



Titus
Inspections

Inspection Report

Rashad Gordon

Property Address:
510 Harkness Ln
Redondo Beach CA 90278



Titus Inspections

**Dean Nielsen
711 Meyer Lane
Redondo Beach Ca 90278
310-427-5197**



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General Info

Property Address 510 Harkness Ln Redondo Beach CA 90278	Date of Inspection 7/3/2023	Report ID 230714-02
Customer(s) Rashad Gordon	Time of Inspection 12:00 PM	Real Estate Agent Laura Felix

Inspection Details

Style of Home: Single Family, Townhome	Home Faces: West	Age Of Home: Built in 1976, Over 25 Years
Square Footage: 1,621	Weather: Cloudy	Temperature: Over 70
Rain in last 3 days: No	Client Is Present: Yes	Home Occupied: No, Staged
Inspection Type: Real Estate Transaction		

Comment Key & Definitions

Comment Key or Definitions

The following are definitions of comment descriptions in 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.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or

further inspection.

Home was built prior to 1978. Homes built prior to 1978 may have building materials that contain Lead and/or Asbestos. This Home Inspection does not test for such materials. Inspector will note if suspect materials are in damaged condition at time of inspection. The only way to know if such materials used in home have Lead or Asbestos is to have an additional inspection by a qualified Environmental Specialist who takes physical samples and have the samples analyzed.

This condominium/townhome inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.*

1. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style:

Cement Stucco

Siding Material:

Masonry

Exterior Entry Doors:

Wood

Appurtenance:

Patio

Window Material:

Vinyl

Fence/Gate Material:

Wood

Retaining Wall:

Cinderblock

Walkways:

Concrete

Driveway:
Concrete
Shared access

		IN	NI	NP	RR
1.0	Wall Covering, Flashing and Trim	•			
1.1	Eaves Soffits and Fascia	•			
1.2	All Exterior Doors	•			
1.3	Windows (a representative number)	•			
1.4	Exterior Closet			•	
1.5	Adjacent Walkways and Driveways	•			
1.6	Stairs, Steps, Stoops, Stairways and Ramps	•			
1.7	Railings, Guards and Handrails	•			
1.8	Porches, Patios, Decks, Balconies and Carports	•			
1.9	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion	•			
		IN	NI	NP	RR

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The exterior of the home 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. 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.

2. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering type:

Asphalt Shingle Composition

Viewed roof covering from:

Drone

Gutter/Downspout Material:

Metal

Water Reclamation System:

None

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

None

Roof Structure:

2 X 6 Rafters

Roof-Type:

Hip

Method used to observe attic:

From entry

Attic info:

Attic access

		IN	NI	NP	RR
2.0	Roof Covering	•			
2.1	Gutters and Downspouts	•			
2.2	Flashing	•			
2.3	Vents, Skylights, Chimney, and other roof penetrations	•			
2.4	Roof Structure and Attic				•
		IN	NI	NP	RR

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Comments:

2.4 Firewall separation inside attic between units was not present. Recommend a qualified person install proper firewall separation as needed.



2.4 Item 1(Picture) Missing firewall separation, attic

The roof of the home 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

3. Garage

Styles & Materials

Garage Type:

Attached
Finished (drywall)

Auto-opener Manufacturer:

GENIE

Garage Door Type:

One automatic
Roll Up

Garage Door Material:

Metal
Insulated

Garage Surface:

Concrete
Epoxy Coating

Garage Window Material:

No garage window

Storage:

Yes

Number Of Parking Spaces:

Two

		IN	NI	NP	RR
3.0	Garage	•			
3.1	Garage Ceiling				•
3.2	Garage Walls (Including Firewall Separation)				•
3.3	Garage Floor				•
3.4	Garage Window (s)			•	
3.5	Garage Door (s)	•			
3.6	Occupant Door from Garage to inside of home	•			
3.7	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	NI	NP	RR

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Comments:

3.1 Multiple repairs found on garage ceiling. No elevated moisture levels were found at time of inspection. Recommend a qualified person prep and paint ceiling as needed.

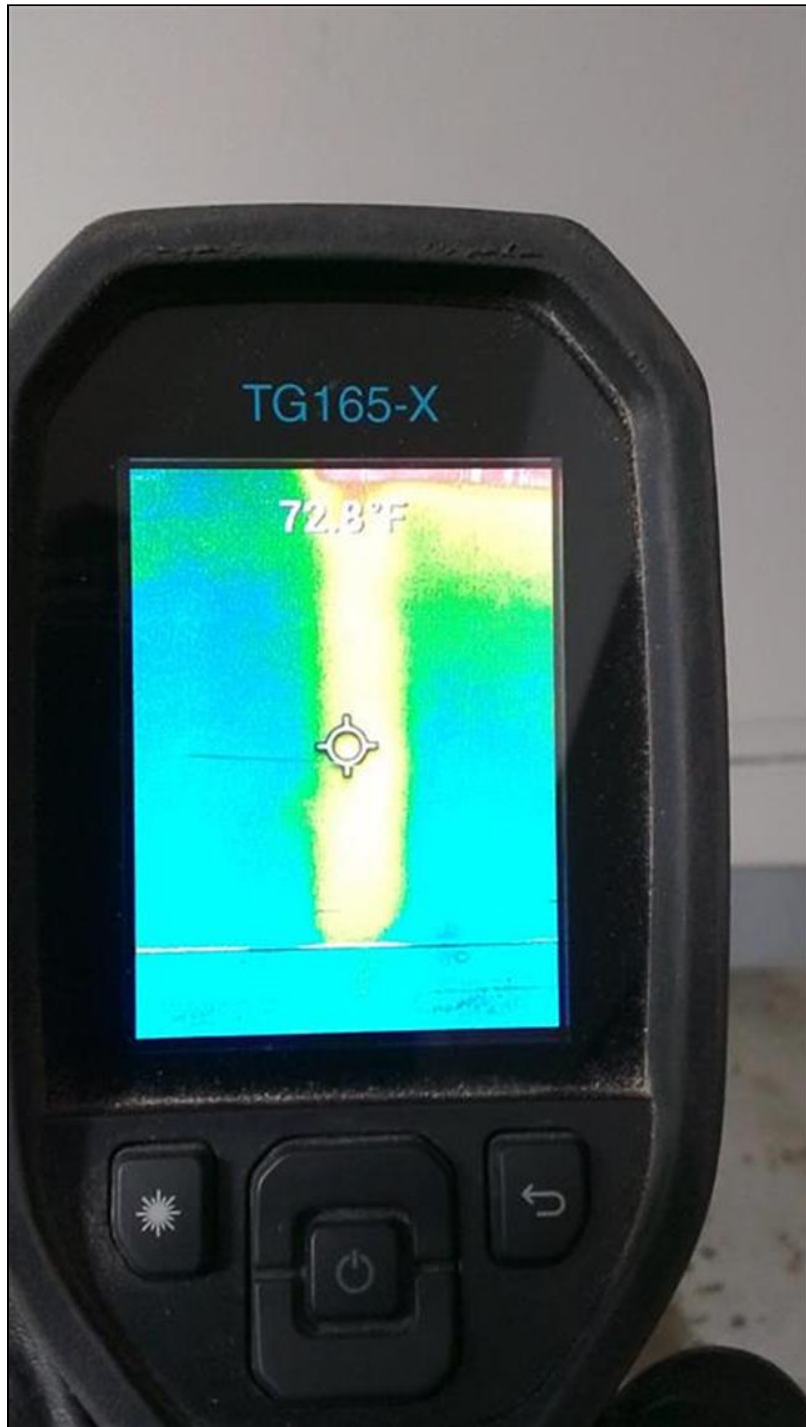


3.1 Item 1(Picture) Garage ceiling repairs

3.2 Signs of active leaking found inside the garage. Leaking from south wall, from second floor bathroom drain lines (see section 6.5.5). Water was found on garage surface and water stains on garage wall. Elevated moisture levels were found on south wall in multiple areas below drain line exiting from wall. Recommend a qualified person further inspect for repair or remediation recommendations.



3.2 Item 1(Picture) Signs of leaking, garage south wall



3.2 Item 2(Picture) Thermal imaging



3.2 Item 3(Picture) Elevated moisture levels



3.2 Item 4(Picture) Elevated moisture levels

3.3 Deteriorated surface paint on garage surface. Recommend a qualified person further inspect for repair, prep, and paint recommendations.



3.3 Item 1(Picture) Garage surface

4. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; 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; 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.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall
Acoustic (Popcorn)

Floor Covering(s):

Carpet
Vinyl

Window Types:

Thermal/Insulated
Double Pane
Sliders

Countertop:

Tile
Cultured marble

Wall Material:

Drywall

Bath Tub Material:

Steel
Tile

Window Manufacturer:

UNKNOWN

Shower Wall Material:

Tile

Interior Doors:

Hollow core

Cabinetry:

Wood

		IN	NI	NP	RR
4.0	Ceilings				•
4.1	Walls				•
4.2	Floors				•
4.3	Shower & Bath Floors/Walls				•
4.4	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails				•
4.5	Counters, Cabinets and Drawers				•
4.6	Doors				•
4.7	Windows	•			
4.8	Closets				•
		IN	NI	NP	RR

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Comments:

4.0 Acoustic ceiling throughout home. Acoustic (popcorn) ceiling has been known to contain asbestos. Ceiling is not in damaged condition and poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and test material to confirm if material contains asbestos prior to disturbing.

