

Per home inspection completed on March 31, 2022, for 2214 Curtis Ave., Redondo Beach, CA, the following are the "potentially significant findings" listed on page 3 of "Curtis-Ave-Home Insp3-31-22.pdf". All of the following have been addressed by the home owners and the details are documented on following pages.

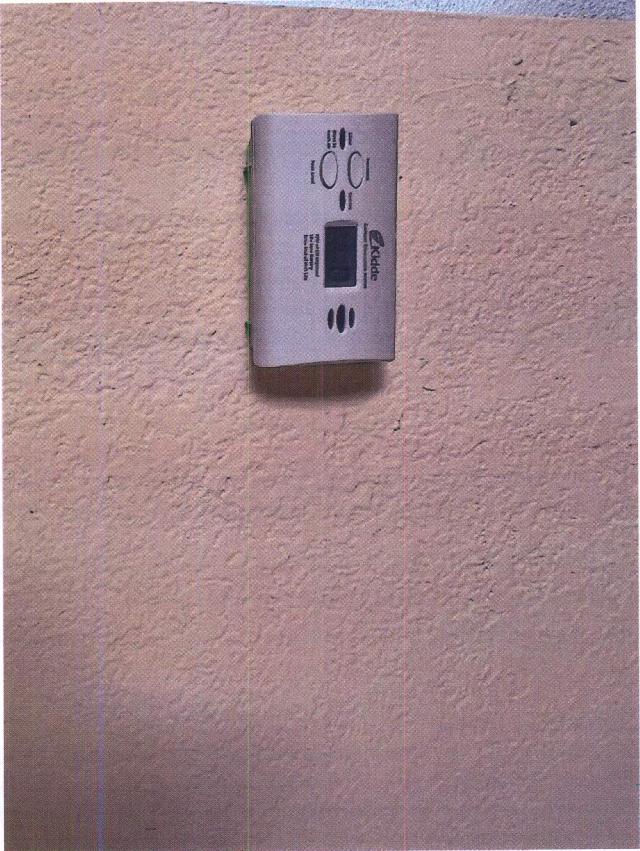
INTERIOR		
Page 12 Item: 13	Carbon Monoxide Detectors	<ul style="list-style-type: none"> • Missing at hall - needs to be installed • No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow
BEDROOMS		
Page 16 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • Did not operate - needs to be serviced or replaced
BATHROOMS		
Page 19 Item: 7	Counters	<ul style="list-style-type: none"> • Gap at backsplash to countertop joint - needs to be serviced
Page 20 Item: 9	Sinks	<ul style="list-style-type: none"> • Hot water above 120 degrees, recommend adjusting the temperature at the water heater
Page 21 Item: 11	Bath Tubs	<ul style="list-style-type: none"> • Tub fixture leaks when operated - needs to be serviced
Page 24 Item: 16	Plumbing	<ul style="list-style-type: none"> • Visible leaking under spa tub - recommend licensed plumbing contractor for further evaluation and repair • Recommend licensed plumber to further evaluate
KITCHEN		
Page 28 Item: 5	Counters	<ul style="list-style-type: none"> • Gap at backsplash to countertop joint - needs to be serviced
Page 28 Item: 7	Sinks	<ul style="list-style-type: none"> • Loose/worn fixture - needs minor maintenance
HEATING/AIR CONDITIONING		
Page 39 Item: 8	Filters	<ul style="list-style-type: none"> • Missing filter - needs to be serviced
WATER HEATERS		
Page 42 Item: 2	Venting	<ul style="list-style-type: none"> • Vent too close to combustibles - needs to be serviced
Page 43 Item: 5	Overflow Line/s	<ul style="list-style-type: none"> • None - needs to be serviced/installed
Page 43 Item: 6	Water Heater Temperature	<ul style="list-style-type: none"> • Temperature was above 120 F at one or more fixtures within the structure, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber
GARAGE AND/OR CARPORT		
Page 51 Item: 1	Rafters & Ceilings	<ul style="list-style-type: none"> • Heavy blistering - needs to be evaluated/serviced
Page 52 Item: 7	Fire Doors	<ul style="list-style-type: none"> • Door did not properly self-close and latch - needs to be serviced

