



BPG Inspection, LLC



**408 East Clarion Drive
Carson CA 90745**

Client(s): Ngo
Inspection Date: 6/30/2024
Inspector: Tony Genova ,

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Date: 6/30/2024	Time: 10:00:00 AM	Report ID: 1052127
Property: 408 East Clarion Drive, Carson, CA 90745		Prepared By: Tony Genova

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Style of Home: One Story Single Family Dwelling	Home Viewed From: Front Door	Building Status: Occupied With a Normal Amount of Interior Furnishings
Age Of Structure: 60 Years	Age Determination: By Observation	Attendees: Client and Client's Agent
Weather: Clear	Precipitation: No Precipitation	Temperature: 70 - 80 degrees
Lot Topography: Uneven	Soil Condition: Dry	Standards of Practice: American Society of Home Inspectors

1. Introductory Notes

Inspection Items

INSPECTION SCOPE

- ◆ The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

PERMITS

- ◆ Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

ENVIRONMENTAL

- ◆ Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

WALK THROUGH INFORMATION

- ◆ During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair

work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your real estate professional, prior to closing.

PICTURES

- ◆ Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.
- ◆ Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings, or diminish any findings not photographed.

OVERALL BUILDING CONDITIONS

- ◆ Based on the inspector's observations, this building is of standard quality typical for a building this age. Typical wear and tear can be expected throughout the home consistent with the age of the home. The building needs only routine maintenance and typical repairs as described in this report.

2. Structure


Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material: Slab (poured in place concrete)	Wall Structure: Wood	Roof Structure: Conventional Rafter 2 X 4 Nominal Lumber
Floor Structure: Not Visible	Ceiling Structure: 2X4	

Inspection Items

MUDSILL and BOLTING [Not Present]

- ◆  The mudsill is the first (lowest) wood member of the framing that rests directly on the foundation. The mudsill is inaccessible, thus it is unknown as to how, or even if, it is bolted, nailed or strapped to the foundation. Most cities adopted some type of foundation bolting after 1938 with bolting becoming almost uniform in the late 1940's. This house would be bolted based on its age.

ROOF and CEILING FRAMING [Inspected]

- ◆ Garage only

RIDGE - VALLEY - HIP BEAMS [Inspected]

- ◆ Garage only

WALL FRAMING [Not Inspected]

- ◆ Not visible,not inspected.

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Cladding: Stucco Wood Siding	Driveway Surface: Concrete on Grade	Walkway Surface: Concrete on Grade
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Exterior Door Type: Wood Sliding Glass	Trim: Wood	Window Material: Vinyl Frame Painted Aluminum Frame
Patio Surface: Concrete on Grade	Patio/Deck Cover: Aluminum	

Inspection Items

GRADING, DRAINAGE, RETAINING WALLS [Inspected]

- ⬆ ♦ The grading is inadequate around the exterior of the building. This can promote water entry into the building or foundation.
 - Have a qualified contractor or landscaper regrade the yard as needed.
- ⬆ ♦ The retaining wall shows some settlement cracks, but appears stable.



DRIVEWAYS AND WALKWAYS [Inspected]

- ♦ We observed cracking of the walkways around the building. This is primarily a cosmetic issue; no action is indicated.
- ♦ There are cracks in the driveway. The driveway is otherwise in adequate condition.

PATIOS and COVERS [Inspected]

WALL CLADDING AND TRIM [Inspected]

- ⬆ ♦ There are cracks in the stucco on the exterior of the building.
 - All cracks should be patched and sealed in the course of routine maintenance.

EAVES, SOFFITS, FASCIA AND PAINT [Inspected]

DOORS [Inspected]

- ♦ Sliding door & screen door tested ok, safety glass present on doors

WINDOWS [Inspected]

- ⬆ ♦ IF window screens are missing. All window screens should be repaired or replaced as necessary.
- ⬆ ♦ Suggest seal around windows where needed.

STEPS and RAILINGS [Inspected]

FENCES and GATES [Inspected]

VEGETATION and PLANTERS [Inspected]

- ♦ Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

e.