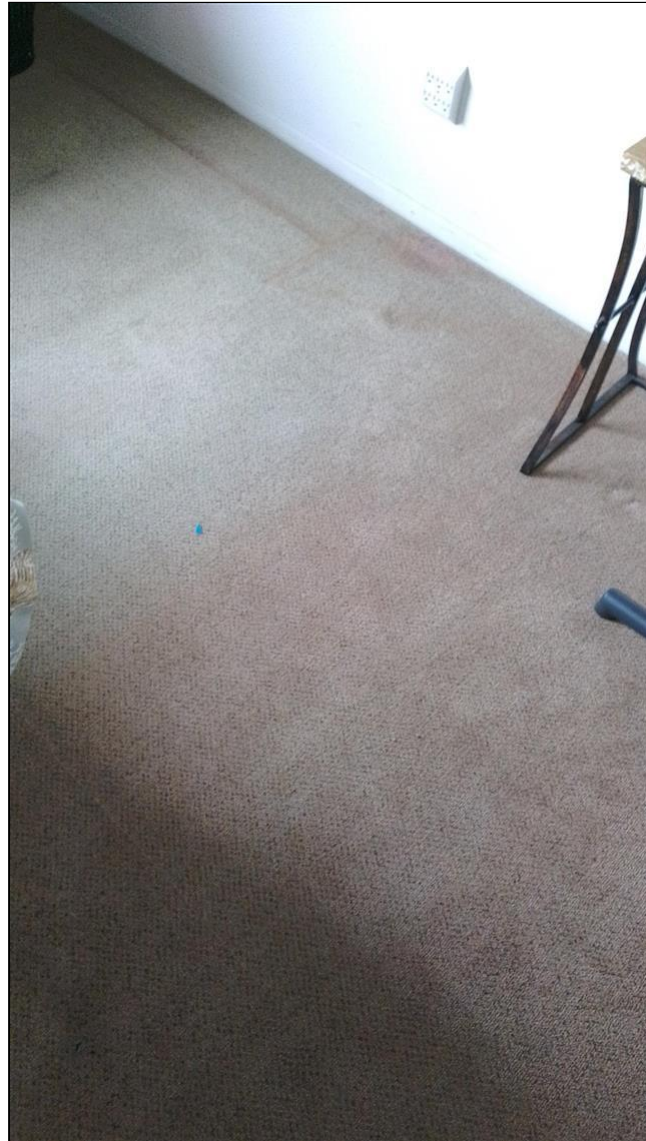
4.1 (1) Deteriorated paint on primary bedroom bathroom shower walls. Recommend a qualified person further inspect for repair, prep, and paint recommendations.



4.1 Item 1(Picture) Primary bed bath shower wall

4.1 (2) Multiple areas throughout home have minor marks and dents on walls. Recommend a qualified person prep and paint walls as needed.

4.2 (1) Carpet is dated and has discoloration and wear and tear in multiple areas throughout home. Recommend a qualified person further inspect for repair or replacement recommendations.



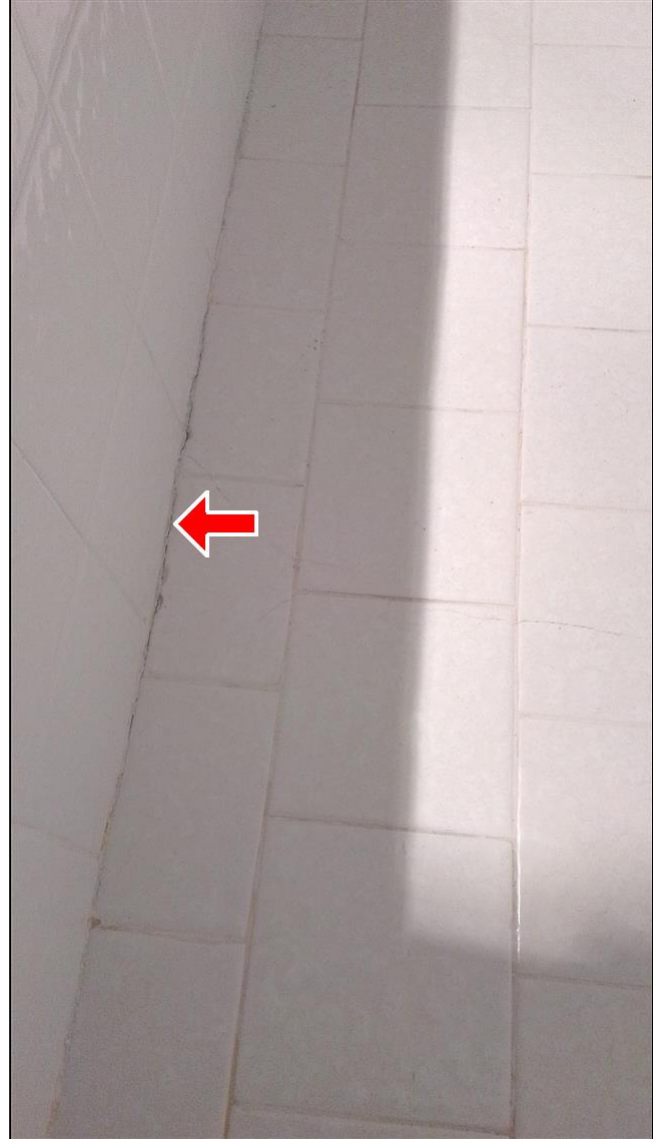
4.2 Item 1(Picture) Carpet

4.2 (2) Flooring throughout home has soft spots and squeaks in areas throughout. Recommend a qualified person further inspect for repair recommendations.

4.3 (1) Primary bedroom bathroom shower has deteriorated grout and cracked tile. No signs of leaking found at time of inspection. Recommend a qualified person further inspect for repair or replacement recommendations.



4.3 Item 1(Picture) Minor crack, primary bed bath shower



4.3 Item 2(Picture) Deteriorated grout, primary bed bath shower

4.3 (2) Second floor hall bathroom shower wall has cracked and deteriorated seal between bathtub and shower wall. Recommend a qualified person remove deteriorated seal and properly seal transition as needed.

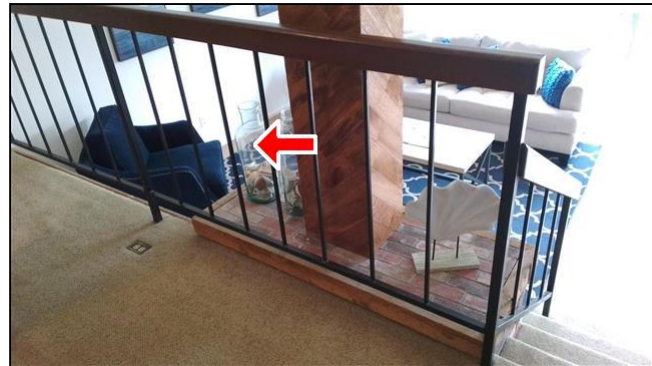


4.3 Item 3(Picture) Cracked and deteriorated seal, 2nd floor hall bathroom

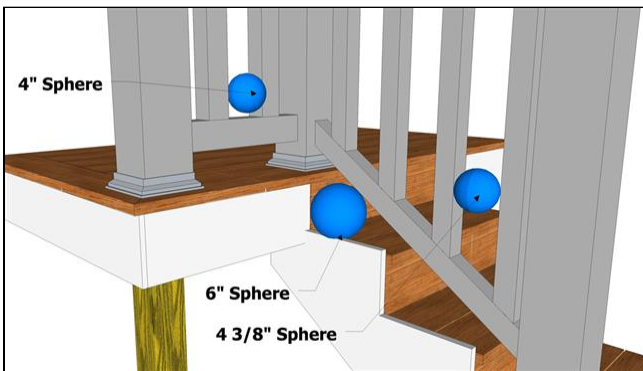
4.4 Balusters on stairwell railing and guard railing are spaced more than four inches apart. This is a safety issue. Spacing between balusters should be no more than four inches. Recommend a qualified person further inspect and repair as needed



4.4 Item 1(Picture) Stairwell railing



4.4 Item 2(Picture) Guard railing



4.4 Item 3(Picture) Spacing

4.5 Kitchen and bathroom cabinets and countertops are dated and have wear and tear. Doors are difficult to close. Recommend a qualified person further inspect for repair or replacement

recommendations.



