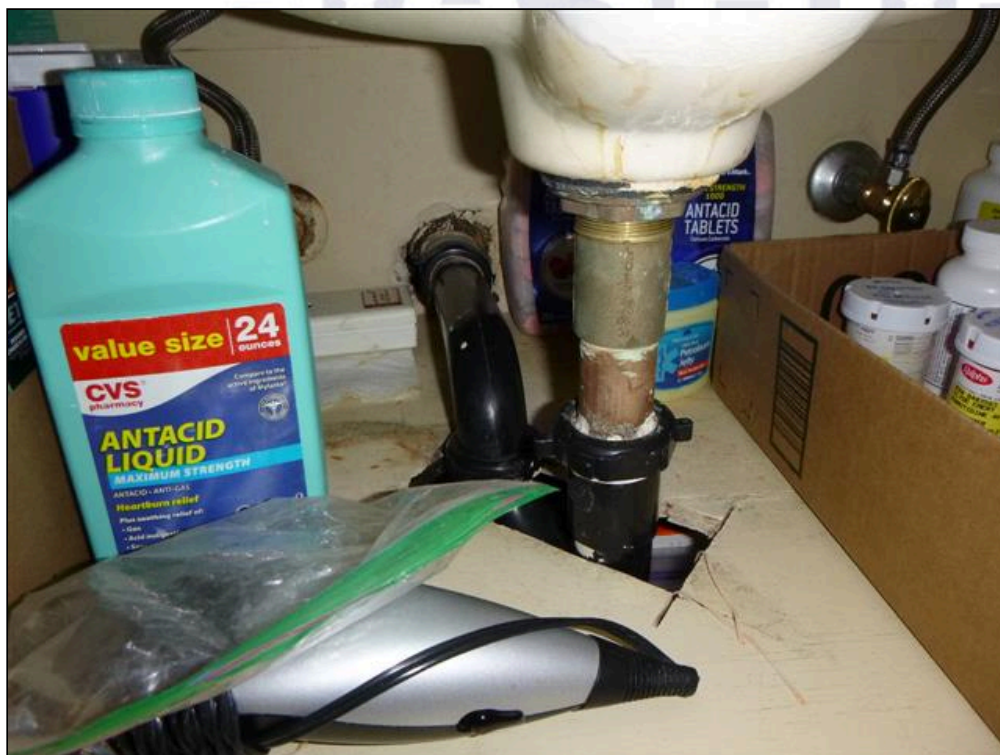


14.11 Item 1(Picture)

14.12 Traps/Drains & Supply

Repair or Replace

Corrosion/stains noted at the sink drain(s), no leaking noted at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



14.12 Item 1(Picture)

14.13 Toilets(s)

Repair or Replace

(1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

(2) The toilet continues to run, possible leaking/sticking flush flap system. Suggest review by a licensed plumbing for repair/replacement costs as needed.

14.14 Counter/Cabinets**Repair or Replace**

Suggest caulking/grouting at countertop to backsplash to prevent any future water intrusion.



14.14 Item 1(Picture)

15. Primary Bathroom**15.4 Electrical****Repair or Replace**

(1) Various light fixtures were inoperable, possible bulbs out and/or a faulty fixture. Suggest review with a licensed electrician for any repair/replacement costs and confirm correct operation as needed.

(2) The outlet cover(s) are missing at various areas. Suggest installation for safety.



15.4 Item 1(Picture)

15.5 Exhaust Fan

Repair or Replace

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

15.8 Tub Faucet

Repair or Replace

The tub/shower faucet area was not tested as per the tenant due to active leakage to the unit below. Suggest review with the seller and/or a licensed plumber/contractor for any repair/removal/replacement costs as needed.



15.8 Item 1(Picture)

15.11 Shower Faucet

Repair or Replace

The tub/shower faucet area was not tested as per the tenant due to active leakage to the unit below. Suggest review with the seller and/or a licensed plumber/contractor for any repair/removal/replacement costs as needed.

15.12 Sink(s)

Repair or Replace

(1) Hairline surface cracks noted at the sink, suggest repair/replace as needed.



15.12 Item 1(Picture)

(2) The sink stoppers are faulty/inoperable, suggest repair/replace as needed.

15.13 Sink Faucet(s)

Repair or Replace

Unable to test the sink faucets at this area as the water was turned off. Suggest review with seller and/or a licensed plumber for any repair/replacement costs as needed.



15.13 Item 1(Picture)



15.13 Item 2(Picture)

15.14 Traps/Drains & Supply

Repair or Replace

Corrosion/stains noted at the sink drain(s), suggest review by a licensed plumber for any repair/ replacement costs as needed.



15.14 Item 1(Picture)

15.15 Toilets(s)

Repair or Replace

(1) The existing toilet is not a low-flow system as required. Suggest review with a licensed plumber for costs to replace the existing toilet with a low flow toilet (1.6 GPF Maximum) as required by the State of California as of January 1st, 2017.

(2) The toilet continues to run, possible leaking/sticking flush flap system. Suggest review by a licensed plumbing for repair/replacement costs as needed.

16. Entry**16.3 Doors****Repair or Replace**

The secondary front door upper latch is stuck in place (due to a screw) and the lower latch was inoperable due to the threshold has not been drilled as required. Suggest review with a licensed contractor for any repair costs and confirm correct operation/locking as needed.



16.3 Item 1(Picture)

17. Living Room**17.3 Doors****Repair or Replace**

(1) The sliding door is difficult to operate, suggest repair/replace as needed.

(2) The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed..

17.6 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.



17.6 Item 1(Picture)

18. Dining Room

18.2 Ceilings

Repair or Replace

Settling cracks and patching noted, suggest repair as needed.



