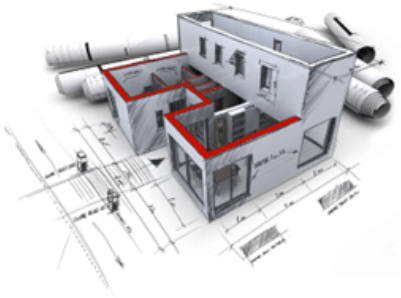
CALIFORNIA STRUCTURE INSPECTORS



(CSI) California Structure Inspectors

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Inspector: **Hugo Lopez**
NACHI Certified #10051003

Property Inspection Report

Client(s): **Patricia Shah**
Property address: **726 Pier Ave**
Santa Monica CA 90405-4579
Inspection date: **Saturday, September 16, 2023**

This report published on Thursday, September 21, 2023 5:45:28 PM PDT

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	**Safety**	Poses a risk of injury, illness or death
	**Major Defect**	Correction likely involves a significant expense
	**Repair/Replace**	Recommend repairing or replacing
	**Minor Defect**	Correction likely involves only a minor expense
	**Maintain**	Recommend ongoing maintenance
	**Evaluate**	Recommend evaluation by a specialist
	**Monitor**	Recommend monitoring in the future
	**Comment**	For your information
	**Infestation**	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	**Damage**	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	**Conducive conditions**	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com /glossary.asp**

General information

Inspector's name: Lopez
Type of building: Triplex
Age of building: 1932
Time started: 10:00 am
Time finished: 12:30 pm
Inspection Fee: 624.00
Payment method: Invoiced
Present during inspection: Client(s), Tenant(s), Realtor(s)
Occupied: Yes
Weather conditions: Cloudy
Temperature: Warm
Ground condition: Dry
Front of structure faces: North
Main entrance faces: North
Foundation type: Crawlspace

1) Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- The Environmental Protection Agency (http://www.epa.gov)
- The Consumer Products Safety Commission (http://www.cpsc.gov)
- The Center for Disease Control (http://www.cdc.gov)

Exterior

Footing material: Poured in place concrete
Foundation material: Poured in place concrete
Apparent wall structure: Wood frame
Wall covering: Stucco
Driveway material: Poured in place concrete
Sidewalk material: Poured in place concrete
Exterior door material: Solid core wood

2) One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.

Photo 2-1

Photo 2-2

Photo 2-3

Photo 2-4

3) One or more guardrails are too low. This is a safety hazard due to the risk of falling. Standard building practices require that guardrails above drop-offs be 36 inches high. A qualified contractor should evaluate and modify or replace guardrails where necessary, and especially above drop-offs higher than 30 inches.

Photo 3-1

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4) One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Photo 4-1

Photo 4-2

Photo 4-3

Photo 4-4

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5) Gaps larger than four inches were found in one or more guardrails. This is a safety hazard, especially for small children. A qualified contractor should make modifications as necessary so gaps in guardrails do not exceed four inches. For example, installing additional balusters or railing components.

Photo 5-1

Photo 5-2

Photo 5-3

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6) One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:
http://edis.ifas.ufl.edu/AE113

Photo 6-1

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7) One or more major cracks (more than 3/4 inch wide) were found in the foundation. These appear to be a structural concern, and may indicate that settlement is ongoing. The client(s) are strongly advised to hire qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

Photo 7-1

Photo 7-2

Photo 7-3

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8) Rot was found in one or more areas on fascia boards. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.

Photo 8-1

Photo 8-2

Photo 8-3

Photo 8-4

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9) Rot was found at one or more rafter and/or barge board ends. A qualified contractor should evaluate and make repairs as necessary, replacing or removing rotten wood.

Photo 9-1

Photo 9-2

10) Cracks, deterioration and/or damage were found in one or more areas of the stucco siding. A qualified contractor should evaluate and make repairs and/or replace stucco siding as necessary.

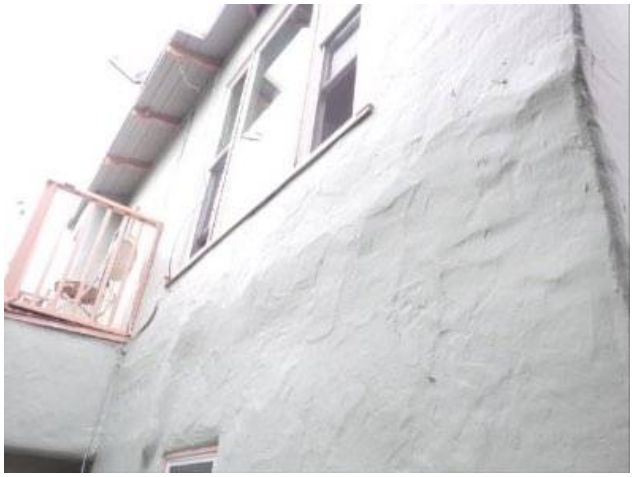

Photo 10-1

Photo 10-2

11) Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

Photo 11-1

Photo 11-2

12) One or more areas of the grounds around the structure have significantly soggy soil, standing water or indications of accumulated water at times

(sediment, dead grass, etc.). Recommend consulting with a qualified contractor who specializes in drainage, to determine if or what repairs are needed to provide adequate drainage. Possible repairs may involve grading soil, or installing, repairing and/or replacing underground drains.

Photo 12-1

Roof

Roof inspection method: Traversed
Roof type: Gable
Roof covering: Asphalt or fiberglass composition shingles

13) The roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface, and may want to have a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".

Photo 13-1

Photo 13-2

14) One or more sections of roof flashing or mastic are deteriorated and/or rusted. Leaks may occur as a result. A qualified roofing contractor should evaluate and replace flashing where necessary.

Photo 14-1

15) Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. Leaks may occur as a result. Debris should be cleaned from the roof now and as necessary in the future.

Photo 15-1

Photo 15-2

16) Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.

Photo 16-1

Photo 16-2

Photo 16-3

Garage

17) One or more open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.

Photo 17-1

18) Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Photo 18-1

Photo 18-2

19) Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth such as Mold, etc.) were found on the rafters. The clients should consult with a qualified contractor for evaluation and removal if necessary.