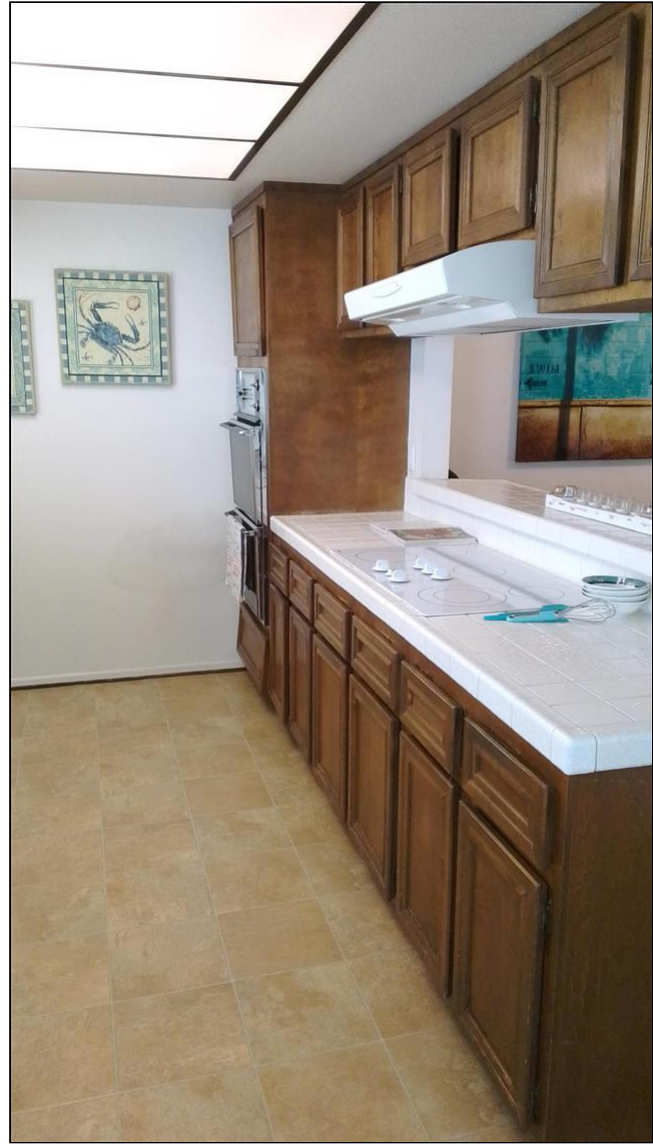
4.5 Item 1(Picture) 2nd floor hall bathroom, base cabinets



4.5 Item 2(Picture) 2nd floor primary bedroom bathroom base cabinets



4.5 Item 3(Picture) Kitchen cabinets



4.5 Item 4(Picture) Kitchen cabinets

4.6 Interior doors throughout home do not have door stops installed. Doors open and make contact with walls. Recommend installing door stops to prevent contact with walls and damage to walls. Install as needed.



4.6 Item 1(Picture) Missing door stop

4.8 Second floor northeast bedroom closet is missing hanger rod. Recommend a qualified person further inspect and install as needed.



4.8 Item 1(Picture) Missing hanger rod, 2nd floor NE bed closet

The interior of the home 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. The inspection did 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.

5. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Panel capacity:

100 AMP

Panel Type:

Circuit breakers
Main Breaker Panel

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex
Conduit

Solar Panels:

No

		IN	NI	NP	RR
5.0	Service Entrance Conductors, Service Drop	•			
5.1	Location of Main and Distribution panels	•			
5.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	•			
5.3	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage	•			
5.4	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)	•			
5.5	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	•			
5.6	All Ground Fault Circuit Interrupter Receptacles	•			
5.7	Smoke Detectors				•
5.8	Carbon Monoxide Detector				•
		IN	NI	NP	RR

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Comments:

5.1 Meter and main shut off to unit is located inside the electrical closet along the shared driveway.

Main distribution panel is located inside the garage on the south wall.



5.1 Item 1(Picture) Electric meter and main shut off



5.1 Item 2(Picture) Main distribution panel

5.3 Voltage at main distribution panel was 236.0 volts at time of inspection.



5.3 Item 1(Picture) Voltage

5.7 Missing smoke detectors in areas throughout home. Recommend a qualified person further inspect and install smoke detectors in designated areas as needed.

5.8 Missing carbon monoxide detectors in areas throughout home. Recommend a qualified person further inspect and install carbon monoxide detectors in designated areas as needed.

The electrical system of the home 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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.

6. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:

Building (HOA)

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

ABS
Cast iron

Washer Drain Size:

2" Diameter

Water Heater Power Source:

Shared water heating system (condo)

Water Heater Manufacture:

AMERICAN

Water Heater Capacity:

Recirculating Pump Present (Inspector does not test or confirm operation)
Extra Info : Shared 200 gallon

Water Heater Location:

Exterior closet

Water Heater Seismic Straps:

Yes

		IN	NI	NP	RR
6.0	Main Water supply shut-off valve (Describe location)	•			
6.1	Main Fuel Supply shut-off valve (Describe Location)	•			
6.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents	•			
6.3	Interior Water Supply, Fixtures, Faucets and Systems				•
6.4	Sinks, Toilets and Bath Tubs	•			
6.5	Drainage, Waste and Vent System				•
6.6	Interior Fuel Storage, Piping, Venting, Supports, Leaks	•			
		IN	NI	NP	RR

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Comments:

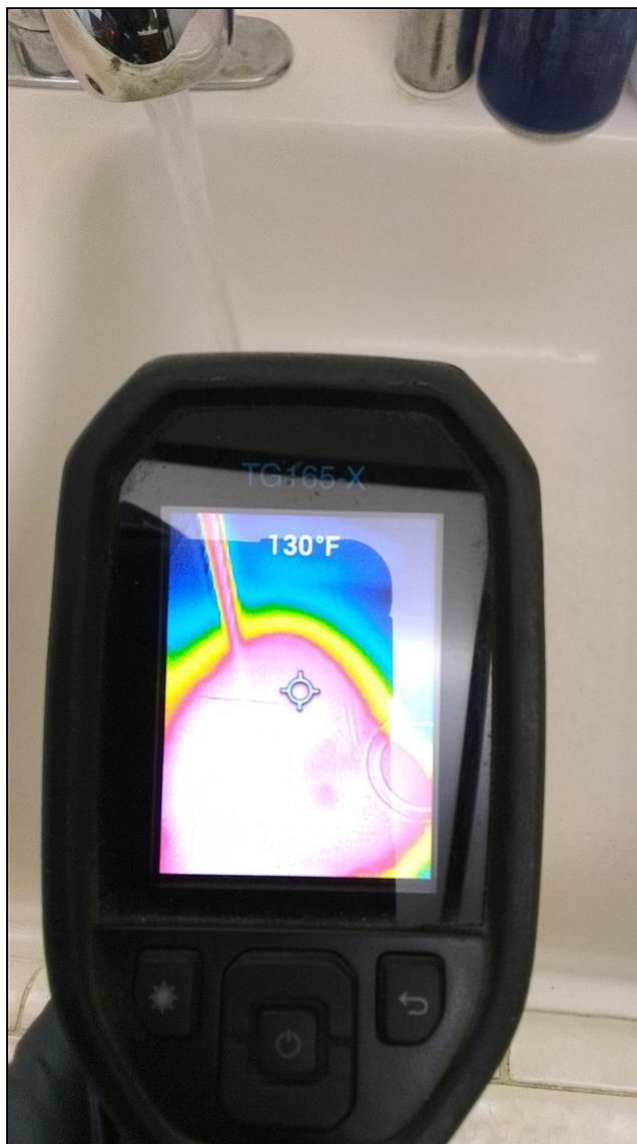
6.0 Main water shut off for building is located on the north side of complex.

Two additional shut offs were found on garage ceiling.

6.1 The gas meter and main shutoff for complex is located on the south side of complex.

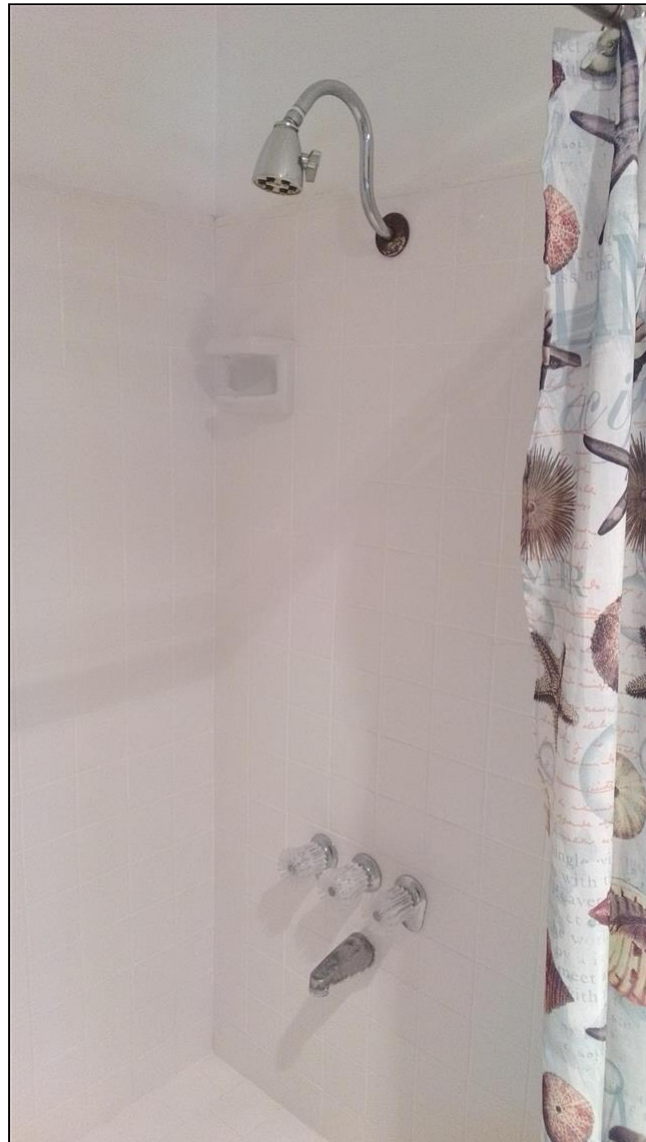
6.2 Hot water is provided by the building. Contact building management for issues in relation to hot water supply.

Hot water temperature was 130 degrees at time of inspection.



6.2 Item 1(Picture) Hot water temperature

6.3 (1) Water supply fixtures throughout home are dated and have scale and corrosion build up. Recommend a qualified person further inspect and thoroughly clean or replace as needed.