INTERIOR

Page 12 Item: 13

Carbon Monoxide Detectors

- Missing at hall - needs to be installed
- No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow



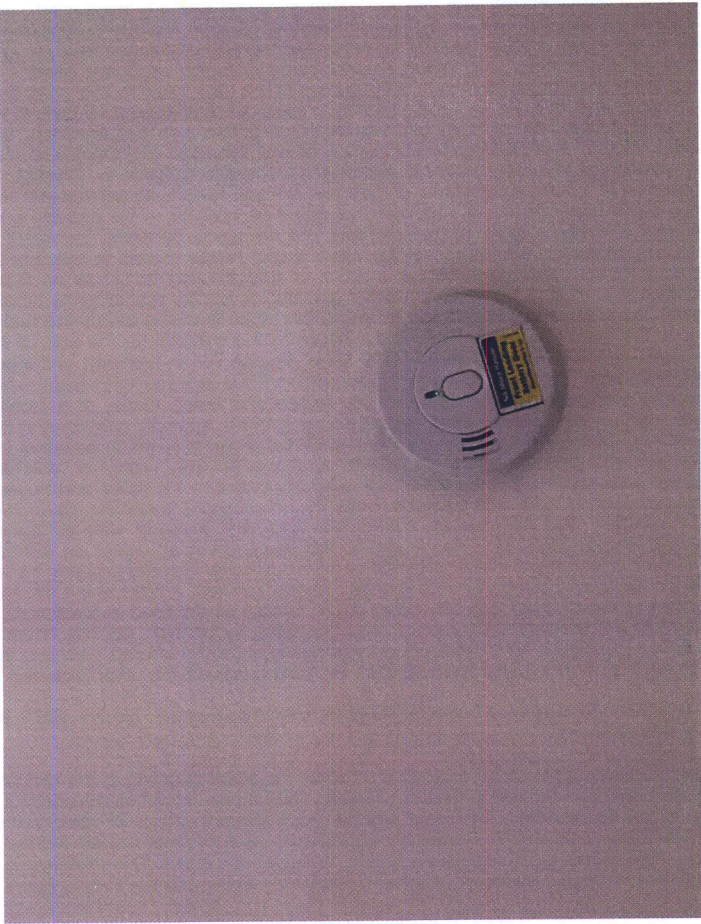
- Carbon monoxide detector has been installed outside of the kitchen

BEDROOMS

Page 16 Item: 9

Smoke Detectors

• Did not operate - needs to be serviced or replaced



- Brand new smoke detectors have been installed throughout the home.

BATHROOMS

Page 19 Item: 7	Counters	<ul style="list-style-type: none">• Gap at backsplash to countertop joint - needs to be serviced
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Page 21 Item: 11	Bath Tubs	<ul style="list-style-type: none">• Tub fixture leaks when operated - needs to be serviced
Page 24 Item: 16	Plumbing	<ul style="list-style-type: none">• Visible leaking under spa tub. recommend licensed plumbing contractor for further evaluation and repair• Recommend licensed plumber to further evaluate



- The gap between backsplash and counter has been re-sealed.
- Water heater temperature level has been reset to medium from high
- Spa tub fixtures have been tightened to prevent leaks
- Identified the leak is due to improper seal between the tub and the tile surface. Applied sealant material to this gap all around the tub.