Fungal spores such as mold have been know to cause respiratory illnesses especially in those with respiratory allergies and can pose a risk to health.

For More information go to : http://www.cdc.gov/mold/faqs.htm

Cleanup and removal methods

The purpose of the clean-up process is to eliminate the mold and fungal growth and to remove contaminated materials. As a general rule, simply killing the mold with a biocide is not enough. The mold must be removed since the chemicals and proteins, which cause a reaction in humans, are still present even in dead mold.

Photo 19-1

Photo 19-2

Photo 19-3

Photo 19-4

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20) Much of the garage, including areas around the interior perimeter and in the center are excluded from this inspection due to lack of access from stored items.

Photo 20-1

Photo 20-2

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21)

Photo 21-1

Photo 21-2

Attic

Inspection method: Viewed from hatch
Roof structure type: Rafters
Ceiling structure: Ceiling beams

22) Pull-down stairs are installed for the attic access. No insulation is installed above the stairs and no weatherstripping is installed around the hatch perimeter. To reduce air leakage, recommend installing weatherstripping and an insulated hatch cover. An example of one can be seen at http://www.batticdoor.com/

Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due condensation forming on the underside of the roof sheathing during cold weather.

Photo 22-1

23) No weatherstrip is installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent heated interior air from entering attic.

Photo 23-1

24) ADDITIONAL PHOTOS:

Photo 24-1

Photo 24-2

Photo 24-3

Photo 24-4

Photo 24-5

Photo 24-6

Electric service

Primary service type: Overhead
Primary service overload protection type: Circuit breakers
Service amperage (amps): 100
Service voltage (volts): 120/240
Location of main service switch: REAR PATIO
Location of main disconnect: Breaker at top of main service panel
Service entrance conductor material: Copper
System ground: Ground rod(s) in soil
Main disconnect rating (amps): 100
Branch circuit wiring type: Non-metallic sheathed, Knob and tube
Solid strand aluminum branch circuit wiring present: Can't verify
Smoke detectors present: Yes
System ground: Ground rod(s) in soil, Cold water supply pipes
Branch circuit wiring type: Non-metallic sheathed

25) This property has one or more Sylvania-GTE-Zinsco brand main service or sub panels or breakers. These panels and their circuit breakers have a variety of problems including:

Bus bars made from aluminum that tend to oxidize and corrode
Breakers that don't trip under normal overload conditions
Breakers that appear to be tripped when they're not

These problems are a safety hazard due to the risk of fire. Recommend having a qualified electrician replace any and all Zinsco brand panels.

If the Zinsco panel(s) are not replaced, then a qualified electrician should thoroughly evaluate the panel(s) and components within and make repairs as necessary. Recommend installing smoke detectors above Zinsco panels.

For more information: http://inspectapedia.com/electric/GTE_Sylvania_Zinsco.htm

Photo 25-1

Photo 25-2

Photo 25-3

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26) This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.

Photo 26-1

Photo 26-2

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27) ADDITIONAL PHOTOS:

Photo 27-1

Photo 27-2

Photo 27-3

Photo 27-4

Photo 27-5

Water heater

Estimated age: 2011
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 30
Manufacturer: Bradford White

28) One or more vents for the water heater terminate within 4 ft from an operable window or door. This is a safety hazard as combustion gases can enter the living spaces of the property. A qualified contractor should evaluate and make repairs as necessary.

509.8.1 Mechanical Draft Venting System A mechanical draft venting system of other than direct-vent type shall terminate not less than 4 feet (1219 mm) below, 4 feet (1219 mm) horizontally from, or 1 foot (305 mm) above a door, operable window, or gravity air inlet into a building. The bottom of the vent terminal shall be located not less than 12 inches (305 mm) above finished ground level. [NFPA 54:12.9.2]

Photo 28-1

Photo 28-2

29) The water heater does not have seismic straps or struts installed. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. A qualified contractor should install seismic straps or struts as necessary and as per standard building practices.

Photo 29-1

Photo 29-2

30) The outer cover for the water heater combustion chamber is missing, loose, or improperly fitted. This is a potential fire hazard. Repairs should be made as necessary, and by a qualified contractor if necessary, to replace, reinstall or repair the flame shield as necessary.

Photo 30-1

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31) The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit: http://www.cpsc.gov/cpscpub/pubs/5098.html

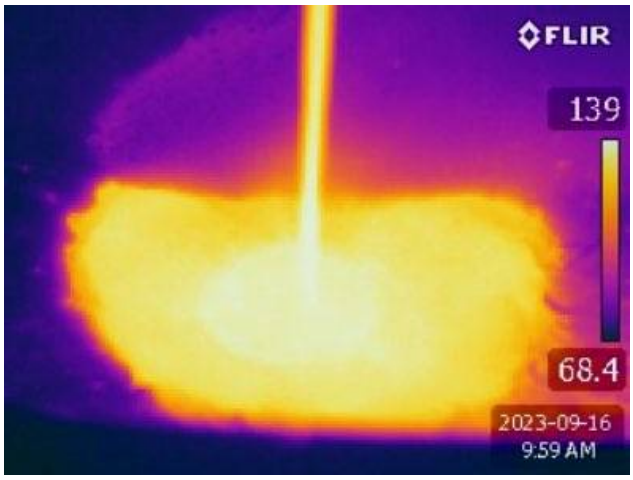

Photo 31-1

Photo 31-2

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32) Corrosion was found on fittings and/or water supply lines for the water heater. Leaks may exist. A qualified plumbing contractor should evaluate and repair as necessary.

Photo 32-1

33) No drip leg (Sediment Trap) is installed on the water heater gas supply line. Drip legs are intended to trap oil, scale, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. A qualified contractor should install a drip leg as per standard building practices.