6.3 Item 1(Picture) Primary bed bath shower fixtures

6.3 (2) Second floor hall bathroom shower handheld sprayer did not mount properly to shower head fixture bracket. Recommend a qualified person further inspect for repair recommendations.



6.3 Item 2(Picture) 2nd floor hall bath shower head

6.3 (3) Water supply hose was cut off on washing machine water line valve in laundry closet. Unable to remove hose fitting. Rust and deterioration to fitting is present. Recommend a qualified person further inspect for repair or replacement recommendations.

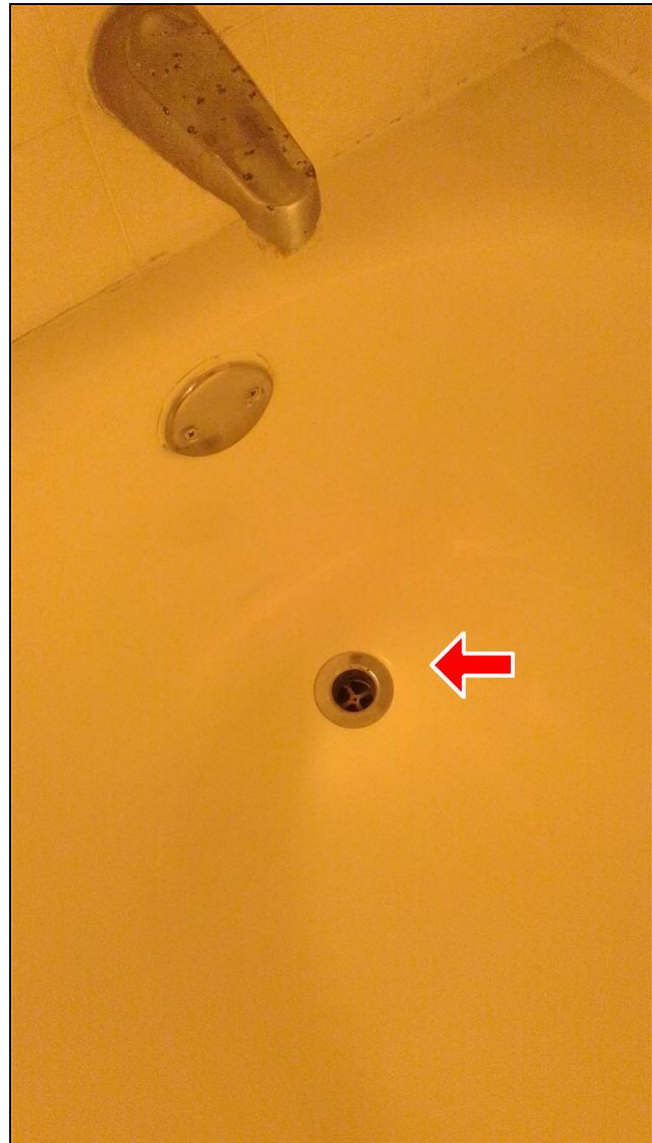


6.3 Item 3(Picture) Washer water supply, laundry closet

6.5 (1) Primary bedroom bath and second floor hall bath tub are missing a drain stop. Recommend a qualified person install drain stops to prevent foreign objects from entering into drain line and causing restriction. Replace as needed.



6.5 Item 1(Picture) Missing drain stop, primary bed bath



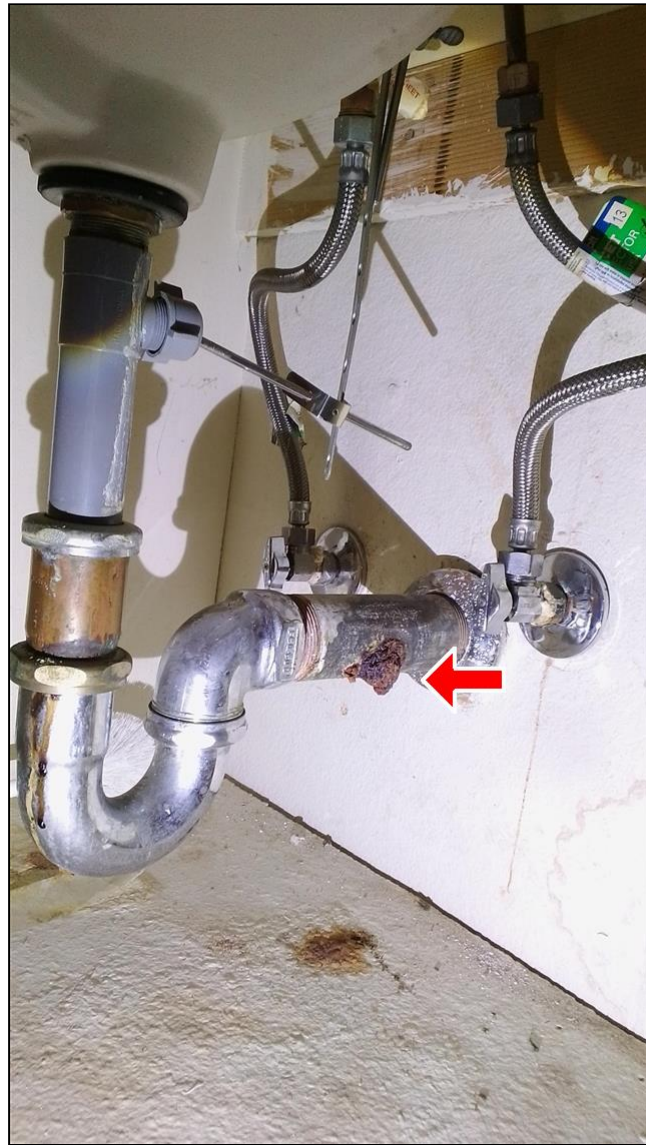
6.5 Item 2(Picture) Missing drain stop, 2nd floor hall bath tub

6.5 (2) The toilet is loose at floor in the powder room off kitchen. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified licensed plumber repair or correct as needed.



6.5 Item 3(Picture) Loose toilet, powder room off kitchen

6.5 (3) Seepage found from drain line below powder room sink. Recommend a qualified person further inspect for repair or replacement recommendations.



6.5 Item 4(Picture) Seepage, drain line, powder room sink

6.5 (4) Old cast iron drain lines are present below home in crawlspace. Some repairs and replacement of drain lines with ABS drains are present. Drain lines are dated and inspector is unable to confirm condition of interior of drain line. All areas throughout the home drained properly at time of inspection. This does not mean that future leaks or issues will not develop. Recommend a qualified plumber perform a sewer line inspection to inspect the interior condition of drain line as needed.



6.5 Item 5(Picture) Cast iron/ABS replacement, drain lines

6.5 (5) Active leaking found inside the garage when water supply from second floor bathroom is draining. Recommend a qualified licensed plumber further inspect drain lines for repair recommendations.



6.5 Item 6(Picture) Active leaking, garage, south wall

6.5 (6) Washer drip pan drain line discharges directly into garage to ground. It appears drain line has been re-directed to ground and not to north wall. North wall has a capped off drain line. Recommend a qualified plumber further inspect drain line system for repair recommendations.



6.5 Item 7(Picture) Washer drip pan drain line, garage

The plumbing in the home 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

7. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:

KITCHEN AIDE

Range/Oven:

GAFFERS&SATTLER

Exhaust/Range hood:

VENTED

Refrigerator:

NONE

Built in Microwave:

NONE

Disposer Brand:

AGED

Trash Compactors:

NONE

		IN	NI	NP	RR
7.0	Dishwasher	•			
7.1	Ranges/Ovens/Cooktops	•			
7.2	Range hood				•
7.3	Refrigerator			•	
7.4	Food Waste Disposer	•			
7.5	Microwave Cooking Equipment			•	
7.6	Trash Compactor			•	
		IN	NI	NP	RR

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

Comments:

7.1 Oven is dated but did operate at time of inspection.



7.1 Item 1(Picture) Oven

7.2 Range hood is loose at the upper cabinet attachment. Recommend a qualified person further inspect for repair recommendations.



7.2 Item 1(Picture) Range hood, loose from upper cabinet

8. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Types of Fireplaces:

Conventional

Operable Fireplaces:

One

Fireplace Cover:

Screen

		IN	NI	NP	RR
8.0	Gas/LP Firelogs and Fireplaces				•
8.1	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.2	Chimneys Flues and Vents (for fireplaces)	•			
		IN	NI	NP	RR

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

Comments:

8.0 Gas fireplace did not operate at time of inspection. Pilot light was not ignited. Recommend a qualified person further inspect and ignite, and confirm operation as needed.

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

9. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type:

Wall Heater

Energy Source:

Electric

**Number of Heat Systems
(excluding wood):**

Electric heat

Four

Heat System Brand:

Thermador

Ductwork:

N/A

Filter Type:

N/A

Filter Size:

N/A

Cooling Equipment Type:

Not Present

Cooling Equipment Energy

Source:

Not Present

Central Air Manufacturer:

NONE

Number of AC Only Units:

None

		IN	NI	NP	RR
9.0	Heating System				•
9.1	Normal Operating Controls				•
9.2	Automatic Safety Controls	•			
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
9.4	Presence of installed heat source in each room	•			
9.5	Chimneys, Flues and vents (for gas water heaters or heat systems)			•	
9.6	Cooling System			•	
		IN	NI	NP	RR

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

Comments:

9.0 (1) Electric wall heater #1 is located inside the second floor southeast bedroom.

Manufacturer: Thermador

Manufactured date: Unknown/dated. Recommend monitoring and servicing electric wall heater as needed.