Styles & Materials

Method Used to Observe Roof Covering: From The Ground	Roof-Type: Gable	Roof Covering: Asphalt/Fiberglass Shingles Foam
Roof Slope: Medium Flat	Valley Flashing Material: Half Lap	Vent Flashing Material: Sheet Metal
Gutters: Metal Gutters and Downspouts	Roof Sheathing: Mixed Sub Roof Materials	

Inspection Items

ROOF COVERINGS [Inspected]

- ◆ The roof covering appears to be adequately installed and functional. There are no signs of unusual or excessive wear of the roofing components. No immediate attention is required, other than any exceptions noted. New roof.



FLUES and CAPS [Inspected]

FLASHINGS [Inspected]

GUTTERS/ DOWNSPOUTS AND DRAINS [Inspected]

CHIMNEYS [Inspected]

- ◆ No proper spark arrestor or rain cap is installed at the living room fireplace chimney flue terminal(s). Caps help prevent the escape of hot embers or rain entry.
- A combination chimney cap/spark arrestor should be installed.



- ◆ A visual observation of the flue that is within the scope of a standard home inspection may not detect defects far down/up the chimney or where soot has accumulated.
 - Other inspection methods can be employed by specialists in this field.

5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Source: Public	Main Water Shutoff Location: Exterior	Shut Off Valve Type: Ball Valve
Water Pressure: 66 to 70 psi	Plumbing Water Distribution Material (inside structure): Copper PEX	Plumbing Waste Material: ABS
Water Heater Location: Garage	Water Heater Age: 2 years	Water Heater Capacity: 40 Gallon
Water Heater Power Source: Natural Gas	Gas Type: Natural Gas	Gas Shutoff Location: Meter
Gas Earthquake Shutoff Valve: No	Main Sewer Cleanout Location: Unable to Locate	

Inspection Items

LIMITATIONS: PLUMBING WATER SUPPLY

- ◆ During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:
 - The main water supply shutoff (although we will report on its existence and location when accessible.
 - The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
 - The water heater tank supply or drain valves: Any stop valves supplying water to plumbing fixtures.

--The laundry supply shutoff valves. Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

CLIENT INFORMATION

- ◆ The water pressure, as measured from an exterior hose bib, was approximately 70 p.s.i. at the time of this inspection.

MAIN WATER SHUT-OFF [Inspected]

- ◆ Ball valve is present.

**PLUMBING WATER SUPPLY** [Inspected]

- ◆ Copper and pex are present.

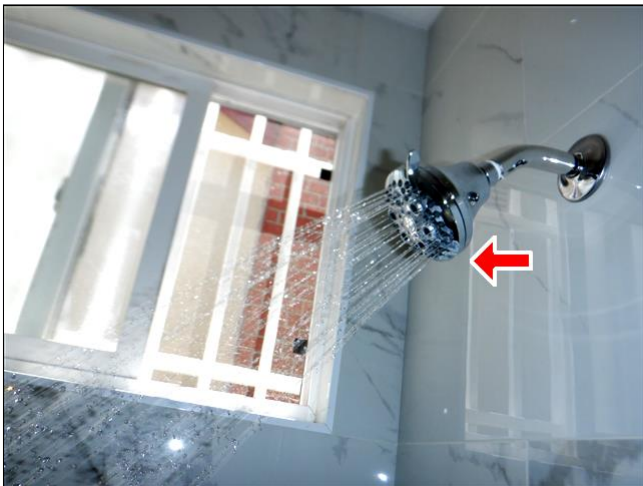
PLUMBING FIXTURES and DRAINS [Inspected]

- ◆ Back flow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibs by installing back flow devices.
- ◆ The drains from all functional fixtures were tested during this inspection, and appear functional, other than any exceptions noted. Each emptied in a reasonable amount of time, and did not back up when other fixtures were drained simultaneously.



◆ Fixture tested.





WASTE and VENT PIPES:LIMITATIONS

- ◆ This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.
- ◆ The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system. Hidden damage or blockage by tree roots or other debris of the main sewer system can not be detected during a normal home inspection. If this building has been vacant or is suspect of having a clay tile waste system, we recommend that a qualified contractor perform a scope analysis of the main sewer line.