Photo 33-1

Photo 33-2

Photo 33-3

34) ADDITIONAL PHOTOS:

Photo 34-1

Photo 34-2

Photo 34-3

Photo 34-4

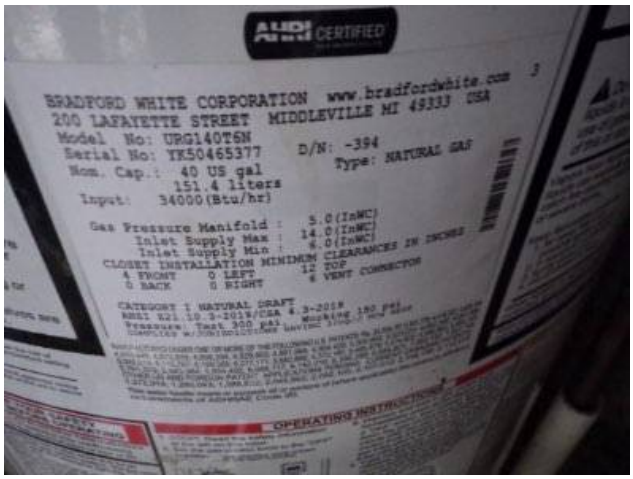

Photo 34-5

Photo 34-6

Photo 34-7

Heating and cooling

Estimated age: UNKNOWN
Primary heating system energy source: Natural gas
Primary heat system type: Gravity
Primary A/C energy source: N/A
Primary Air conditioning type: N/A
Distribution system: N/A
Manufacturer: WILLIAMS

35) ADDITIONAL PHOTOS:

Photo 35-1

Photo 35-2

Photo 35-3

Photo 35-4

Photo 35-5

Photo 35-6

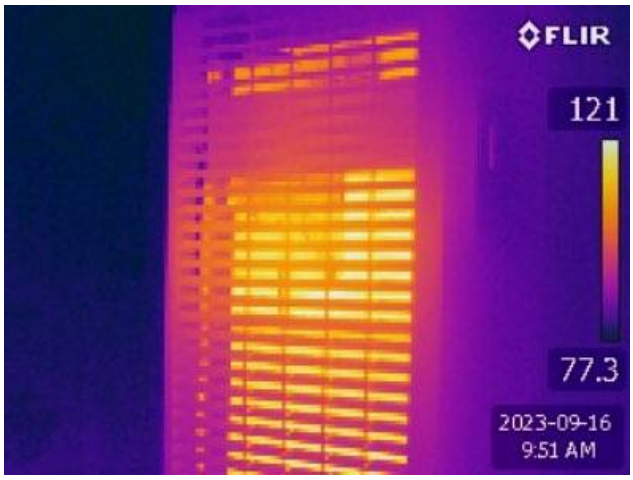

Photo 35-7

Photo 35-8

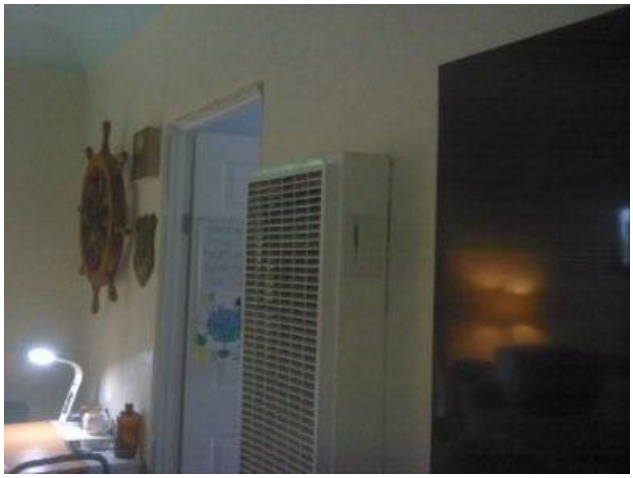

Photo 35-9

Photo 35-10

Plumbing and laundry

Water pressure (psi): 78
Location of main water shut-off valve: FRONT OF THE PROPERTY
Location of main water meter: EASEMENT
Location of main fuel shut-off: FRONT OF THE PROPERTY
Seismic Gas Shut Off Valve: Yes
Water service: Public
Service pipe material: Copper
Supply pipe material: Copper
Vent pipe material: Galvanized steel
Drain pipe material: Plastic, Galvanized steel, Cast iron
Waste pipe material: Cast iron

36) Recommend having the main sewer line scoped for deterioration or damage based upon surrounding vegetation, age or condition or other visible concerns that the inspector identified as possibly affecting the line. The client should consult with a qualified contractor for evaluation and repairs as necessary.

Photo 36-1

Photo 36-2

37) Stains were found in one or more sections of drain and/or waste pipes. Recommend monitoring these areas in the future, and if leaks are found, have a qualified plumber evaluate and repair as necessary. Alternatively, the client(s) may wish to have a qualified plumber evaluate now and repair if necessary.

Photo 37-1

Photo 37-2

38) ADDITIONAL PHOTOS:

Photo 38-1

Photo 38-2

Photo 38-3

Photo 38-4

Photo 38-5

Photo 38-6

Photo 38-7

Photo 38-8

Photo 38-9

Crawl space

Inspection method: Partially traversed
Insulation material underneath floor above: None visible
Pier or support post material: Wood
Beam material: Solid wood
Floor structure above: Solid wood joists
Vapor barrier present: No

39) Inadequate pier design is quite common under pier and beam homes where an inexperienced contractor has tried to install a makeshift support. The most common defective supports used are built up wooden shims or blocks. This can cause instability since all the pieces cannot be held together to the joists of the structure above. Recommend a qualified contractor evaluate and repair or replace affected piers.

Photo 39-1

40) Wooden support posts are not securely fastened to beams above. This is a safety hazard since they can separate during a seismic event. A qualified contractor should evaluate and make repairs as necessary, such as installing metal ties, bracing with lumber and/or plywood gussets as per standard building practices.

Photo 40-1

Photo 40-2

Kitchen

41) One or more electric receptacles that are within six feet of a water source appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of water source have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

Photo 41-1

42) The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit: http://www.google.com/search?q=range+anti+tip+device

Photo 42-1

Photo 42-2

Photo 42-3

Photo 42-4

43) No range hood is installed over the range or cook top. Ventilation and/or lighting may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor install a vented and lighted range hood, with the exhaust fan configured so as to vent outdoors.

Photo 43-1

Photo 43-2

44) The range hood fan vents into the kitchen rather than outdoors. Ventilation may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor make modifications as necessary as per standard building practices so the range hood fan vents outdoors.