Model: N/A

Serial: N/A



9.0 Item 1(Picture) Electric wall heater #1, 2nd floor SE bedroom

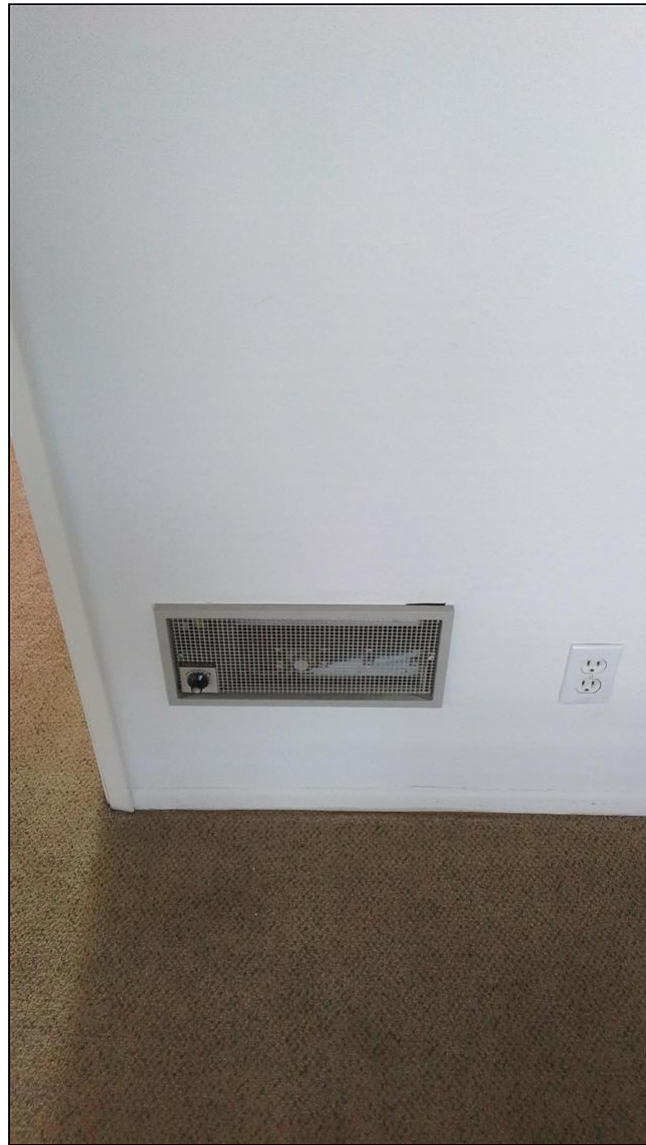
9.0 (2) Electric wall heater #2 is located inside the second floor northeast bedroom.

Manufacturer: Thermador

Manufactured date: Unknown/dated. Recommend monitoring and servicing electric wall heater as needed.

Model: N/A

Serial: N/A



9.0 Item 2(Picture) Electric wall heater #2, 2nd floor NE bed

9.0 (3) Electric wall heater #3 is located inside the kitchen area.

Manufacturer: Thermador

Manufactured date: Unknown/
dated. Recommend monitoring and
servicing electric wall heater as
needed.

Model: N/A

Serial: N/A



9.0 Item 3(Picture) Electric wall heater #3, kitchen area

9.0 (4) Electric wall heater #4 is located inside the dining area.

Manufacturer: Thermador

Manufactured date: Unknown/
dated. Recommend monitoring and
servicing electric wall heater as
needed.

Model: N/A

Serial: N/A



9.0 Item 4(Picture) Electric wall heater #4, dining area

9.0 (5) Electric wall heater #5 is located inside the living room.

Manufacturer: Thermador

Manufactured date: Unknown/
dated. Recommend monitoring and
servicing electric wall heater as
needed.

Model: N/A

Serial: N/A



9.0 Item 5(Picture) Electric wall heater #5, living room

9.0 (6) Electric wall heater inside primary bedroom was missing. Recommend a qualified person further inspect and install proper wall heater as needed.



9.0 Item 6(Picture) Wall heater missing, primary bedroom

9.1 (1) Electric wall heater #1 temperature at registers was 134 degrees at time of inspection.

Electric wall heater #2 temperature at registers was 187 degrees at time of inspection.

Electric wall heater #3 temperature at registers was 157 degrees at time of inspection.

Electric wall heater #4 temperature at registers was 126 degrees at time of inspection.



9.1 Item 1(Picture) Electric wall heater #1 temperature



9.1 Item 2(Picture) Electric wall heater #2 temperature



9.1 Item 3(Picture) Electric wall heater #3 temperature



9.1 Item 4(Picture) Electric wall heater #4 temperature

9.1 (2) Electric wall heater #5 in living room did not have control knob and inspector was unable to confirm heater operation. Recommend a qualified person further inspect for repair recommendations.

The heating and cooling system of this home 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

10. Insulation and Ventilation

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

Attic Insulation:

None

Ventilation:

Passive

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

NONE

		IN	NI	NP	RR
10.0	Insulation in Attic			•	
10.1	Insulation Under Floor System			•	
10.2	Vapor Retarders (on ground in crawlspace or basement)			•	
10.3	Ventilation of Attic and Foundation Areas	•			
10.4	Venting systems (Kitchens, Baths and Laundry)	•			
10.5	Ventilation Fans and Thermostatic Controls (in Attic)			•	
		IN	NI	NP	RR

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

Comments:

10.0 Attic was not insulated at time of inspection. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install attic insulation as desired.



10.0 Item 1(Picture) Missing attic insulation

10.1 The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install floor insulation as desired.

The insulation and ventilation of the home 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). Only insulation that is visible was inspected. 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.

11. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:

Raised
Poured concrete

Method used to observe

Crawlspace:
Walked

Floor Structure:

2 X 10

Wall Structure:

2 X 4 Wood

Columns or Piers:

Supporting walls

Ceiling Structure:

2X6

		IN	NI	NP	RR
11.0	Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
11.1	Walls (Structural)	•			
11.2	Columns or Piers	•			
11.3	Floors (Structural)	•			
11.4	Ceilings (structural)	•			
		IN	NI	NP	RR

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

Comments:

11.0 Personal belongings found inside the crawlspace. Recommend removing as needed.

The structure of the home 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. 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.

General Summary



Titus
Inspections

Titus Inspections

711 Meyer Lane

**Redondo Beach Ca 90278
310-427-5197**

Customer
Rashad Gordon

Address
510 Harkness Ln
Redondo Beach CA 90278

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.

2. Roof

2.4 Roof Structure and Attic

Repair or Replace

Firewall separation inside attic between units was not present. Recommend a qualified person install proper firewall separation as needed.



2.4 Item 1(Picture) Missing firewall separation, attic

3. Garage

3.1 Garage Ceiling

Repair or Replace

Multiple repairs found on garage ceiling. No elevated moisture levels were found at time of inspection. Recommend a qualified person prep and paint ceiling as needed.



3.1 Item 1(Picture) Garage ceiling repairs

3.2 Garage Walls (Including Firewall Separation)

Repair or Replace

Signs of active leaking found inside the garage. Leaking from south wall, from second floor bathroom drain lines (see section 6.5.5). Water was found on garage surface and water stains on garage wall. Elevated moisture levels were found on south wall in multiple areas below drain line exiting from wall. Recommend a qualified person further inspect for repair or remediation recommendations.



3.2 Item 1(Picture) Signs of leaking, garage south wall



3.2 Item 2(Picture) Thermal imaging



3.2 Item 3(Picture) Elevated moisture levels



3.2 Item 4(Picture) Elevated moisture levels

3.3 Garage Floor

Repair or Replace

Deteriorated surface paint on garage surface. Recommend a qualified person further inspect for repair, prep, and paint recommendations.



3.3 Item 1(Picture) Garage surface

4. Interior

4.0 Ceilings

Repair or Replace

Acoustic ceiling throughout home. Acoustic (popcorn) ceiling has been known to contain asbestos. Ceiling is not in damaged condition and poses no risk if material is not disturbed. Recommend a qualified environmental specialist further inspect and test material to confirm if material contains asbestos prior to disturbing.

4.1 Walls

Repair or Replace

(1) **Deteriorated paint on primary bedroom bathroom shower walls. Recommend a qualified person further inspect for repair, prep, and paint recommendations.**



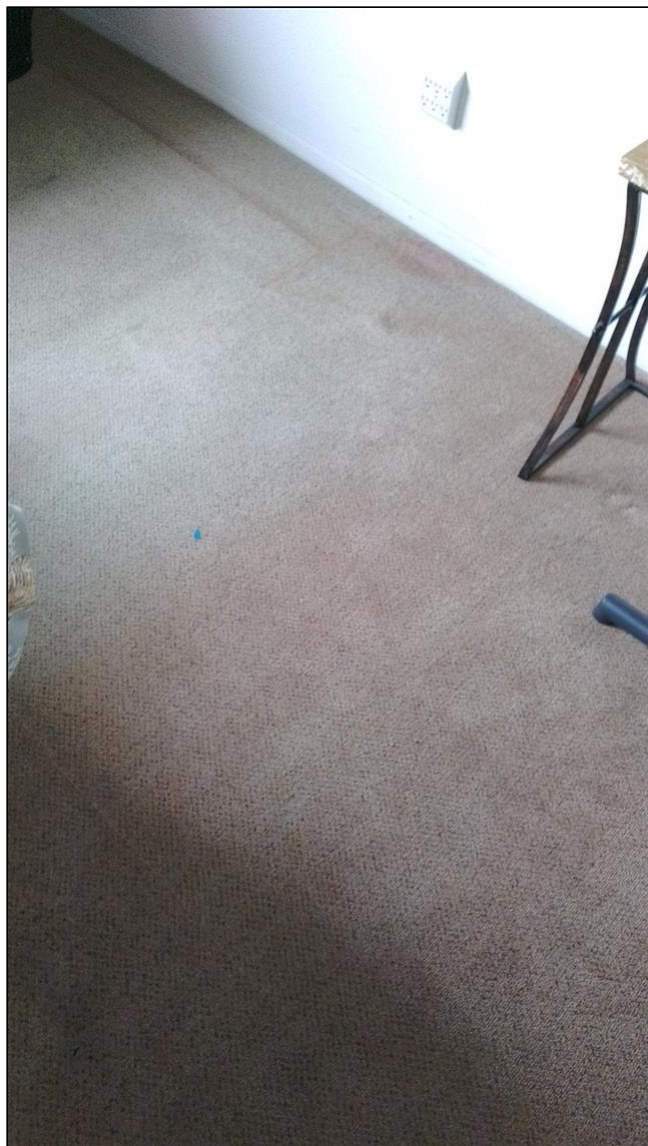
4.1 Item 1(Picture) Primary bed bath shower wall

(2) Multiple areas throughout home have minor marks and dents on walls. Recommend a qualified person prep and paint walls as needed.