WASTE and VENT PIPES [Inspected]

- ◆ Only where they are visible.

WATER HEATER [Inspected]

- ◆ Data plate 2022 40 gallons.

WATER HEATER COMBUSTION and VENTING [Inspected]

- ◆ Vent inspected.

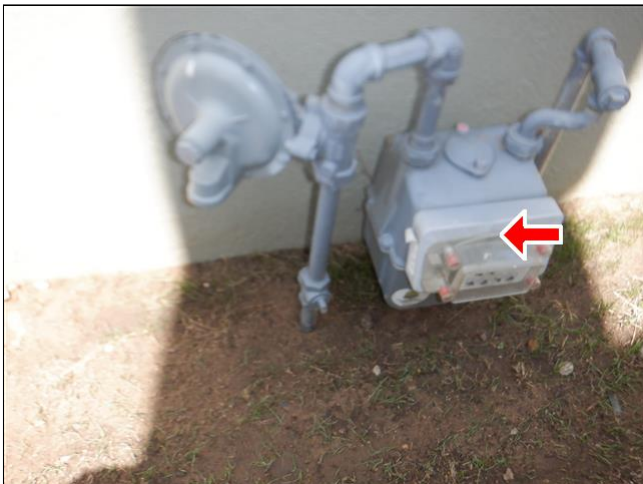


WATER HEATER SEISMIC STRAPS [Inspected]

- ◆ The water heater tank is properly secured, other than any exceptions noted. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of an earthquake.

GAS SYSTEM [Inspected]

- ⚠ ◆ There is no "emergency" seismic shut off wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.



- ⚠ ◆ The meter is not equipped with an automatic seismic shutoff valve. This could allow gas leakage in the event of an earthquake. A contractor should install a shutoff, as needed.
- ◆ There is a gas piping system within the subject building. It is not within the scope of this inspection to perform a pressure test on the gas system.

GAS PIPES and VALVES [Inspected]

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Overhead Service	Service Ampacity: 100 AMP	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper	Wiring Type(s): Romex Single Wire	Main Panel Location: Exterior
Main Disconnect Location: Inside of the Main Distribution Panel	GFCI's: Some Installed	Sub Panel Location: Exterior
Arc Fault Protection: No	Sub Panel Ampacity: Unable to Determine	

Inspection Items

CLIENT INFORMATION

- ❌ ♦ The electrical system comprises some older technology. Modern systems feature improvements in safety and convenience.
 - Consider consulting with a licensed electrical contractor who can provide upgrade specifications, costs, and/or install a new electrical system.

SERVICE ENTRANCE CONDUCTORS/AMPACITY [Inspected]

- ✅ ♦ The service capacity appears to be adequate for the existing demand, but may require upgrading if demand is increased by remodeling and/or changes in patterns of use.

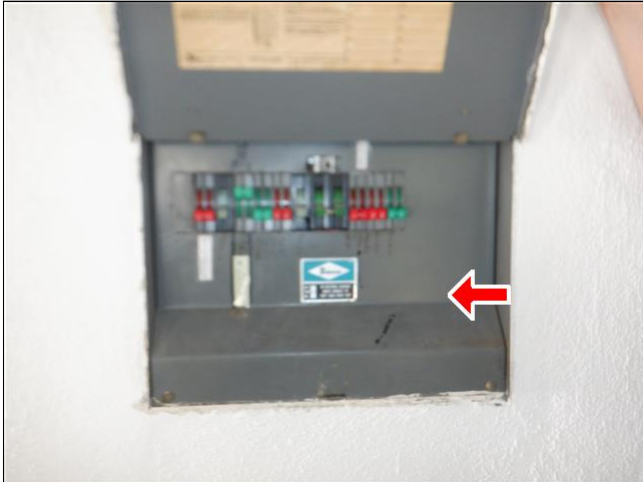
METER AND GROUNDING [Inspected]