Photo 44-1

Photo 44-2

45) Hardware such as hinges, latches or pulls are loose and/or missing on one or more cabinets. Repairs should be made and/or hardware should be

replaced as necessary, and by a qualified contractor if necessary.

Photo 45-1

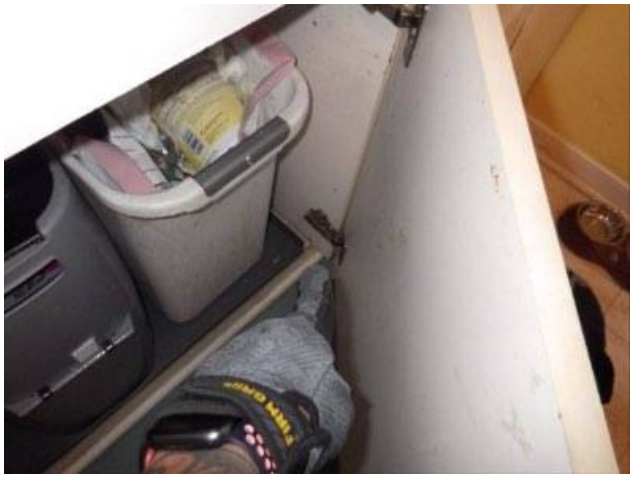

Photo 45-2

46) ADDITIONAL PHOTOS:

Photo 46-1

Photo 46-2

Photo 46-3

Photo 46-4

Photo 46-5

Photo 46-6

Photo 46-7

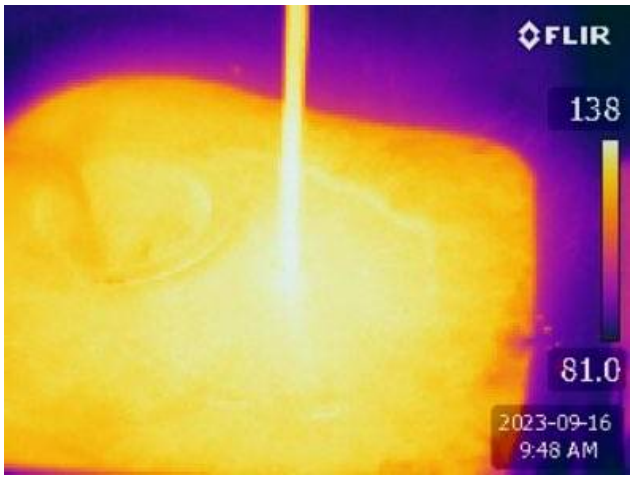

Photo 46-8

Photo 46-9

Photo 46-10

Bathrooms

47) Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth such as Mold, etc.) were found on one or more surfaces. The clients should consult with a qualified Mold contractor for evaluation and removal if necessary. Fungal spores such as mold have been know to cause respiratory illnesses especially in those with respiratory allergies and can pose a risk to health.

For More information go to : http://www.cdc.gov/mold/faqs.htm

Photo 47-1

Photo 47-2

48) One or more open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.

Photo 48-1

49) One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Photo 49-1

Photo 49-2

50) One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Photo 50-1

51) Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

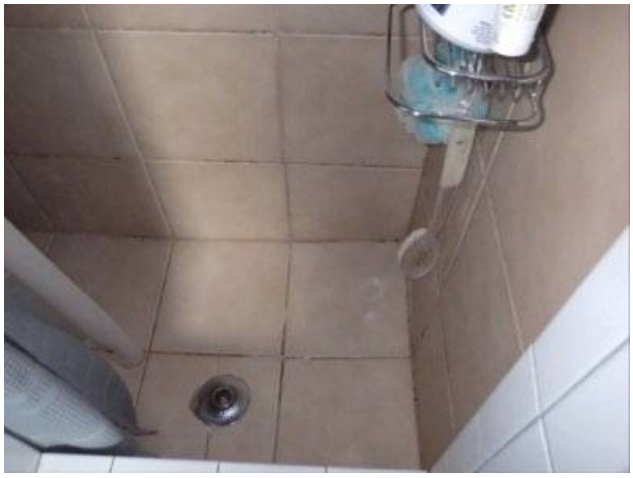

Photo 51-1

Photo 51-2

52) One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be

operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

Photo 52-1

Photo 52-2

53) ADDITIONAL PHOTOS:

Photo 53-1

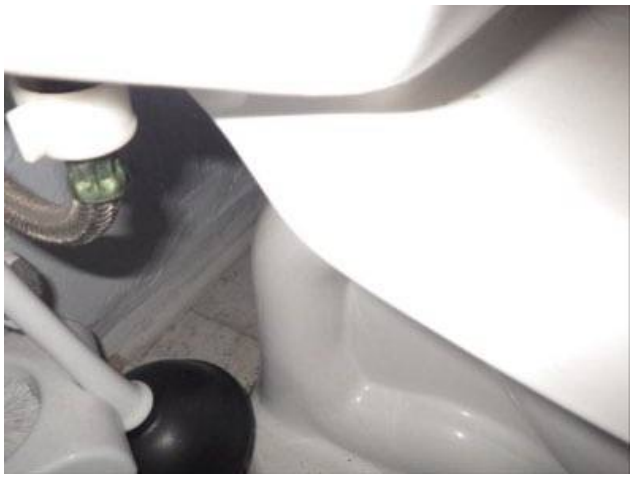

Photo 53-2

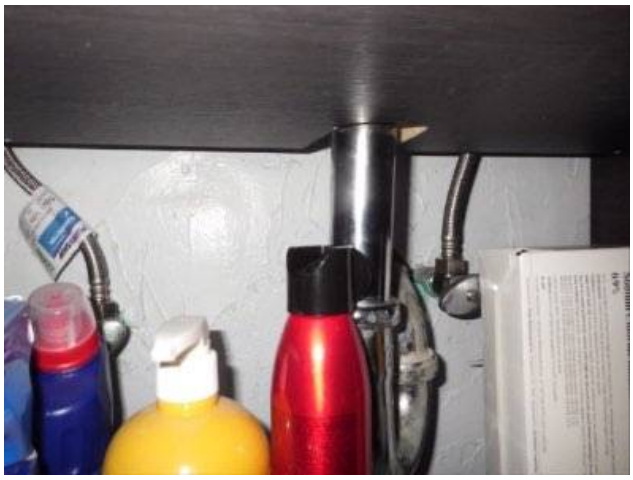

Photo 53-3

Photo 53-4

Photo 53-5

Photo 53-6

Photo 53-7

Photo 53-8

Interior rooms

Conditions were found that are conducive to increased moisture levels: Yes

54) Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client(s)' needs and standard building practices.