4.2 Floors

Repair or Replace

(1) Carpet is dated and has discoloration and wear and tear in multiple areas throughout home. Recommend a qualified person further inspect for repair or replacement recommendations.



4.2 Item 1(Picture) Carpet

(2) Flooring throughout home has soft spots and squeaks in areas throughout. Recommend a qualified person further inspect for repair recommendations.

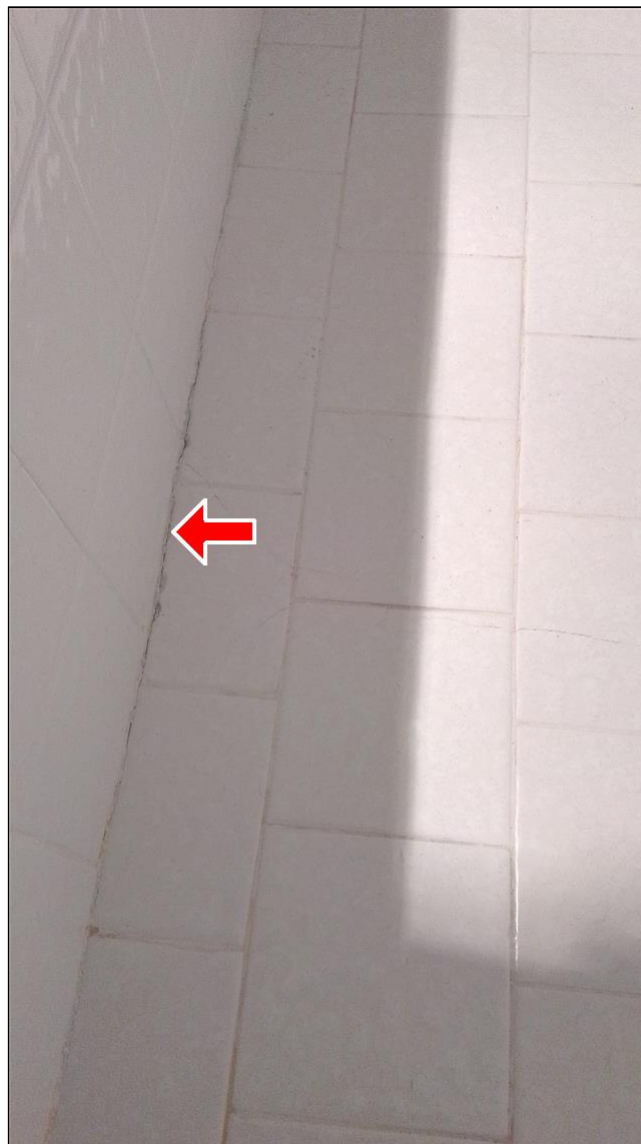
4.3 Shower & Bath Floors/Walls

Repair or Replace

(1) Primary bedroom bathroom shower has deteriorated grout and cracked tile. No signs of leaking found at time of inspection. Recommend a qualified person further inspect for repair or replacement recommendations.



4.3 Item 1(Picture) Minor crack, primary bed bath shower



4.3 Item 2(Picture) Deteriorated grout, primary bed bath shower

(2) Second floor hall bathroom shower wall has cracked and deteriorated seal between bathtub and shower wall. Recommend a qualified person remove deteriorated seal and properly seal transition as needed.

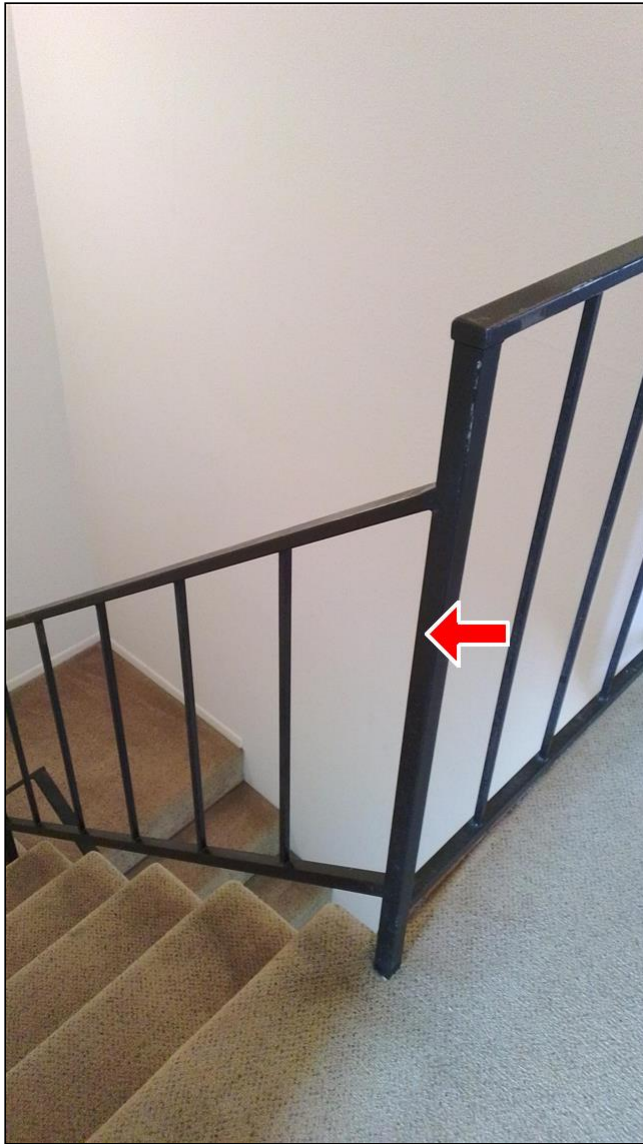


4.3 Item 3(Picture) Cracked and deteriorated seal, 2nd floor hall bathroom

4.4 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

Repair or Replace

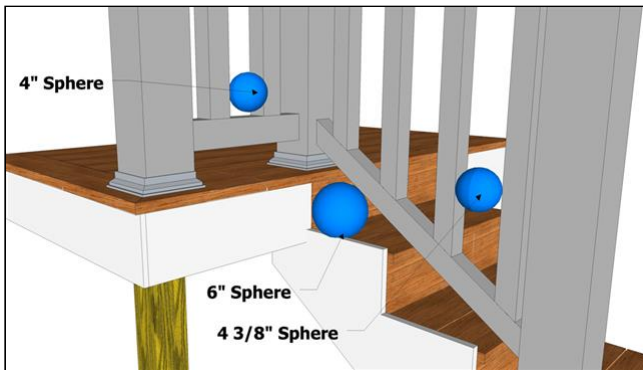
Balusters on stairwell railing and guard railing are spaced more than four inches apart. This is a safety issue. Spacing between balusters should be no more than four inches. Recommend a qualified person further inspect and repair as needed



4.4 Item 1(Picture) Stairwell railing



4.4 Item 2(Picture) Guard railing



4.4 Item 3(Picture) Spacing

4.5 Counters, Cabinets and Drawers

Repair or Replace

Kitchen and bathroom cabinets and countertops are dated and have wear and tear. Doors are difficult to close. Recommend a qualified person further inspect for repair or replacement recommendations.