MAIN DISTRIBUTION PANEL [Inspected]

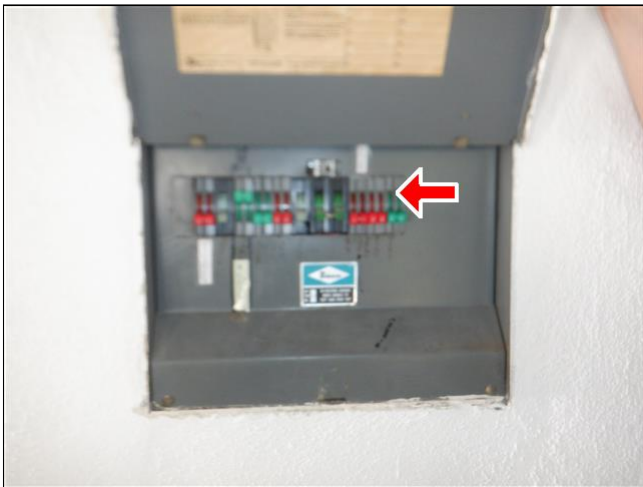
- ♦ Main cover not removed and inspected.



- ❌ ♦ The main distribution panel was manufactured by Zinsco. Zinsco panels and circuit breakers have not been manufactured for some time, and some higher-rated Zinsco circuit breakers have been known to fail to trip at their rated amperage. Breakers that do not trip are a fire hazard. We recommend that the panel be evaluated by a qualified electrician to determine if upgrading the panel is warranted.

**CIRCUIT BREAKERS** [Inspected]

- ❌ ◆ Circuits in the panel are not labeled. While the labeling of the various electrical circuits in the panel is not related to fire hazards or potential electrical shock safety, they do identify which breakers control which circuits, and are important for determining which breakers to turn off when working on the system.
 - An electrician can identify and label the circuits.

**SUB PANEL(S)** [Inspected]**GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)** [Inspected]

- ⚡ ◆ Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the receptacles where this type of protection is presently required. This includes locations in bathrooms, garages, exteriors, wet bars, laundry sinks, basements and crawl spaces and kitchens within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers. Either form is effective in protecting appropriate outlets or fixtures.
 - Consider upgrading unprotected receptacles in areas where GFCI protection is presently required.

WIRING [Inspected]

- ◆ Only where they are visible.
- ❌ ◆ Extension cords are being used as permanent wiring at the garage. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock

or fire hazard.

Removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.

EXTERIOR RECEPTACLES AND FIXTURES [Inspected]

INTERIOR RECEPTACLES AND FIXTURES [Inspected]

- ◆ One or more lights are not functional at the interior. Some bulbs are missing and other bulbs may have burned out. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician should make repairs or modifications as necessary.

HVAC [Inspected]

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Number of Heat Systems: One	Heat Type: Forced Air	Heat System Location: Hallway Closet
Energy Source: Natural gas	Filter Type: Disposable	Number of AC Units: None
Air Handler Age: 12 years	Heat Source in Each Room: Yes	

Inspection Items

HEAT - GENERAL CONDITIONS [Inspected]

- ◆ The heating system responded to normal operating controls. Components are in adequate condition, other than any exceptions noted. Routine maintenance is recommended prior to close of escrow.



BURNER CONDITIONS [Inspected]

VENTS AND FLUES [Inspected]

THERMOSTATS [Inspected]

- ◆ Tested



DUCTING, FILTERS, PLENUM [Not Inspected]

COMBUSTION AIR/RETURN AIR [Inspected]

◆ Tested.

A/C EQUIPMENT [Not Present]

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Inspection Items

CLIENT INFORMATION

◆ Attic not inspected, if request by seller inspector will go back and inspect.(no charge)

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Style: Attached	Garage Door Type: One Automatic	
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Inspection Items

GARAGE CEILINGS [Inspected]

GARAGE WALLS (FIREWALL SEPARATION - VENTILATION) [Inspected]

PASSAGE DOOR FROM GARAGE TO INTERIOR [Inspected]

◆ The passage door from the garage to the interior is missing the self closing device. A qualified technician should make repairs or modifications as necessary to restore the fire separation.

GARAGE FLOOR [Inspected]

◆ Most of the floor was covered by stored personal possessions and could not be inspected. Visible portions of the floor are in adequate condition.

◆ There are cracks in the floor slab, with some vertical displacement. A technician could repair or replace if needed.

GARAGE DOOR OPERATORS [Inspected]

- ◆ The garage door opener raises and lowers the door properly and it stopped and reversed when the light beam was interrupted. We did not test the auto-reversing or stop function of the opener by physical force because of the potential to damage the door or the opener.



- ◆ The garage door opener is functional, but noisy. The life of the mechanism could be shortened. - The moving parts should be tuned and lubricated as needed by a qualified technician.

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

Ceiling Materials: Sheetrock/Drywall/Gypsum Board	Wall Material: Sheetrock/Drywall/Gypsum Board	Floor Covering(s): Tile Wood
Window Type/Design: Sliding	Interior Door Type: Wood Sliding Glass	Number of Fireplaces: One
Types of Fireplaces: Brick Masonry	Fire Sprinklers: No	Window Material: Painted Aluminum Frame Vinyl Frame
Smoke Detectors Present: Yes		

Inspection Items

INTERIOR INSPECTION LIMITATIONS

- ◆ Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

CEILINGS [Inspected]

- ◆ Minor cracks are evident in the ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. The cracks can be repaired or painted during routine maintenance.

WALLS [Inspected]

- ◆ Minor cracks are evident in the walls. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. The cracks can be repaired or painted during routine maintenance.

WINDOWS [Inspected]**FLOORS** [Inspected]

- ◆ Portions of the floor are uneven. This condition appears to be the result of mismatching the underlying framing or subfloor. Consider repairs to achieve a better appearance and a level walking surface.

BEDROOM FIRE SAFETY EGRESS [Inspected]**DOORS** [Inspected]**CLOSETS/CABINETS** [Inspected]**SMOKE DETECTORS/CO DETECTOR** [Inspected]

- ◆ Smoke & C/O detectors are present.

**FIRE SPRINKLER SYSTEM** [Not Present]**FIREPLACE** [Inspected]

- ✗ ◆ The living room gas log fireplace is not equipped with a damper clamp that stops the damper from fully closing. This is an important safety feature that ensures toxic gases go up the chimney, instead of escaping to the interior.
- An approved damper clamp should be installed.



 ♦ What is a Level 2 Chimney Inspection?

A Level 2 chimney inspection is a bit more complex and is required when:

Buying or selling a home or business with a fireplace

The chimney survived weather damage or a fire

You want to use the chimney for extended periods

A Level 2 Chimney Inspection conducted by a Certified Chimney Sweep is a little more detailed than a Level 1. A visual inspection of the inside parts of the fireplace and chimney is required. The Chimney Safety Institute of America, of which we are longtime members, and the NFPA work hand-in-hand on fire safety, so if your Home Owners Association or real estate buyer is asking for a NFPA Level II Venting Inspection or NFPA 211, you can be sure a Certified Chimney Sweep knows how to perform this inspection **NFPA 211 Level 2**

SKYLIGHTS [Not Present]

INTERIOR GENERAL CONDITIONS

- ♦ Some wear and tear of the surfaces is evident throughout the building. We made no attempt to list all cosmetic flaws, but we do suggest attention to items relating to function and safety.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Sink: Stainless Steel	Cooking Fuel: Natural Gas Electric	Cabinetry: Wood
Countertop: Solid Surface Material (eg. Corian)	Range/Cooktop: Yes	Exhaust/Range Hood: Hood Designed to Vent to Exterior
Dishwasher: Yes	Disposal: Yes	High Loop/Air Gap Installed: Yes
Built in Microwave: No	Trash Compactors: No	

Inspection Items

COUNTERTOP/SINK [Inspected]

DISHWASHER and AIR GAP [Inspected]

◆ Ok per seller.



RANGES/OVENS/COOKTOPS [Inspected]

◆ Ok per seller.



KITCHEN EXHAUST SYSTEM [Inspected]

◆ Ok per seller.



WASTE DISPOSER [Inspected]

◆ Ok per seller.



MICROWAVE [Not Inspected]

CABINETS [Inspected]

TRASH COMPACTOR [Not Present]

REFRIGERATOR [Not Inspected]

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms: Two	Shower Wall Material: Tile	Bathroom Ventilation: Window
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Inspection Items

CLIENT INFORMATION

- ◆ Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.

WALLS [Inspected]

FLOOR [Inspected]

CEILINGS [Inspected]

WASH BASIN(S) [Inspected]

- ☒ ◆ The drain stop for the wash basin in the hall bathroom is damaged or missing. It should be repaired or replaced to restore proper function.

SHOWER WALLS [Inspected]

SHOWER ENCLOSURE(S) [Inspected]

- ◆ Safety glass is present on doors.

SHOWER PAN(S) [Inspected]

TOILET(S) [Inspected]

- ◆ Toilets are 1.6 gallons or smaller.



BATHROOM VENTILATION [Inspected]

BATHTUB(S) [Inspected]

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Clothes Washer Hook-Ups: Yes	Clothes Dryer Hook-Ups: Yes	Dryer Power Source: Both (Gas & Electric)
Clothes Dryer Vent Material: Flexible Vinyl		

Inspection Items

CLIENT INFORMATION

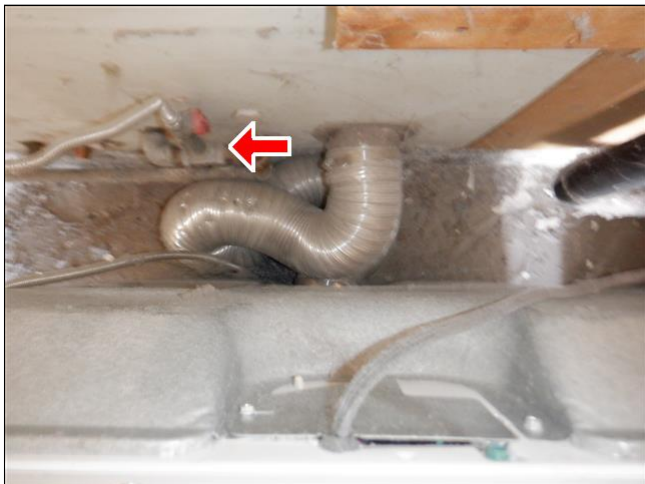
- ◆ Appliances not tested.

CLOTHES WASHER CONNECTIONS [Not Inspected]

- ◆ Rubber water supply lines for the washing machine should not be used as they are prone to burst and flood the adjacent area. Use of more durable flexible steel water lines for the washing machine are recommended.

CLOTHES DRYER CONNECTIONS [Inspected]

- ◆ Gas line present.

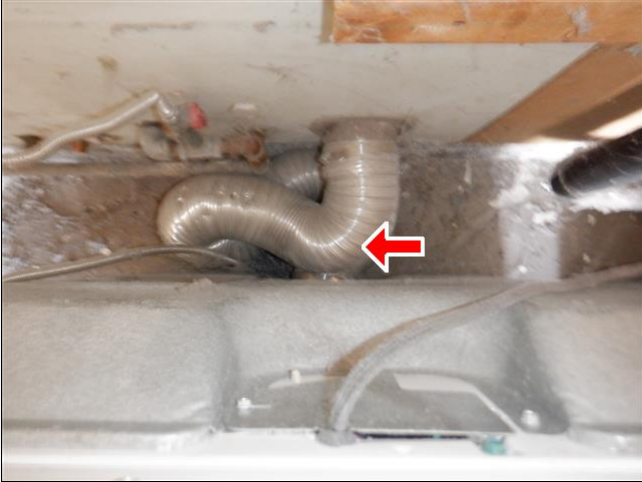


- ◆ 240 line is present.



VISIBLE CLOTHES DRYER VENT [Inspected]

- ◆ Flexible vent present.



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