KITCHEN

Page 28 Item: 5

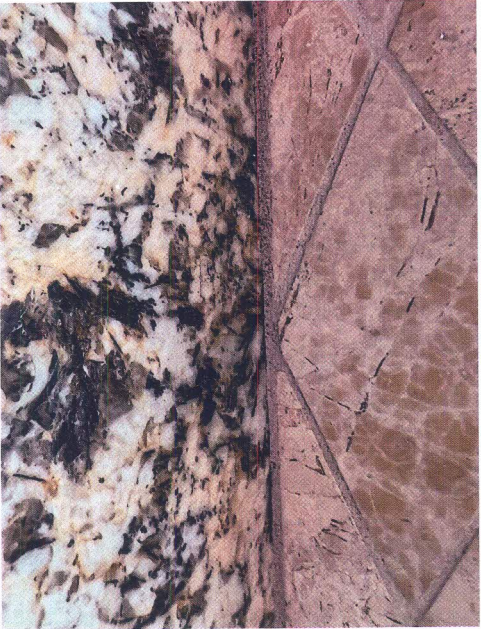
Counters

- Gap at backsplash to countertop joint - needs to be serviced

Page 28 Item: 7

Sinks

- Loose/worn fixture - needs minor maintenance



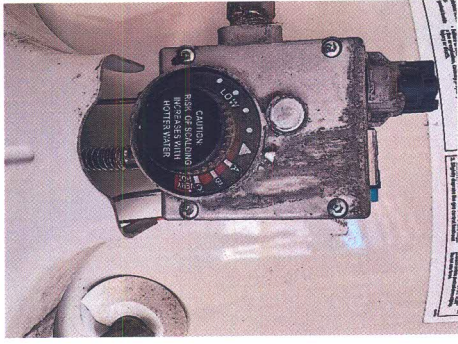
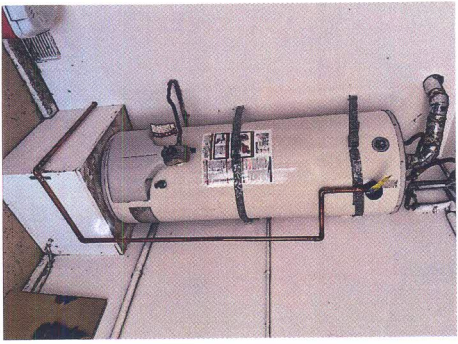
- Backsplash to counter gap has been re-sealed
- Loose fixture at the sink has been tightened

- Missing filter - needs to be serviced



- Installed new filter to the air conditioning vent

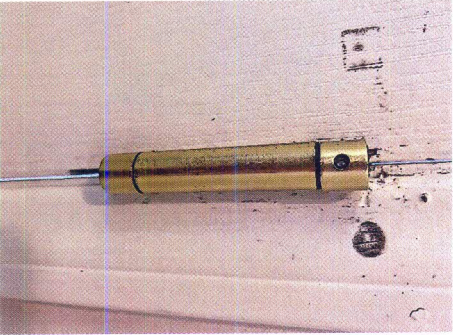
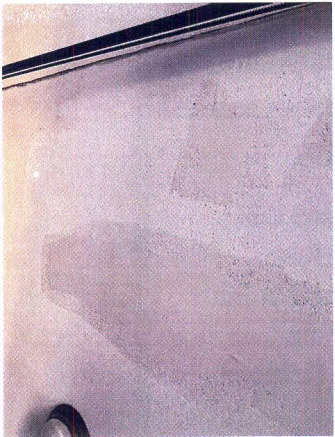
WATER HEATERS		
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- Area near water heater has been cleared.
- Visually verified that vent tube has clear passage to the exterior of the house
- New overflow line has been installed
- Water heater temperature level has been reset to medium from high

GARAGE AND/OR CARPORT

Page 51 Item: 1	Rafters & Ceilings	<ul style="list-style-type: none">• Heavy blistering - needs to be evaluated/serviced
Page 52 Item: 7	Fire Doors	<ul style="list-style-type: none">• Door did not properly self-close and latch - needs to be serviced



- Garage ceiling has been repaired
- Replaced lock and installed self-close mechanism to garage to house fire door