Photo 54-1

55) This structure was built prior to 1979 and may contain lead paint. Laws were enacted in 1978 in the US preventing the use of lead paint in residential structures. Lead is a known safety hazard, especially to children but also to adults. Numerous areas of the paint found in and around this structure are in poor condition (peeling, flaking, etc.). Recommend consulting with a qualified industrial hygienist to determine the safest and most cost-effective action to take regarding the paint. Testing and/or abatement may be necessary. Also recommend following precautions as described in the following links to Consumer Products Safety Commission website articles regarding possible lead paint.

What You Should Know About Lead Based Paint in Your Home: Safety Alert - CPSC Document #5054

CPSC Warns About Hazards of "Do It Yourself" Removal of Lead Based Paint: Safety Alert - CPSC Document #5055

Photo 55-1

Photo 55-2

Photo 55-3

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56) One or more smoke alarms are damaged, deteriorated and/or missing from their mounting brackets. Damaged and/or missing smoke alarms should be replaced as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit: http://www.cpsc.gov/cpscpub/pubs/5077.html

Photo 56-1

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57) Cover plate(s) are broken at one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be replaced where necessary.

Photo 57-1

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58) Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth such as Mold, etc.) were found on one or more surfaces. The clients should consult with a qualified Mold or Pest Control contractor for evaluation and removal if necessary.

Fungal spores such as mold have been know to cause respiratory illnesses especially in those with respiratory allergies and can pose a risk to health.

For More information go to : http://www.cdc.gov/mold/faqs.htm

Photo 58-1

Photo 58-2

Photo 58-3

Photo 58-4

Photo 58-5

Photo 58-6

Photo 58-7

Photo 58-8

Photo 58-9

Photo 58-10

59) Floors in one or more areas are not level. Significant repairs may be needed to make floors level, such as repairs to the foundation. A qualified contractor should evaluate and make repairs as necessary.

Photo 59-1

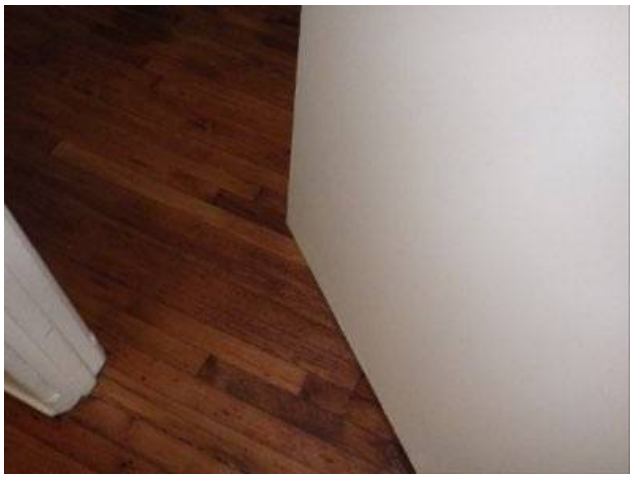

Photo 59-2

Photo 59-3

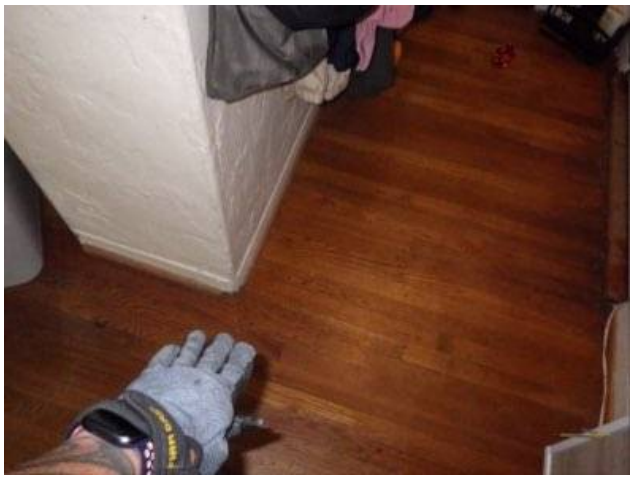

Photo 59-4

60) Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

Photo 60-1

61) Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as https://www.reporthost.com/?SQUEAKNOMORESqueeeeek No More and Counter Snap fasteners[url=http://www.squeakyfloor.com/counter-snap.html] exist to correct this. Repairs to

eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the sub-floor. Recommend having a qualified contractor evaluate and repair as necessary.

For more information, visit:
http://www.google.com/search?hl=en&q=squeaky+floors

Photo 61-1

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62) One or more interior doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

Photo 62-1

---

63) Fixtures such as door stops, towel bars and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.

Photo 63-1

---

64) One or more light fixtures have missing or burned out bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

Photo 64-1

Photo 64-2

Photo 64-3

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65) ADDITIONAL PHOTOS BEYOND THIS POINT IN THE REPORT:

Photo X-1

Photo X-2

Photo X-3

Photo X-4

Photo X-5

Photo X-6

Photo X-7

Photo X-8

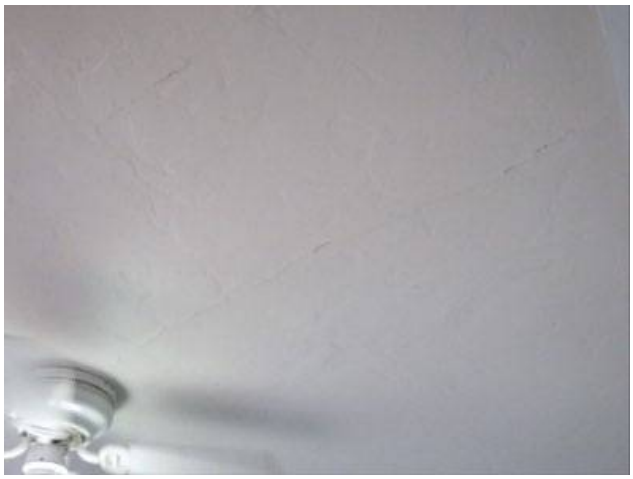


Photo X-9

Photo X-10

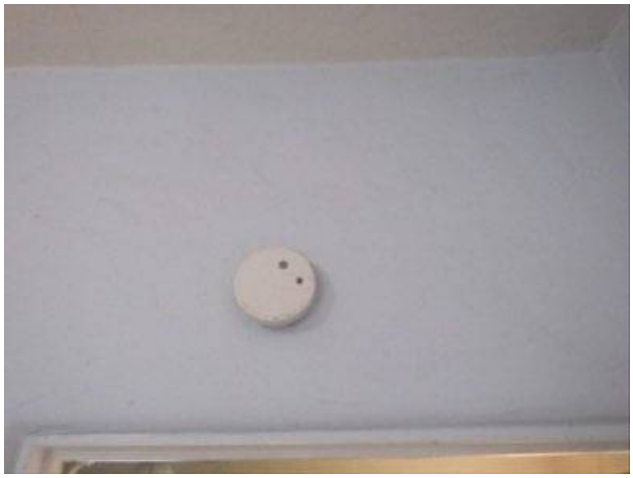


Photo X-11

Photo X-12

Photo X-13

Photo X-14

Photo X-15

Photo X-16

Photo X-17

Photo X-18

Photo X-19

Photo X-20

Photo X-21

Photo X-22

Photo X-23

Photo X-24

Photo X-25

Photo X-26

Photo X-27

Photo X-28

Photo X-29

Photo X-30

Photo X-31

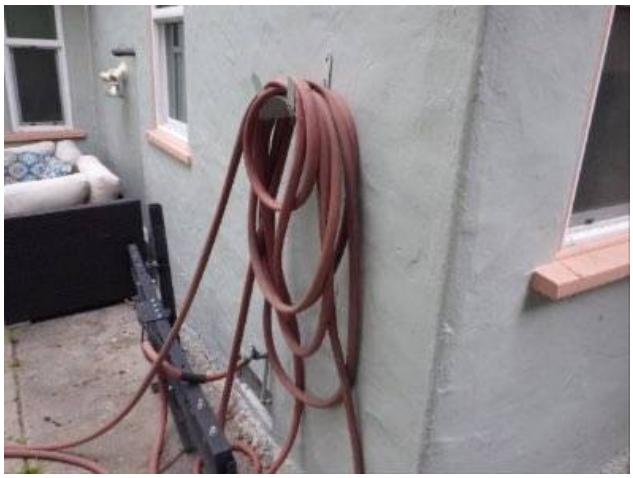


Photo X-32

Photo X-33

Photo X-34

Photo X-35

Photo X-36

Photo X-37

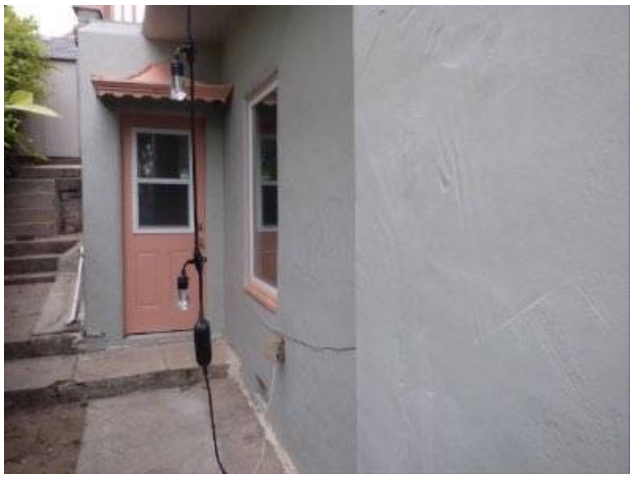


Photo X-38

Photo X-39

Photo X-40

Photo X-41

Photo X-42

Photo X-43

Photo X-44

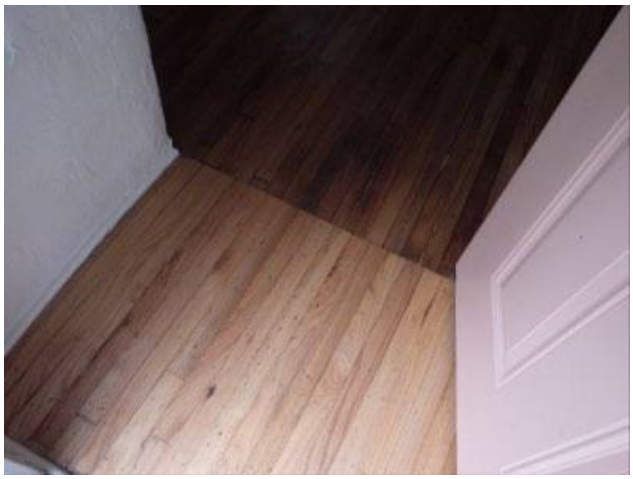


Photo X-45

Photo X-46

Photo X-47

Photo X-48

Photo X-49

Photo X-50

Photo X-51

Photo X-52

Photo X-53

Photo X-54

Photo X-55

Photo X-56

Photo X-57

Photo X-58

Photo X-59

Photo X-60

Photo X-61

Photo X-62

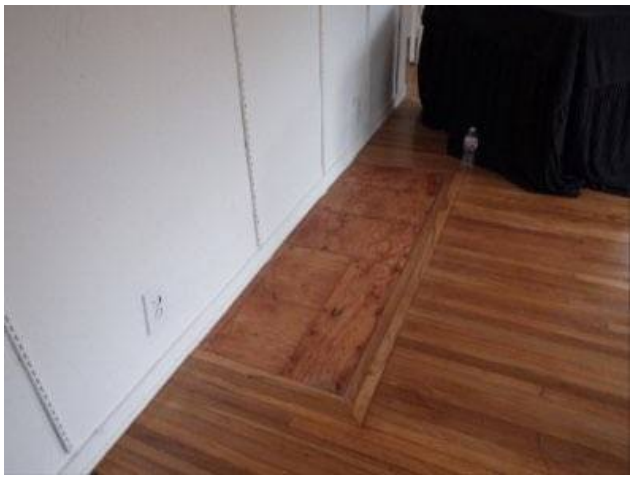


Photo X-63

Photo X-64

Photo X-65

Photo X-66

Photo X-67

Photo X-68

Photo X-69

Photo X-70

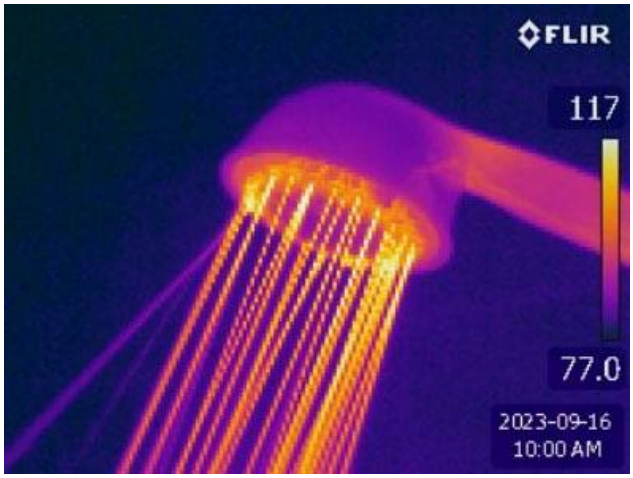
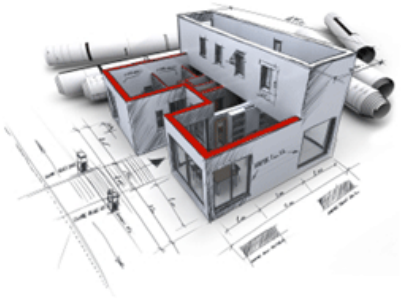


Photo X-71

We thank you for your business and for choosing CSI! If you have any questions about this report, please feel free to contact us at any time! We are happy to be of service!

CALIFORNIA STRUCTURE INSPECTORS



(CSI) California Structure Inspectors

http://www.csinspectors.com
hlopez@csinspectors.com
(562) 569-0674
15420 Surrey Ln
La Mirada CA 90638-1642
Inspector: **Hugo Lopez**
NACHI Certified #10051003

Summary

Client(s): **Patricia Shah**
Property address: **726 Pier Ave**
Santa Monica CA 90405-4579
Inspection date: **Saturday, September 16, 2023**

This report published on Thursday, September 21, 2023 5:45:28 PM PDT

Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury, illness or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General information

1) Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- The Environmental Protection Agency (http://www.epa.gov)
- The Consumer Products Safety Commission (http://www.cpsc.gov)
- The Center for Disease Control (http://www.cdc.gov)

Exterior

2) One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.

3) One or more guardrails are too low. This is a safety hazard due to the risk of falling. Standard building practices require that guardrails above drop-offs be 36 inches high. A qualified contractor should evaluate and modify or replace guardrails where necessary, and especially above drop-offs higher than 30 inches.

4) One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

5) Gaps larger than four inches were found in one or more guardrails. This is a safety hazard, especially for small children. A qualified contractor should make modifications as necessary so gaps in guardrails do not exceed four inches. For example, installing additional balusters or railing components.

6) One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:
http://edis.ifas.ufl.edu/AE113

7) One or more major cracks (more than 3/4 inch wide) were found in the foundation. These appear to be a structural concern, and may indicate that settlement is ongoing. The client(s) are strongly advised to hire qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

8) Rot was found in one or more areas on fascia boards. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.

9) Rot was found at one or more rafter and/or barge board ends. A qualified contractor should evaluate and make repairs as necessary, replacing or removing rotten wood.