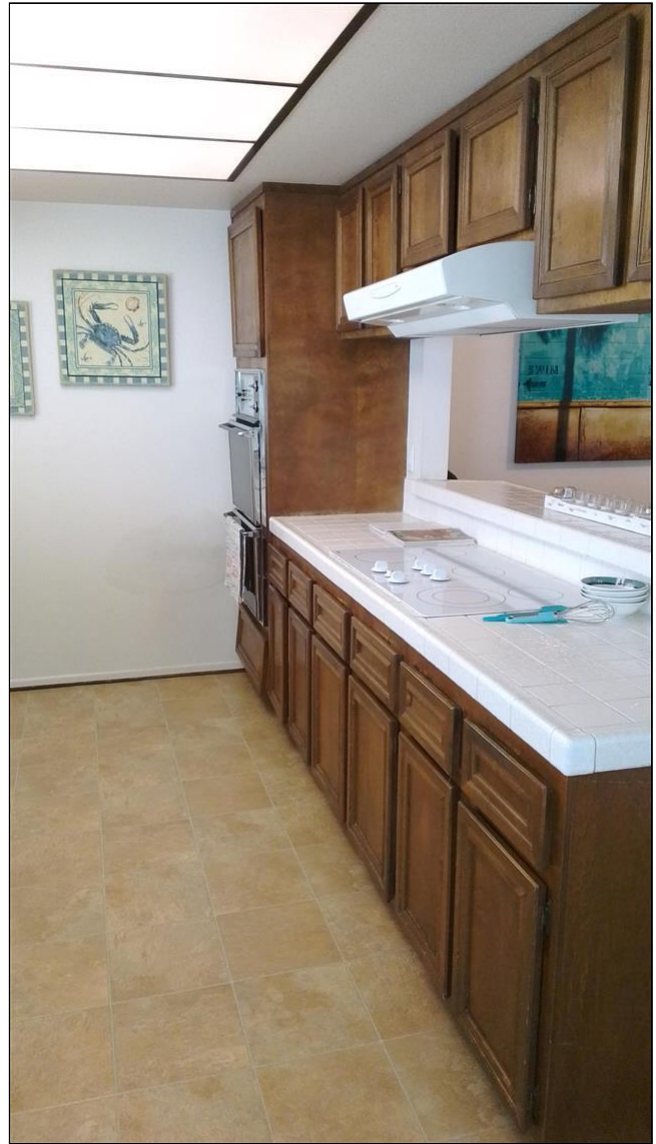
4.5 Item 1(Picture) 2nd floor hall bathroom, base cabinets



4.5 Item 2(Picture) 2nd floor primary bedroom bathroom base cabinets



4.5 Item 3(Picture) Kitchen cabinets



4.5 Item 4(Picture) Kitchen cabinets

4.6 Doors

Repair or Replace

Interior doors throughout home do not have door stops installed. Doors open and make contact with walls. Recommend installing door stops to prevent contact with walls and damage to walls. Install as needed.



4.6 Item 1(Picture) Missing door stop

4.8 Closets

Repair or Replace

Second floor northeast bedroom closet is missing hanger rod. Recommend a qualified person further inspect and install as needed.



4.8 Item 1(Picture) Missing hanger rod, 2nd floor NE bed closet

5. Electrical

5.7 Smoke Detectors

Repair or Replace

Missing smoke detectors in areas throughout home. Recommend a qualified person further inspect and install smoke detectors in designated areas as needed.

5.8 Carbon Monoxide Detector

Repair or Replace

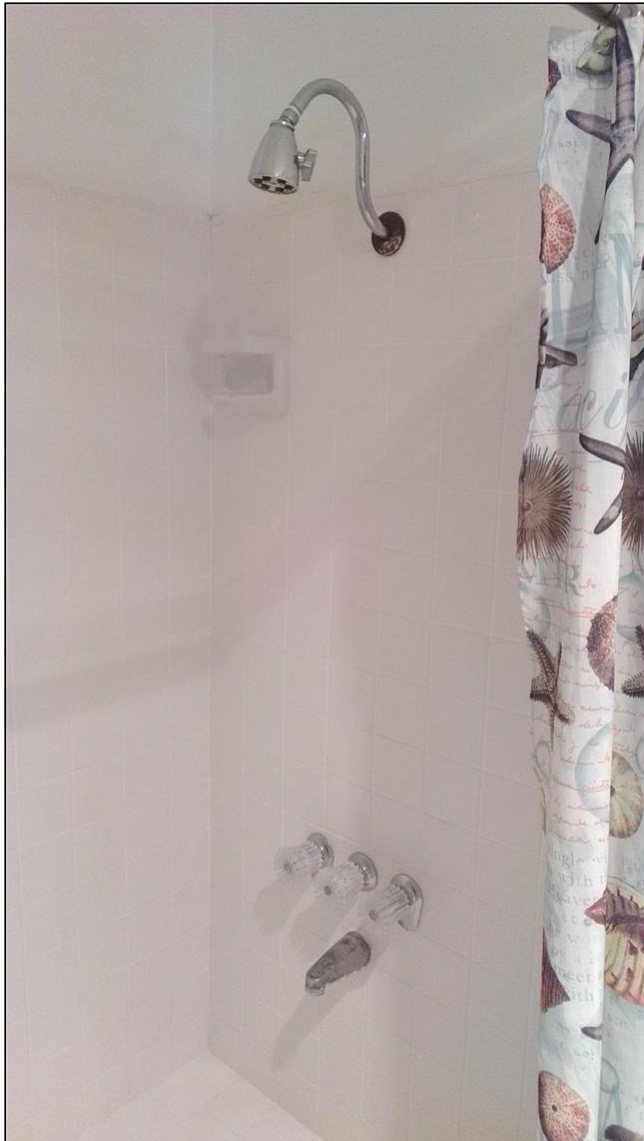
Missing carbon monoxide detectors in areas throughout home. Recommend a qualified person further inspect and install carbon monoxide detectors in designated areas as needed.

6. Plumbing

6.3 Interior Water Supply, Fixtures, Faucets and Systems

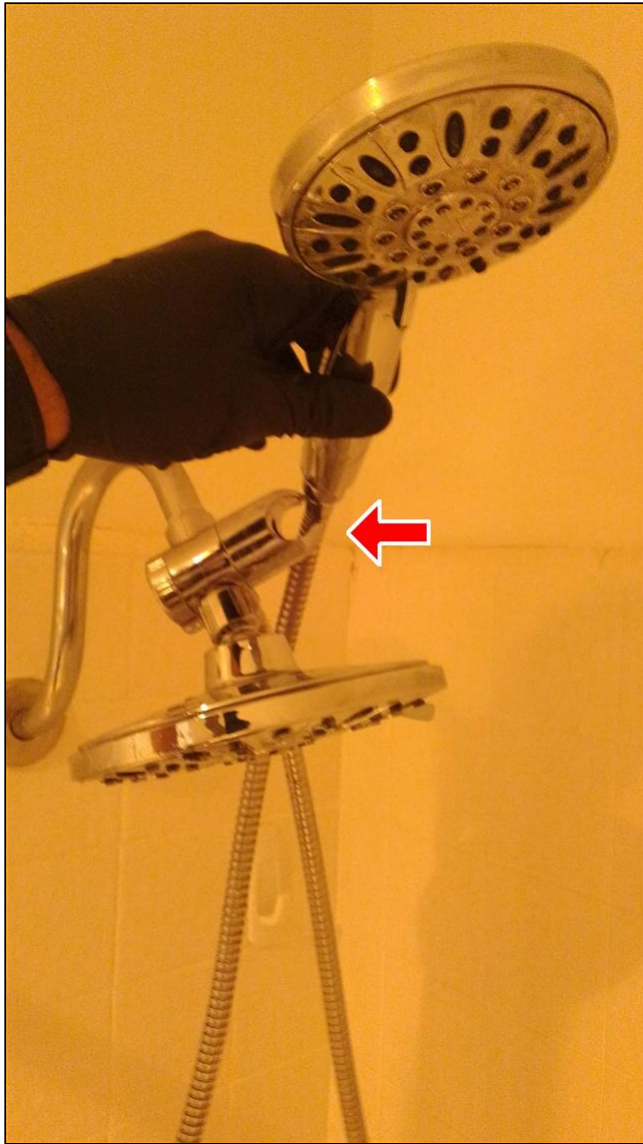
Repair or Replace

(1) Water supply fixtures throughout home are dated and have scale and corrosion build up. Recommend a qualified person further inspect and thoroughly clean or replace as needed.



6.3 Item 1(Picture) Primary bed bath shower fixtures

(2) Second floor hall bathroom shower handheld sprayer did not mount properly to shower head fixture bracket. Recommend a qualified person further inspect for repair recommendations.



6.3 Item 2(Picture) 2nd floor hall bath shower head

(3) Water supply hose was cut off on washing machine water line valve in laundry closet. Unable to remove hose fitting. Rust and deterioration to fitting is present. Recommend a qualified person further inspect for repair or replacement recommendations.



6.3 Item 3(Picture) Washer water supply, laundry closet

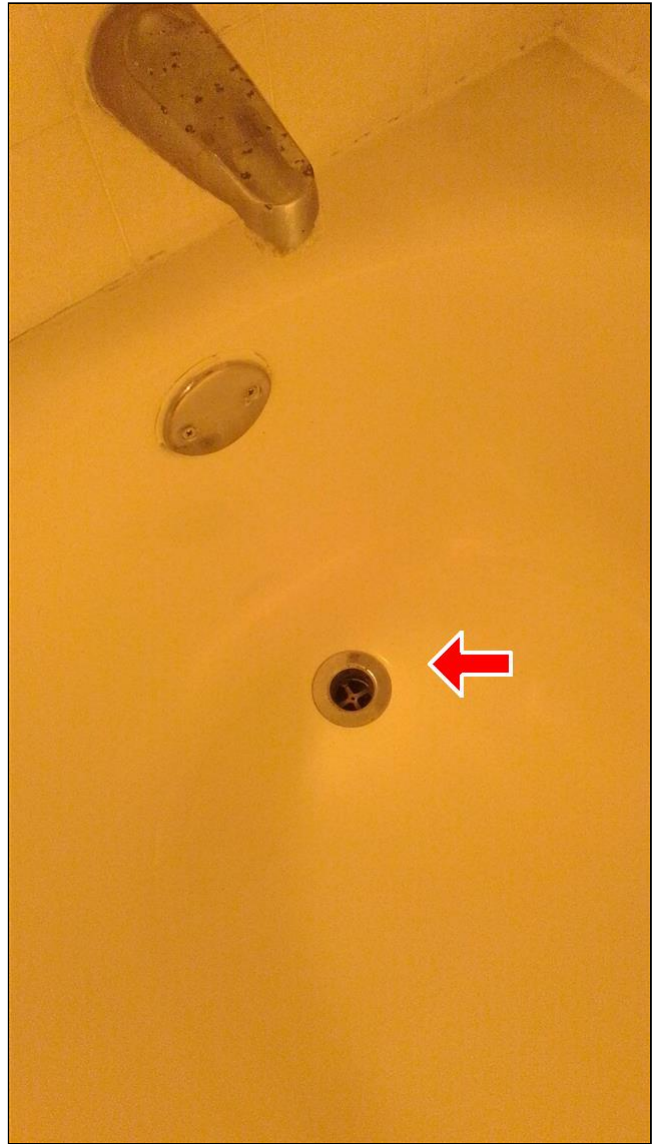
6.5 Drainage, Waste and Vent System

Repair or Replace

(1) Primary bedroom bath and second floor hall bath tub are missing a drain stop. Recommend a qualified person install drain stops to prevent foreign objects from entering into drain line and causing restriction. Replace as needed.