18.2 Item 1(Picture)

19. Enclosed Patio/Balcony Area**19.3 Doors****Repair or Replace**

The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.



19.3 Item 1(Picture)

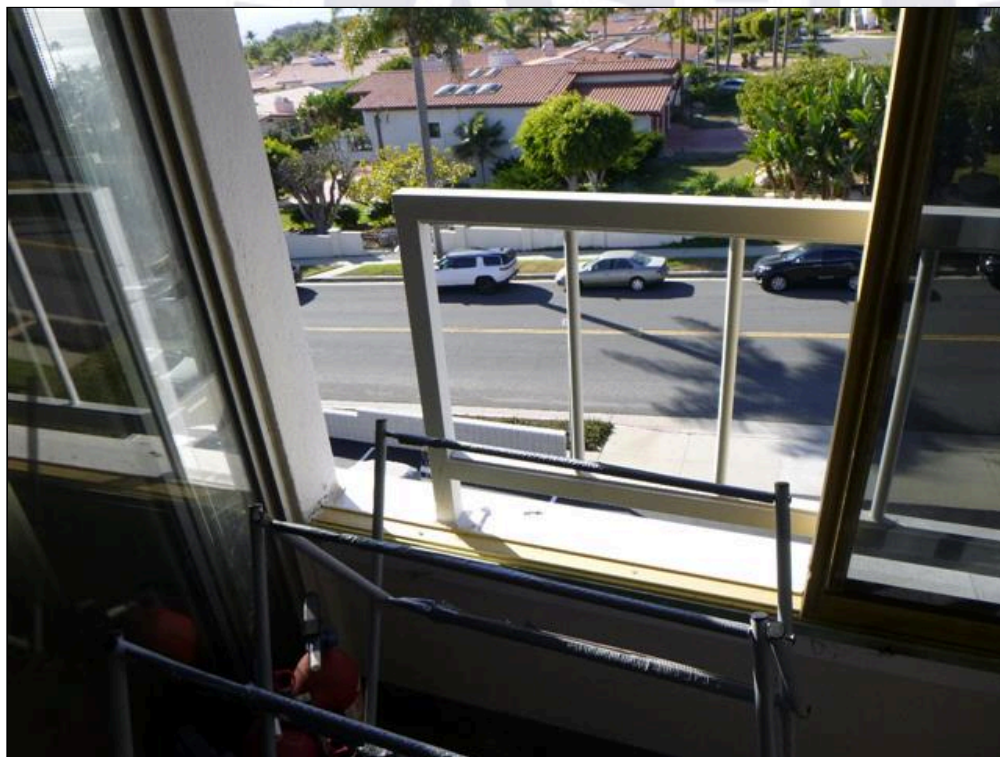
19.6 Comments**Repair or Replace**

(1) This area/room appears to be the original patio/balcony area that has been enclosed. Suggest review with the seller/association and/or the city on this area as needed.



19.6 Item 1(Picture)

(2) The spacing between the guardrails/newel posts are larger than current requirements, this is a potential safety hazard for a young/small child or animal. Suggest review with the association and/or a licensed contractor for costs to reduce the spacing at the railings/newel post to enhance safety and as per current requirements as an upgrade (currently a 4" inch spacing).



19.6 Item 2(Picture)

(3) 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.



19.6 Item 3(Picture)

20. Enclosed Patio/Balcony Area #2

20.0 Floors

Repair or Replace

Excessive wood deterioration, soft areas and movement noted at this area (this is a potential safety hazard). Suggest review with the seller/association and/or a licensed contractor for any repair/removal/replacement costs as needed.



20.0 Item 1(Picture)

20.3 Doors

Repair or Replace

The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.

20.6 Comments

Repair or Replace

(1) This area/room appears to be the original patio/balcony area that has been enclosed. Suggest review with the seller/association and/or the city on this area as needed.



20.6 Item 1(Picture)

(2) 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.



20.6 Item 2(Picture)

(3) The spacing between the guardrails/newel posts are larger than current requirements, this is a potential safety hazard for a young/small child or animal. Suggest review with the association and/or a licensed contractor for costs to reduce the spacing at the railings/newel post to enhance safety and as per current requirements as an upgrade (currently a 4" inch spacing).



20.6 Item 3(Picture)

21. Hallway

21.6 Smoke & Carbon Monoxide Detectors

Repair or Replace

(1) No smoke alarm is currently installed at this area as required. Suggest installation outside each bedroom/sleeping area and on every level of the home 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

22.3 Doors

Repair or Replace

(1) The sliding door is difficult to operate, suggest repair/replace as needed.

(2) The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.



22.3 Item 1(Picture)

22.5 Closet/Wardrobe(s)

Repair or Replace

The closet mirror doors are loose on the frames, this is a potential safety hazard. Suggest repair/replace as needed.

22.6 Smoke Alarms

Repair or Replace

No smoke alarm is currently installed at this area, suggest installation to enhance safety and as required by the State of California.

23. Primary Bedroom

23.3 Doors

Repair or Replace

The inspector was unable to determine/verify if the glass sliding door(s) are tempered safety glass (no etching/labelling was visible at the doors at this area). Windows and doors with glass 18 inches off the floor/deck area and/or windows within doors should have safety glass. Suggest review with a licensed contractor for possible costs to upgrade/install safety glass/film as needed.



23.3 Item 1(Picture)

23.5 Closet/Wardrobe(s)

Repair or Replace

The closet mirror doors are loose on the frames, this is a potential safety hazard. Suggest repair/replace as needed.

23.6 Smoke Alarms

Repair or Replace

No smoke alarm is currently installed at this area, 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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