10) Cracks, deterioration and/or damage were found in one or more areas of the stucco siding. A qualified contractor should evaluate and make repairs and/or replace stucco siding as necessary.

11) Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

12) One or more areas of the grounds around the structure have significantly soggy soil, standing water or indications of accumulated water at times (sediment, dead grass, etc.). Recommend consulting with a qualified contractor who specializes in drainage, to determine if or what repairs are needed to provide adequate drainage. Possible repairs may involve grading soil, or installing, repairing and/or replacing underground drains.

Roof

13) The roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface, and may want to have a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".

14) One or more sections of roof flashing or mastic are deteriorated and/or rusted. Leaks may occur as a result. A qualified roofing contractor should evaluate and replace flashing where necessary.

15) Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. Leaks may occur as a result. Debris should be cleaned from the roof now and as necessary in the future.

16) Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.

Garage

17) One or more open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.

18) Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

19) Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth such as Mold, etc.) were found on the rafters. The clients should consult with a qualified contractor for evaluation and removal if necessary.

Fungal spores such as mold have been know to cause respiratory illnesses especially in those with respiratory allergies and can pose a risk to health.

For More information go to : http://www.cdc.gov/mold/faqs.htm

Cleanup and removal methods

The purpose of the clean-up process is to eliminate the mold and fungal growth and to remove contaminated materials. As a general rule, simply killing the mold with a biocide is not enough. The mold must be removed since the chemicals and proteins, which cause a reaction in humans, are still present even in dead mold.

20) Much of the garage, including areas around the interior perimeter and in the center are excluded from this inspection due to lack of access from stored items.

Attic

22) Pull-down stairs are installed for the attic access. No insulation is installed above the stairs and no weatherstripping is installed around the hatch perimeter. To reduce air leakage, recommend installing weatherstripping and an insulated hatch cover. An example of one can be seen at http://www.batticdoor.com/

Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due condensation forming on the underside of the roof sheathing during cold weather.

23) No weatherstrip is installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent heated interior air from entering attic.

24) ADDITIONAL PHOTOS:

Electric service

25) This property has one or more Sylvania-GTE-Zinsco brand main service or sub panels or breakers. These panels and their circuit breakers have a variety of problems including:

Bus bars made from aluminum that tend to oxidize and corrode
Breakers that don't trip under normal overload conditions
Breakers that appear to be tripped when they're not

These problems are a safety hazard due to the risk of fire. Recommend having a qualified electrician replace any and all Zinsco brand panels.