6.5 Item 1(Picture) Missing drain stop, primary bed bath



6.5 Item 2(Picture) Missing drain stop, 2nd floor hall bath tub

(2) The toilet is loose at floor in the powder room off kitchen. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified licensed plumber repair or correct as needed.



6.5 Item 3(Picture) Loose toilet, powder room off kitchen

(3) Seepage found from drain line below powder room sink. Recommend a qualified person further inspect for repair or replacement recommendations.



6.5 Item 4(Picture) Seepage, drain line, powder room sink

(4) Old cast iron drain lines are present below home in crawlspace. Some repairs and replacement of drain lines with ABS drains are present. Drain lines are dated and inspector is unable to confirm condition of interior of drain line. All areas throughout the home drained properly at time of inspection. This does not mean that future leaks or issues will not develop. Recommend a qualified plumber perform a sewer line inspection to inspect the interior condition of drain line as needed.



6.5 Item 5(Picture) Cast iron/ABS replacement, drain lines

(5) Active leaking found inside the garage when water supply from second floor bathroom is draining. Recommend a qualified licensed plumber further inspect drain lines for repair recommendations.



6.5 Item 6(Picture) Active leaking, garage, south wall

(6) Washer drip pan drain line discharges directly into garage to ground. It appears drain line has been re-directed to ground and not to north wall. North wall has a capped off drain line. Recommend a qualified plumber further inspect drain line system for repair recommendations.



6.5 Item 7(Picture) Washer drip pan drain line, garage

7. Built-In Kitchen Appliances

7.2 Range hood

Repair or Replace

Range hood is loose at the upper cabinet attachment. Recommend a qualified person further inspect for repair recommendations.



7.2 Item 1(Picture) Range hood, loose from upper cabinet

8. Fireplace

8.0 Gas/LP Firelogs and Fireplaces

Repair or Replace

Gas fireplace did not operate at time of inspection. Pilot light was not ignited. Recommend a qualified person further inspect and ignite, and confirm operation as needed.

9. Heating and Cooling

9.0 Heating System

Repair or Replace

(1) Electric wall heater #1 is located inside the second floor southeast bedroom.

Manufacturer: Thermador

Manufactured date: Unknown/dated. Recommend monitoring and servicing electric wall heater as needed.

Model: N/A

Serial: N/A



9.0 Item 1(Picture) Electric wall heater #1, 2nd floor SE bedroom

(2) Electric wall heater #2 is located inside the second floor northeast bedroom.

Manufacturer: Thermador

Manufactured date: Unknown/dated. Recommend monitoring and servicing electric wall heater as needed.

Model: N/A

Serial: N/A



9.0 Item 2(Picture) Electric wall heater #2, 2nd floor NE bed

(3) Electric wall heater #3 is located inside the kitchen area.

Manufacturer: Thermador

Manufactured date: Unknown/dated. Recommend monitoring and servicing electric wall heater as needed.

Model: N/A

Serial: N/A



9.0 Item 3(Picture) Electric wall heater #3,
kitchen area

(4) Electric wall heater #4 is located inside the dining area.

Manufacturer: Thermador

Manufactured date: Unknown/dated. Recommend monitoring and servicing electric wall heater as needed.

Model: N/A

Serial: N/A



9.0 Item 4(Picture) Electric wall heater #4,
dining area

(5) Electric wall heater #5 is located inside the living room.

Manufacturer: Thermador

Manufactured date: Unknown/dated. Recommend monitoring and servicing electric wall heater as needed.

Model: N/A

Serial: N/A



9.0 Item 5(Picture) Electric wall heater #5,
living room

(6) Electric wall heater inside primary bedroom was missing. Recommend a qualified person further inspect and install proper wall heater as needed.



9.0 Item 6(Picture) Wall heater missing, primary bedroom

9.1 Normal Operating Controls

Repair or Replace

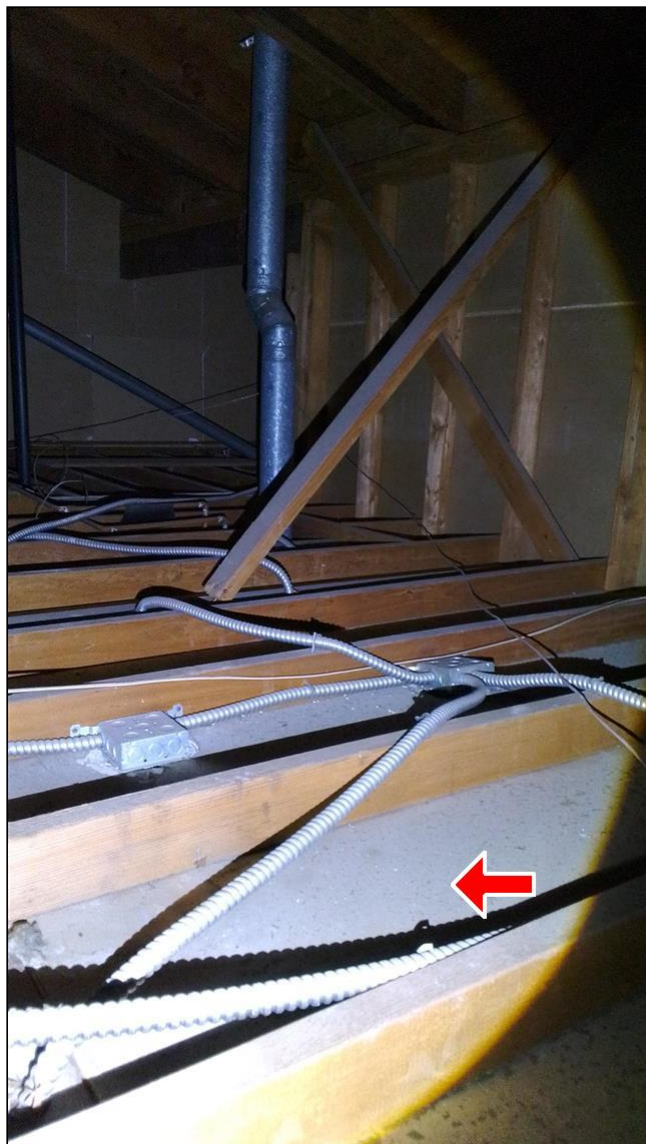
(2) Electric wall heater #5 in living room did not have control knob and inspector was unable to confirm heater operation. Recommend a qualified person further inspect for repair recommendations.

10. Insulation and Ventilation

10.0 Insulation in Attic

Not Present

Attic was not insulated at time of inspection. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install attic insulation as desired.



10.0 Item 1(Picture) Missing attic insulation

10.1 Insulation Under Floor System

Not Present

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified person properly install floor insulation as desired.

11. Basement, Foundation, Crawlspace and Structure

11.0 Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

Personal belongings found inside the crawlspace. Recommend removing as needed.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dean Nielsen



Titus
Inspections

Titus Inspections
711 Meyer Lane
Redondo Beach Ca 90278
310-427-5197
Inspected By: Dean Nielsen

Inspection Date: 7/3/2023
Report ID: 230714-02

Customer Info: Rashad Gordon	Inspection Property: 510 Harkness Ln Redondo Beach CA 90278
Customer's Real Estate Professional: Laura Felix	

Inspection Fee:

Service	Price	Amount	Sub-Total
Re-inspection	175.00	1	175.00
Inspection Discount	-100.00	1	-100.00
			Tax \$0.00
			Total Price \$75.00

Payment Method:

Payment Status:

Note: Invocie

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:

_____. The terms below govern this Agreement. 1. The fee for our inspection is \$_____, payable [in full / in part at \$_____] at a time [before / after] the appointment. 2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure. 3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us. 4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects. 5. Our inspection and report are for your use only. You must give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for its use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law. 6. LIMITATION ON LIABILITY AND DAMAGES. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. California law provides that we may not include any limitation on the amount of damages in this agreement for any alleged failure to comply with Section 7196 of the California Business and Professional Code. As to other claims, we assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In those other cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You acknowledge that these liquidated damages are not a penalty, but that we intend them to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$_____, payable in advance. 7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing. 8. If

you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability. 9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury. 10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection. 11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee. 12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement. 13. You may not assign this Agreement. 14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this. 15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so. 16. If you would like a large-print version of this Agreement before signing it, you may request one by emailing us. 17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.