If the Zinsco panel(s) are not replaced, then a qualified electrician should thoroughly evaluate the panel(s) and components within and make repairs as necessary. Recommend installing smoke detectors above Zinsco panels.

For more information: http://inspectapedia.com/electric/GTE_Sylvania_Zinsco.htm

26) This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.

27) ADDITIONAL PHOTOS:

Water heater

28) One or more vents for the water heater terminate within 4 ft from an operable window or door. This is a safety hazard as combustion gases can enter the living spaces of the property. A qualified contractor should evaluate and make repairs as necessary.

509.8.1 Mechanical Draft Venting System A mechanical draft venting system of other than direct-vent type shall terminate not less than 4 feet (1219 mm) below, 4 feet (1219 mm) horizontally from, or 1 foot (305 mm) above a door, operable window, or gravity air inlet into a building. The bottom of the vent terminal shall be located not less than 12 inches (305 mm) above finished ground level. [NFPA 54:12.9.2]

29) The water heater does not have seismic straps or struts installed. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. A qualified contractor should install seismic straps or struts as necessary and as per standard building practices.

30) The outer cover for the water heater combustion chamber is missing, loose, or improperly fitted. This is a potential fire hazard. Repairs should be made as necessary, and by a qualified contractor if necessary, to replace, reinstall or repair the flame shield as necessary.

31) The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit: http://www.cpsc.gov/cpscpub/pubs/5098.html

32) Corrosion was found on fittings and/or water supply lines for the water heater. Leaks may exist. A qualified plumbing contractor should evaluate and repair as necessary.

33) No drip leg (Sediment Trap) is installed on the water heater gas supply line. Drip legs are intended to trap oil, scale, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. A qualified contractor should install a drip leg as per standard building practices.

34) ADDITIONAL PHOTOS:

Heating and cooling

35) ADDITIONAL PHOTOS:

Plumbing and laundry

36) Recommend having the main sewer line scoped for deterioration or damage based upon surrounding vegetation, age or condition or other visible concerns that the inspector identified as possibly affecting the line. The client should consult with a qualified contractor for evaluation and repairs as necessary.

38) ADDITIONAL PHOTOS:

Crawl space

39) Inadequate pier design is quite common under pier and beam homes where an inexperienced contractor has tried to install a makeshift support. The most common defective supports used are built up wooden shims or blocks. This can cause instability since all the pieces cannot be held together to the joists of the structure above. Recommend a qualified contractor evaluate and repair or replace affected piers.

40) Wooden support posts are not securely fastened to beams above. This is a safety hazard since they can separate during a seismic event. A qualified contractor should evaluate and make repairs as necessary, such as installing metal ties, bracing with lumber and/or plywood gussets as per standard building practices.

Kitchen

41) One or more electric receptacles that are within six feet of a water source appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of water source have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

42) The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit: http://www.google.com/search?q=range+anti+tip+device

43) No range hood is installed over the range or cook top. Ventilation and/or lighting may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor install a vented and lighted range hood, with the exhaust fan configured so as to vent outdoors.

44) The range hood fan vents into the kitchen rather than outdoors. Ventilation may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor make modifications as necessary as per standard building practices so the range hood fan vents outdoors.

45) Hardware such as hinges, latches or pulls are loose and/or missing on one or more cabinets. Repairs should be made and/or hardware should be replaced as necessary, and by a qualified contractor if necessary.

46) ADDITIONAL PHOTOS:

Bathrooms

47) Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth such as Mold, etc.) were found on one or more surfaces. The clients should consult with a qualified Mold contractor for evaluation and removal if necessary. Fungal spores such as mold have been know to cause respiratory illnesses especially in those with respiratory allergies and can pose a risk to health.

For More information go to : http://www.cdc.gov/mold/faqs.htm

48) One or more open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.

49) One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

50) One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

51) Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

52) One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

53) ADDITIONAL PHOTOS:

Interior rooms

54) Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client(s)' needs and standard building practices.

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55) This structure was built prior to 1979 and may contain lead paint. Laws were enacted in 1978 in the US preventing the use of lead paint in residential structures. Lead is a known safety hazard, especially to children but also to adults. Numerous areas of the paint found in and around this structure are in poor condition (peeling, flaking, etc.). Recommend consulting with a qualified industrial hygienist to determine the safest and most cost-effective action to take regarding the paint. Testing and/or abatement may be necessary. Also recommend following precautions as described in the following links to Consumer Products Safety Commission website articles regarding possible lead paint.

What You Should Know About Lead Based Paint in Your Home: Safety Alert - CPSC Document #5054

CPSC Warns About Hazards of "Do It Yourself" Removal of Lead Based Paint: Safety Alert - CPSC Document #5055

---

56) One or more smoke alarms are damaged, deteriorated and/or missing from their mounting brackets. Damaged and/or missing smoke alarms should be replaced as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit: http://www.cpsc.gov/cpscpub/pubs/5077.html

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57) Cover plate(s) are broken at one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be replaced where necessary.

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58) Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth such as Mold, etc.) were found on one or more surfaces. The clients should consult with a qualified Mold or Pest Control contractor for evaluation and removal if necessary.

Fungal spores such as mold have been know to cause respiratory illnesses especially in those with respiratory allergies and can pose a risk to health.

For More information go to : http://www.cdc.gov/mold/faqs.htm

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59) Floors in one or more areas are not level. Significant repairs may be needed to make floors level, such as repairs to the foundation. A qualified contractor should evaluate and make repairs as necessary.

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60) Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

---

61) Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as https://www.reporthost.com/?SQUEAKNOMORESqueeeeek No More and Counter Snap fasteners[url=http://www.squeakyfloor.com/counter-snap.html] exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the sub-floor. Recommend having a qualified contractor evaluate and repair as necessary.

For more information, visit:
http://www.google.com/search?hl=en&q=squeaky+floors

62) One or more interior doors are damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

63) Fixtures such as door stops, towel bars and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.

64) One or more light fixtures have missing or burned out bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

65) ADDITIONAL PHOTOS BEYOND THIS POINT IN THE REPORT: