Confidential Inspection Report

LOCATED AT:
337 S. Rodeo Dr
Beverly Hills, California

PREPARED EXCLUSIVELY FOR:
Gourrich Trust

INSPECTED ON:
Wednesday, January 15, 2025

Inspector, Dave Filson
SPI (818) 679-6906

Wednesday, January 15, 2025
Gourrich Trust
337 S. Rodeo Dr
Beverly Hills, California

Dear Gourrich Trust,

We have enclosed the report for the property inspection we conducted for you on Wednesday, January 15, 2025 at:

337 S. Rodeo Dr
Beverly Hills, California

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

ACPT = It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NDSA = It is the inspectors opinion that this item is in need of further investigation and/or repairs. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOTA = It is the inspectors opinion that this item is either not performing the job for which it was intended and/or is otherwise a threat to health and safety. The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

UPG = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Dave Filson
SPI (818) 679-6906

RECEIPT

337 S. Rodeo Dr
Beverly Hills, California

Client: Gourrich Trust

Receipt Number: 393339879

Receipt Date: Wednesday, January 15, 2025

Quantity	Description	Unit Price	Amount
1	Base Amount	$650.00	$650.00
		Subtotal:	$650.00
		Zelle:	($650.00)

PAID

$0 Owed

SPI (818) 679-6906 • 8189708469

Thank you for your business!
Please send payment to:
128 N Oak Knoll Ave, Unit 311
Pasadena, CA 91101

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS

WEATHER
Clear

TEMPERATURE
60's

BUILDING CHARACTERISTICS

BUILDING TYPE
Single Family Residence

STORIES
Two

UTILITY SERVICES

UTILITIES STATUS
The utilities were all on.

OTHER INFORMATION

BUILDING OCCUPIED
No

CLIENT PRESENT
No, but the client had a representative at the inspection.

COMMENTS
It is important to understand that though the Inspection Agreement may not have been signed by the client it is understood that use of this Report implies the acceptance of the agreement and all its terms by the client.

SCOPE OF THE INSPECTION

PUD

STANDARDS
The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures and components of a building as they exist at the time of the inspection.

MATERIAL DEFECTS
A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. The report is designed to identify material defects of the structure and its components in accordance with the Standards and Practices listed above. Some minor defects will be mentioned in the course of the report but it is not an all inclusive list of building flaws and will not provide a catalog of all the defects of the property. The focus of the report is upon material defects only.

GENERALIST VS. SPECIALIST
A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he then refers the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist usually will find additional problems with the system he is inspecting as he has a depth of knowledge and experience that the generalist does not have. The role of the generalist is to refer systems with material defects over to the specialist however if you have any questions concerning the findings or recommendations of the specialist please feel free to call the inspector to discuss them.

REPRESENTATIVE SAMPLING
The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted and as result of these other items which are impossible to anticipate we suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

SPECIFIC EXCLUSIONS AND LIMITATIONS

MOLD, MILDEW AND FUNGI
Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. Mold can be a serious problem and should not be overlooked. The structure should be inspected for mold during the inspection contingency period by a specialist in this field to ensure that this hazard does not exist.

WOOD DESTROYING ORGANISMS
Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES
This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES
Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and are not within the scope of the inspection.

INSPECTION LIMITATIONS
This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment. Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacturers or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

KITCHEN AREA

KITCHEN AREA
Kitchen area.

WALLS AND CEILINGS
ACPT Acceptable

FLOORING
ACPT Acceptable

COUNTERS
NDSA The seal at the backsplash is deteriorated and should be sealed to limit moisture intrusion into the cabinets below.

CABINETS
ACPT Acceptable

KITCHEN SINK

CONDITION
ACPT Acceptable

FAUCET
ACPT Acceptable

DRAIN

ACPT Acceptable

KITCHEN APPLIANCES

GARBAGE DISPOSAL

ACPT Acceptable

DISHWASHER

ACPT Acceptable

COOKTOP TYPE

The kitchen has a gas cooktop.

COOKTOP

NDSA Needs Attention the right rear burners ignition did not work when tested

OVEN TYPE

The kitchen has a gas oven.

VENTILATION FAN

ACPT Acceptable

LAUNDRY

LOCATION

ACPT Acceptable

CONDITION OF CLOTHES WASHER HOOKUPS

There are washer facilities present but they were not tested and the washer was not tested.

CONDITION OF CLOTHES DRYER HOOKUPS

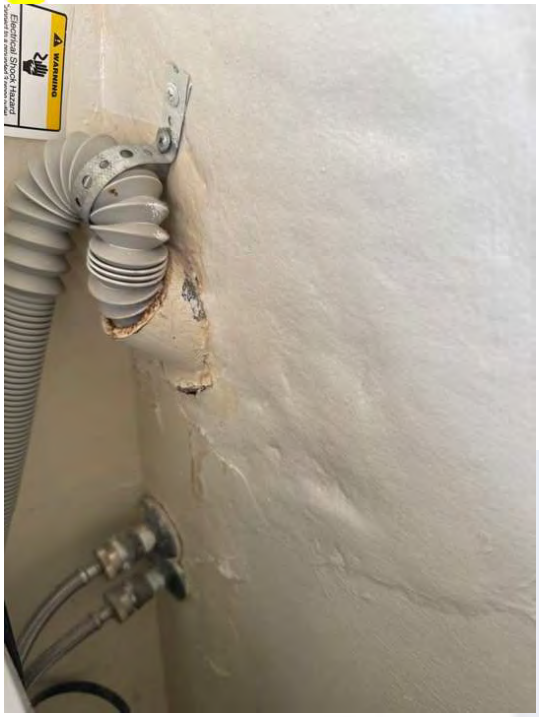
There are dryer hook-ups present but they are not tested and the dryer was not tested.

TYPE OF CLOTHES DRYER HOOKUPS

A gas dryer hook up was observed in the laundry area.

LAUNDRY AREA

NDSA The washing machine drain may have leaked in the past as the wall has been patched.



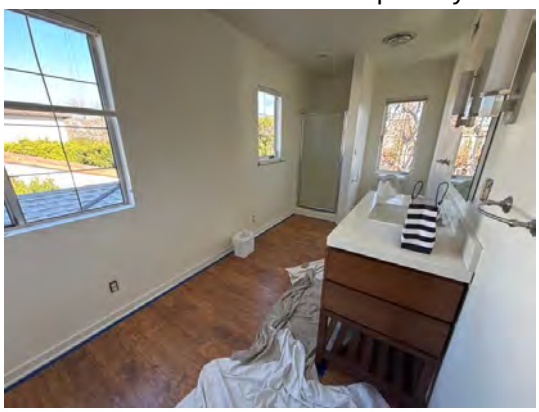
BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

SINGLE BATHROOM

BATH LOCATION

This bathroom is located in the primary bedroom.



WALLS AND CEILING

ACPT Acceptable

FLOORING

ACPT Acceptable

COUNTERS

NDSA The seal at the backsplash is deteriorated and should be sealed to limit moisture intrusion into the cabinets below.

CABINETS

ACPT Acceptable

SINKS

ACPT Acceptable

FAUCETS

ACPT Acceptable

TOILETS

ACPT Acceptable

SHOWER FIXTURES

ACPT Acceptable

SHOWER WALLS

ACPT Acceptable

SHOWER ENCLOSURE

ACPT Acceptable

MIRRORS

ACPT Acceptable

BATH VENTILATION

ACPT Acceptable

SINGLE BATHROOM

BATH LOCATION
This bathroom is the third bedroom's bathroom.

WALLS AND CEILING
ACPT Acceptable

FLOORING
ACPT Acceptable

COUNTERS
ACPT Acceptable

CABINETS
ACPT Acceptable

SINKS
ACPT Acceptable

FAUCETS
ACPT Acceptable

TOILETS
ACPT Acceptable

SHOWER FIXTURES
ACPT Acceptable

SHOWER WALLS
ACPT Acceptable

SHOWER ENCLOSURE
ACPT Acceptable

MIRRORS
ACPT Acceptable

BATH VENTILATION

ACPT Acceptable

SINGLE BATHROOM

BATH LOCATION

This bathroom is located in the hallway.

WALLS AND CEILING

ACPT Acceptable

FLOORING

ACPT Acceptable

COUNTERS

ACPT Acceptable

CABINETS

ACPT Acceptable

SINKS

ACPT Acceptable

FAUCETS

ACPT Acceptable

TOILETS

ACPT Acceptable

TUB FIXTURES

NDSA The seal at the tub/tile connection is deteriorated.

SHOWER FIXTURES

ACPT Acceptable

SHOWER WALLS

NDSA The shower has areas of deteriorated grout.

SHOWER ENCLOSURE

ACPT Acceptable

MIRRORS

ACPT Acceptable

BATH VENTILATION

ACPT Acceptable

SINGLE BATHROOM

BATH LOCATION

This bathroom is a powder room.

WALLS AND CEILING

ACPT Acceptable

FLOORING

NDSA The bathroom floor tile is cracked in areas.

COUNTERS

ACPT Acceptable

CABINETS

ACPT Acceptable

SINKS

ACPT Acceptable

FAUCETS

ACPT Acceptable

TOILETS

ACPT Acceptable

MIRRORS

NDSA The mirror surfaces are deteriorated in areas.

BATH VENTILATION

ACPT Acceptable

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

INTERIOR ROOMS

LIVING ROOM

ACPT Acceptable

DINING AREA

ACPT Acceptable

OFFICE

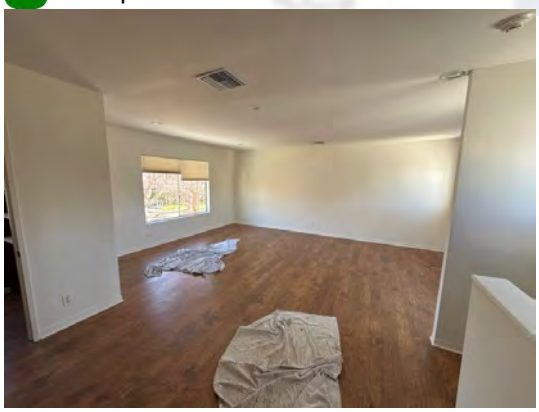
ACPT Acceptable

HALLS

ACPT Acceptable

PRIMARY BEDROOM

ACPT Acceptable



SECOND BEDROOM

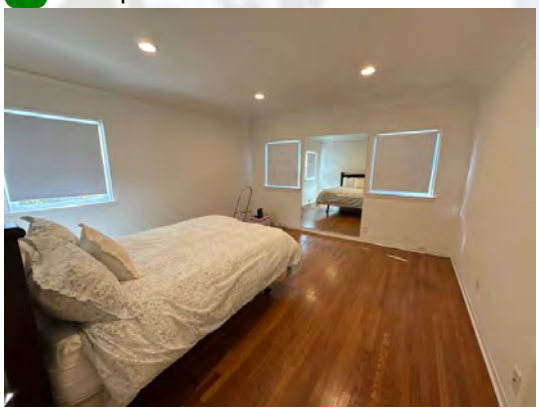
ACPT Acceptable

THIRD BEDROOM

ACPT Acceptable

FOURTH BEDROOM

ACPT Acceptable



DOORS

MAIN ENTRY DOOR CONDITION

ACPT Acceptable

EXTERIOR DOORS CONDITION

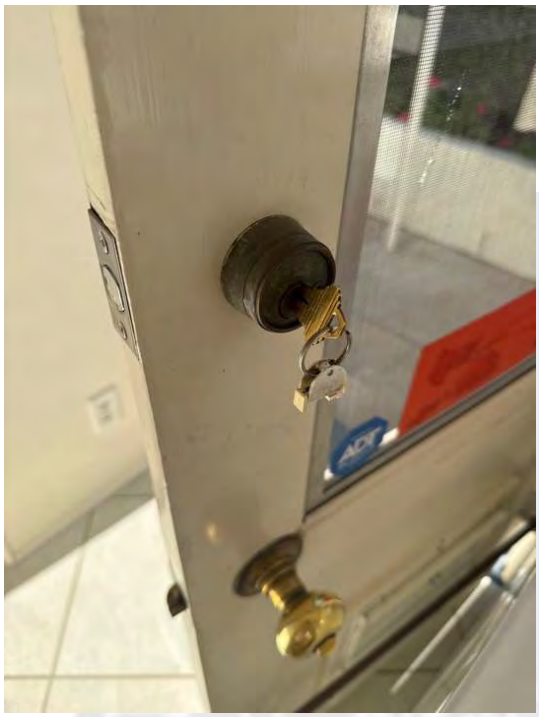
ACPT Acceptable

INTERIOR DOORS CONDITION

ACPT Acceptable

DOOR COMMENTS

NOTA The inside of the dead bolt on the exterior doors is operated with a key instead of a thumb turn. This is a potential safety issue for an emergency exit as it requires a key to get out of the building.



WINDOWS

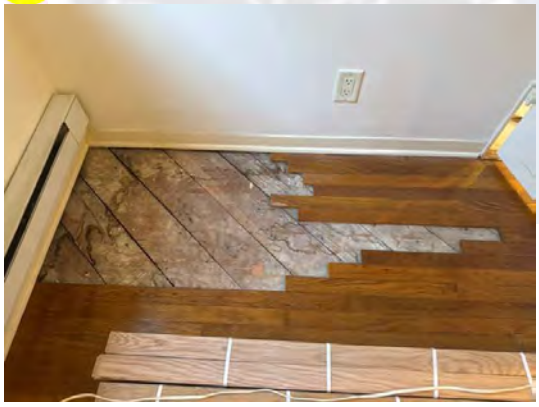
WINDOW CONDITION

NDSA There are cracked window panes such as in the living room on the north wall

FLOORS

HARDWOOD CONDITION

NDSA There are areas of missing flooring, such as in the third bedroom.



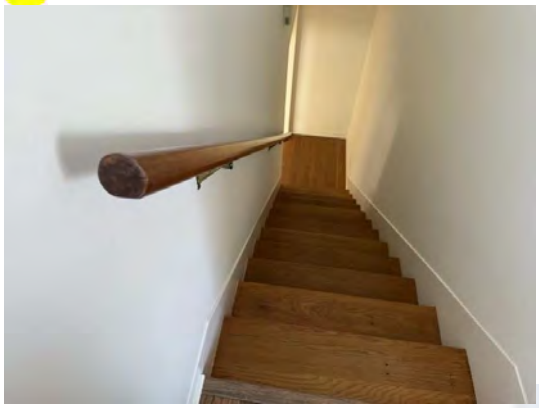
FLOORING COMMENTS

NDSA There are areas where the flooring is sloping and not level.

STAIRS & HANDRAILS

RAILING CONDITION

NDSA The handrail does not return to the wall and could catch clothing and cause a fall.



STAIR CONDITION

ACPT Acceptable

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant homes and repairs may be needed soon after the house is occupied. It is advised to have any underground drain lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

MAIN WATER SUPPLY LINE

MAIN WATER LINE MATERIAL

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line.

MAIN WATER SHUT OFF LOCATION
In the front of the building.

INTERIOR WATER SUPPLY LINES

WATER SUPPLY PIPING MATERIAL
The interior piping that supplies the water throughout the building is made of copper where visible

CONDITION
ACPT Acceptable

WASTE LINES

WASTE LINE MATERIAL
The piping that takes the waste water out to the sewer system is made of cast iron where visible.

CONDITION
ACPT Acceptable

GAS SYSTEM

SEISMIC GAS SHUT OFF VALVE
There is an automatic seismic gas shut-off valve installed on the main gas line.

GAS METER LOCATION
The gas meter is located at the back of the building.

CONDITION

ACPT Acceptable

WATER HEATER

LOCATION

The water heater is located in the basement.

LOCATION CONDITION

ACPT Acceptable

FUEL

Gas

SIZE

50 Gallons

AGE

1 Year old. Water heaters have an expected life of 12-15 years.

CONDITION

ACPT Acceptable

COMBUSTION AIR

ACPT Acceptable

WATER HEATER STRAPPING AND SUPPORT

NOTA The water heater only has one strap, it needs to have two straps to meet the state standards for water heater strapping.

TEMPERATURE/PRESSURE RELIEF VALVE

NOTA The temperature/pressure relief valve has a partial drain line installed but it does not go far enough down to take the water away to a safe location. We recommend this drain line be installed in case this valve ever releases.

VENTING

ACPT Acceptable

WATER HEATER

LOCATION
The water heater is located on the rear of the building.

LOCATION CONDITION
ACPT Acceptable

FUEL
Gas

SIZE
50 Gallons

AGE
Less than 1 years old.

CONDITION
ACPT Acceptable

COMBUSTION AIR
ACPT Acceptable

WATER HEATER STRAPPING AND SUPPORT
NDSA It is noted that the water heater has two straps around it but they are not holding the water heater secure.

NOTA The water heater only has one strap, it needs to have two straps to meet the state standards for water heater strapping.

TEMPERATURE/PRESSURE RELIEF VALVE

ACPT Acceptable

VENTING

ACPT Acceptable

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE

TYPE OF ELECTRICAL SERVICE

The electricity is supplied by an overhead line from the power pole to the building.

120/240 Volt

MAIN PANEL LOCATION

On the left exterior side of the building.

MAIN PANEL AMPERAGE

200

TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

MAIN PANEL CONDITION

ACPT Acceptable

MAIN PANEL CIRCUIT BREAKERS

ACPT Acceptable

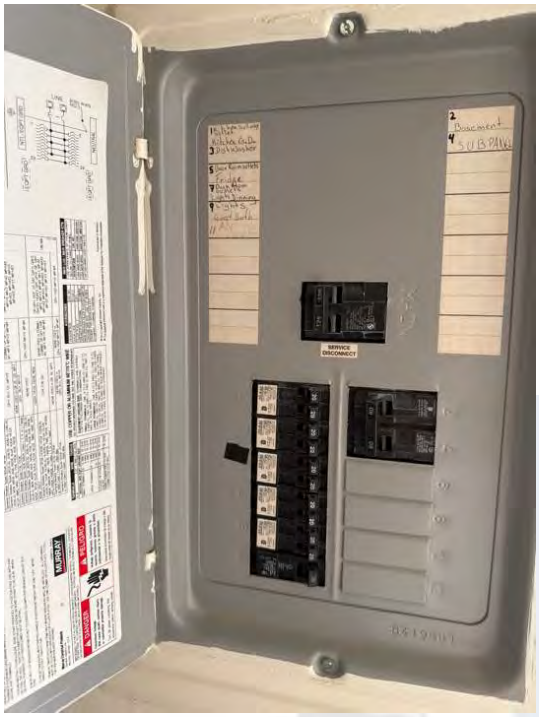
GROUNDING SYSTEM

NDSA The connection of the grounding wires to the grounding system is not visible. It should be connected to a grounding rod and/or the cold water piping system but in many cases these connections are not observable and are covered over within the building.

ELECTRICAL SUBPANELS

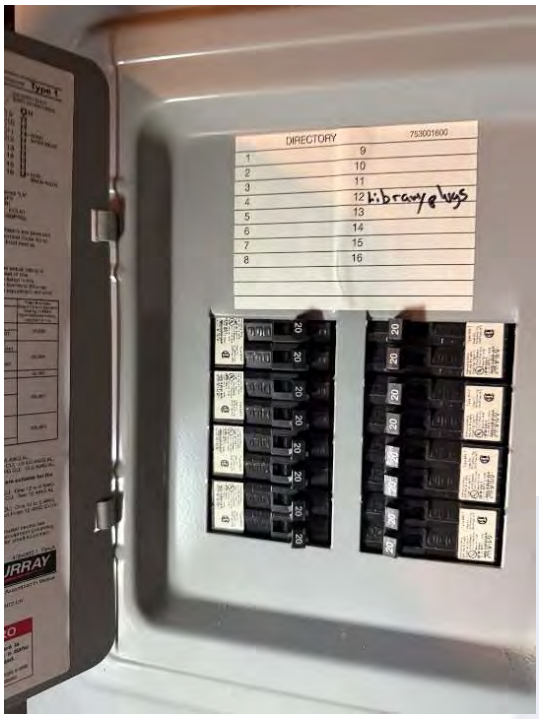
SUBPANEL LOCATION

There is an electrical subpanel in the hallway outside the laundry room .



On the exterior of the building on the left

There is an electrical subpanel in the basement.



SUBPANEL CONDITION

NDSA The basement panels breakers are not completely labeled and it is unknown what each circuit controls.

INTERIOR ELECTRICAL WIRING

TYPE OF WIRING

The wiring is a combination of older, original cloth covered wires and plastic coated wires.

TYPE OF WIRING CONDUIT

The conduit that carries the wiring is a combination of different types.

ELECTRICAL WIRING COMMENTS

NOTA There are open junction boxes with wires exposed. These need to have covers installed over them. Such as in the first floor attic.

OUTLETS

CONDITION

UPG The outlets are a combination of 2 prong and 3 prong outlets. The 2 prong are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground installed in them but it is not a requirement.

SWITCHES

CONDITION

ACPT Acceptable

FIXTURES

CONDITION

ACPT Acceptable

EXTERIOR ELECTRICAL

CONDITION

NOTA There are some exterior electrical outlets that do not have waterproof covers.

SMOKE DETECTORS

SMOKE DETECTOR COMMENTS

NDSA Smoke detectors and carbon monoxide detectors are required to comply with local safety regulations and escrow instructions. Most local cities require smoke detectors in each sleeping area and in the room (or hall) leading to the sleeping area, within twelve feet of the door of the sleeping areas. There should be at least one carbon monoxide detector audible from each sleeping area and on each floor of the building. It is advised to check with the local municipality to determine their requirements. These are not tested as a part of a home inspection.

ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof. While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters have rust and have a limited life span before they need to be replaced.

ATTIC

ACCESS TO ATTIC

The attic access is in the primary bedroom and in the third bedroom closet

ACCESS CONDITION

ACPT Acceptable

AREA OF ATTIC

There is an attic space over the entire floor plan of the building.

TYPE OF ATTIC FRAMING

The attic has conventional type framing in it.






ATTIC FRAMING CONDITION

ACPT Acceptable where visible.

ATTIC CONDITION

ACPT Acceptable

ATTIC VENTILATION

ACPT Acceptable

ATTIC INSULATION

INSULATION DEPTH

11 inches

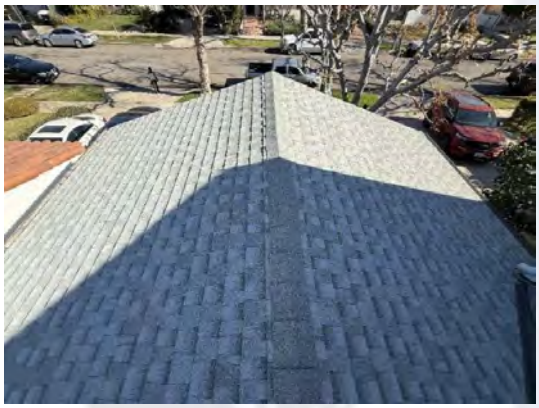
INSULATION CONDITION

NOTA The insulating material is not installed per the manufacturers recommendations. It has the wrong side facing upward in areas. This is printed in the backing of the insulation as a potential fire hazard.

ROOF

ROOF STYLE

The roof is a sloped type with a pitch to it.



TYPE OF ROOFING MATERIAL

The roofing material on the sloped roof is made of composition shingles.

ROOF ACCESS

The roof was walked on to inspect it.

ROOF COVERING STATUS

ACPT The roof appeared generally acceptable and within its expected life.

EXPOSED FLASHINGS

CONDITION

NDSA The mastic is cracked in areas and is not reliable to ensure a watertight seal. This was noted at the right rear of the roof

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

EXTERIOR COVERING OF THE BUILDING

MATERIAL

The exterior building covering is stucco.

CONDITION

ACPT There is typical cracking in the exterior stucco.

EXTERIOR WINDOW SURFACES

MATERIAL

The exterior window surfaces are various types of materials.

CONDITION

ACPT Acceptable

EXTERIOR DOOR SURFACES

MATERIAL

The exterior door surfaces are various types of material.

CONDITION

ACPT Acceptable

EXTERIOR TRIM

MATERIAL

The exterior trim surfaces are wood.

CONDITION

ACPT Acceptable

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a BBQ and other similar items are not inspected nor is the gas to them tested or lit. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY

CONDITION

ACPT Acceptable

WALKWAYS

CONDITION

ACPT Acceptable

FRONT PORCH AND STEPS

CONDITION

ACPT Acceptable

LANDSCAPING

CONDITION

ACPT The grounds on the property have generally been maintained.

DRAINAGE

SITE

Gentle slope

CONDITION

NDSA There are areas where the water may pond instead of flowing off the site during heavy rains.

GARAGE - CARPORT

STYLE

LOCATION

The garage is tucked under the main building.

GARAGE FLOOR

CONDITION

NDSA Needs Attention, the slab was covered with painters tarp and could not be inspected

GARAGE DOORS

TYPE

The garage door is the sectional door type.

CONDITION

ACPT Acceptable

HARDWARE

ACPT Acceptable

OPENERS

ACPT Acceptable

GARAGE INTERIOR

CONDITION

ACPT Acceptable

SIDE/REAR DOORS

CONDITION

NOTA The door between the garage and the closet space is not self closing for fire safety. It needs a spring hinge or a closer on it.

HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

Heating

LOCATION
This system handles the upstairs of the building.

This unit is located in the primary bathroom closet

SYSTEM TYPE
The furnace is a gas-fired forced air system.

FAN AND MOTOR
ACPT Acceptable

CONDITION
ACPT Acceptable

THERMOSTAT
ACPT Acceptable

COMBUSTION AIR
ACPT Acceptable

DUCTING
ACPT Acceptable

COOLING

LOCATION
The condenser for the air conditioning is located on the roof.

TYPE
The air conditioning is a split system type, this is where the furnace is inside the building and the air conditioner is outside the structure.

CONDENSER CONDITION

NDSA Needs Attention, the condenser could not be visually inspected as the roof hatch was stuck and would not open

SYSTEM CONDITION

NDSA The cooling system was not tested as the outside temperature was too low to get an accurate reading and could freeze the lines

CONDENSATE LINE

The condensate line is not fully visible and it could not be verified as being correctly installed.

Heating

LOCATION

In the attic

SYSTEM TYPE

The furnace is a gas-fired forced air system.

FAN AND MOTOR

ACPT Acceptable

CONDITION

ACPT Acceptable

THERMOSTAT

ACPT Acceptable

COMBUSTION AIR

ACPT Acceptable

VENTING

ACPT Acceptable

DUCTING AND AIR FLOW

ACPT Acceptable

COOLING

LOCATION
The condenser for the air conditioning is located on the roof.

TYPE
The air conditioning is a split system type, this is where the furnace is inside the building and the air conditioner is outside the structure.

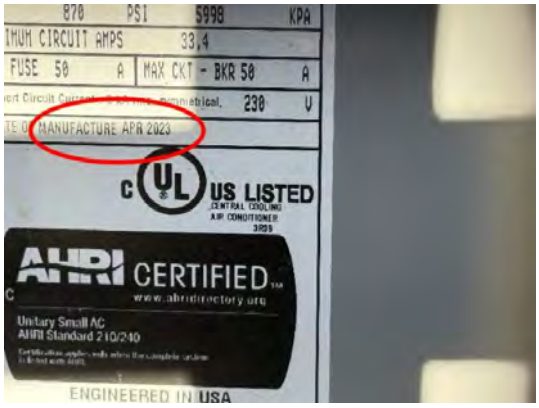
CONDENSER CONDITION
ACPT Acceptable

SYSTEM CONDITION
NDSA The cooling system was not tested as the outside temperature was too low to get an accurate reading and could freeze the lines

CONDENSATE LINE
The condensate line is not fully visible and it could not be verified as being correctly installed. No problems are evident at this time to show it is not working well.

ELECTRICAL DISCONNECT
ACPT Acceptable

COMMENTS
The unit is 2 years old. Typically these last 20-25 years



FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION

CRAWL SPACE

NDSA There appears to be a moisture issue in the crawl space. There are signs of damage from moisture as well as a powered exhaust fan to circulate under the house.

NDSA The crawl space has debris in it, it is advisable to have it removed and the area cleaned up. Wood especially should be removed to help prevent future infestations.

RAISED FOUNDATION

NDSA There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.

NDSA The concrete is deteriorated in areas. This appears to be from excessive moisture, age, or a combination of the two. It does not appear to be a major concern but if more information is desired, a foundation expert would need to be called

FOUNDATION BOLTING

ACPT NDSA The foundation has been seismically retrofitted with anchor bolts at a later date than the original construction. This is an upgrade. It is noted though that some of the retrofit plates are heavily rusted and may need replacement

FOUNDATION CRIPPLE WALLS

UPG The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be applied to a majority of the cripple walls. These are short walls between the foundation and the under side of the house framing. Shear panels would help prevent an earthquake from shifting the structure at this junction.

FLOOR FRAMING

ACPT Acceptable, however it is noted there are areas under plumbing fixtures that have leaked in the past and have left stains in the wood framing. Please see structural pest report for more information.

POSTS AND PIERS

NDSA Needs attention, the concrete piers are deteriorated in areas.

FOUNDATION VENTS

ACPT Acceptable

BASEMENT

BASEMENT ACCESS

ACPT Acceptable

BASEMENT CONDITION

NDSA There is efflorescence on the basement walls. This is an indication that moisture has entered the basement in the past.

FOUNDATION COMMENTS

GENERAL SUGGESTIONS

NDSA It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation. The investigation should be done prior to the expiration of the contingency period so that all costs are known.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

FOUNDATION SYSTEM FOUNDATION BOLTING

ACPT NDSA **1:** The foundation has been seismically retrofitted with anchor bolts at a later date than the original ...more

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY WALLS AND CEILINGS

ACPT **2:** Acceptable...more

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY FLOORING

ACPT **3:** Acceptable...more

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY CABINETS

ACPT **4:** Acceptable...more

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY CONDITION

ACPT **5:** Acceptable...more

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY FAUCET

ACPT **6:** Acceptable...more

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY DRAIN

ACPT **7:** Acceptable...more

KITCHEN APPLIANCES KITCHEN - APPLIANCES - LAUNDRY GARBAGE DISPOSAL

ACPT **8:** Acceptable...more

KITCHEN APPLIANCES KITCHEN - APPLIANCES - LAUNDRY DISHWASHER

ACPT **9:** Acceptable...more

KITCHEN APPLIANCES KITCHEN - APPLIANCES - LAUNDRY VENTILATION FAN

ACPT **10:** Acceptable...more

LAUNDRY KITCHEN - APPLIANCES - LAUNDRY LOCATION

ACPT **11:** Acceptable...more

SINGLE BATHROOM BATHROOMS WALLS AND CEILING

ACPT **12:** Acceptable...more

SINGLE BATHROOM BATHROOMS FLOORING

ACPT **13:** Acceptable...more

SINGLE BATHROOM BATHROOMS CABINETS

ACPT **14:** Acceptable...more

SINGLE BATHROOM BATHROOMS SINKS

ACPT **15:** Acceptable...more

SINGLE BATHROOM BATHROOMS FAUCETS

ACPT **16:** Acceptable...more

SINGLE BATHROOM BATHROOMS TOILETS

ACPT **17:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER FIXTURES

ACPT **18:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER WALLS

ACPT **19:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER ENCLOSURE

ACPT **20:** Acceptable...more

SINGLE BATHROOM BATHROOMS MIRRORS

ACPT **21:** Acceptable...more

SINGLE BATHROOM BATHROOMS BATH VENTILATION

ACPT **22:** Acceptable...more

SINGLE BATHROOM BATHROOMS WALLS AND CEILING

ACPT **23:** Acceptable...more

SINGLE BATHROOM BATHROOMS FLOORING

ACPT **24:** Acceptable...more

SINGLE BATHROOM BATHROOMS COUNTERS

ACPT **25:** Acceptable...more

SINGLE BATHROOM BATHROOMS CABINETS

ACPT **26:** Acceptable...more

SINGLE BATHROOM BATHROOMS SINKS

ACPT **27:** Acceptable...more

SINGLE BATHROOM BATHROOMS FAUCETS

ACPT **28:** Acceptable...more

SINGLE BATHROOM BATHROOMS TOILETS

ACPT **29:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER FIXTURES

ACPT **30:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER WALLS

ACPT **31:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER ENCLOSURE

ACPT **32:** Acceptable...more

SINGLE BATHROOM BATHROOMS MIRRORS

ACPT **33:** Acceptable...more

SINGLE BATHROOM BATHROOMS BATH VENTILATION

ACPT **34:** Acceptable...more

SINGLE BATHROOM BATHROOMS WALLS AND CEILING

ACPT **35:** Acceptable...more

SINGLE BATHROOM BATHROOMS FLOORING

ACPT **36:** Acceptable...more

SINGLE BATHROOM BATHROOMS COUNTERS

ACPT **37:** Acceptable...more

SINGLE BATHROOM BATHROOMS CABINETS

ACPT **38:** Acceptable...more

SINGLE BATHROOM BATHROOMS SINKS

ACPT **39:** Acceptable...more

SINGLE BATHROOM BATHROOMS FAUCETS

ACPT **40:** Acceptable...more

SINGLE BATHROOM BATHROOMS TOILETS

ACPT **41:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER FIXTURES

ACPT **42:** Acceptable...more

SINGLE BATHROOM BATHROOMS SHOWER ENCLOSURE

ACPT **43:** Acceptable...more

SINGLE BATHROOM BATHROOMS MIRRORS

ACPT **44:** Acceptable...more

SINGLE BATHROOM BATHROOMS BATH VENTILATION

ACPT **45:** Acceptable...more

SINGLE BATHROOM BATHROOMS WALLS AND CEILING

ACPT **46:** Acceptable...more

SINGLE BATHROOM BATHROOMS COUNTERS

ACPT **47:** Acceptable...more

SINGLE BATHROOM BATHROOMS CABINETS

ACPT **48:** Acceptable...more

SINGLE BATHROOM BATHROOMS SINKS

ACPT **49:** Acceptable...more

SINGLE BATHROOM BATHROOMS FAUCETS

ACPT **50:** Acceptable...more

SINGLE BATHROOM BATHROOMS TOILETS

ACPT **51:** Acceptable...more

SINGLE BATHROOM BATHROOMS BATH VENTILATION

ACPT **52:** Acceptable...more

INTERIOR ROOMS INTERIOR LIVING ROOM

ACPT **53:** Acceptable...more

INTERIOR ROOMS INTERIOR DINING AREA

ACPT **54:** Acceptable...more

INTERIOR ROOMS INTERIOR OFFICE

ACPT **55:** Acceptable...more

INTERIOR ROOMS INTERIOR HALLS

ACPT **56:** Acceptable...more

INTERIOR ROOMS INTERIOR PRIMARY BEDROOM

ACPT **57:** Acceptable...more

INTERIOR ROOMS INTERIOR SECOND BEDROOM

ACPT **58:** Acceptable...more

INTERIOR ROOMS INTERIOR THIRD BEDROOM

ACPT **59:** Acceptable...more

INTERIOR ROOMS INTERIOR FOURTH BEDROOM

ACPT **60:** Acceptable...more

DOORS INTERIOR MAIN ENTRY DOOR CONDITION

ACPT **61:** Acceptable...more

DOORS INTERIOR EXTERIOR DOORS CONDITION

ACPT **62:** Acceptable...more

DOORS INTERIOR DOORS CONDITION

ACPT **63:** Acceptable...more

STAIRS & HANDRAILS INTERIOR STAIR CONDITION

ACPT **64:** Acceptable...more

INTERIOR WATER SUPPLY LINES PLUMBING SYSTEM CONDITION

ACPT **65:** Acceptable...more

WASTE LINES PLUMBING SYSTEM CONDITION

ACPT **66:** Acceptable...more

GAS SYSTEM PLUMBING SYSTEM CONDITION

ACPT **67:** Acceptable...more

WATER HEATER PLUMBING SYSTEM LOCATION CONDITION

ACPT **68:** Acceptable...more

WATER HEATER PLUMBING SYSTEM CONDITION

ACPT **69:** Acceptable...more

WATER HEATER PLUMBING SYSTEM COMBUSTION AIR

ACPT **70:** Acceptable...more

WATER HEATER PLUMBING SYSTEM VENTING

ACPT **71:** Acceptable...more

WATER HEATER PLUMBING SYSTEM LOCATION CONDITION

ACPT **72:** Acceptable...more

WATER HEATER PLUMBING SYSTEM CONDITION

ACPT **73:** Acceptable...more

WATER HEATER PLUMBING SYSTEM COMBUSTION AIR

ACPT **74:** Acceptable...more

WATER HEATER PLUMBING SYSTEM TEMPERATURE/PRESSURE RELIEF VALVE

ACPT **75:** Acceptable...more

WATER HEATER PLUMBING SYSTEM VENTING

ACPT **76:** Acceptable...more

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM MAIN PANEL CONDITION

ACPT **77:** Acceptable...more

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM MAIN PANEL CIRCUIT BREAKERS

ACPT **78:** Acceptable...more

SWITCHES ELECTRICAL SYSTEM CONDITION

ACPT **79:** Acceptable...more

FIXTURES ELECTRICAL SYSTEM CONDITION

ACPT **80:** Acceptable...more

ATTIC ROOF SYSTEM ACCESS CONDITION

ACPT **81:** Acceptable...more

ATTIC ROOF SYSTEM ATTIC FRAMING CONDITION

ACPT **82:** Acceptable where visible....more

ATTIC ROOF SYSTEM ATTIC CONDITION

ACPT **83:** Acceptable...more

ATTIC ROOF SYSTEM ATTIC VENTILATION

ACPT **84:** Acceptable...more

ROOF SYSTEM ROOF COVERING STATUS

ACPT **85:** The roof appeared generally acceptable and within its expected life....more

EXTERIOR COVERING OF THE BUILDING EXTERIOR CONDITION

ACPT **86:** There is typical cracking in the exterior stucco....more

EXTERIOR WINDOW SURFACES EXTERIOR CONDITION

ACPT **87:** Acceptable...more

EXTERIOR DOOR SURFACES EXTERIOR CONDITION

ACPT **88:** Acceptable...more

EXTERIOR TRIM EXTERIOR CONDITION

ACPT **89:** Acceptable...more

DRIVEWAY GROUNDS CONDITION

ACPT **90:** Acceptable...more

WALKWAYS GROUNDS CONDITION

ACPT **91:** Acceptable...more

FRONT PORCH AND STEPS GROUNDS CONDITION

ACPT **92:** Acceptable...more

LANDSCAPING GROUNDS CONDITION

ACPT **93:** The grounds on the property have generally been maintained....more

GARAGE DOORS GARAGE - CARPORT CONDITION

ACPT **94:** Acceptable...more

GARAGE DOORS GARAGE - CARPORT HARDWARE

ACPT **95:** Acceptable...more

GARAGE DOORS GARAGE - CARPORT OPENERS

ACPT **96:** Acceptable...more

GARAGE INTERIOR GARAGE - CARPORT CONDITION

ACPT **97:** Acceptable...more

HEATING AND COOLING SYSTEM FAN AND MOTOR

ACPT **98:** Acceptable...more

HEATING AND COOLING SYSTEM CONDITION

ACPT **99:** Acceptable...more

HEATING AND COOLING SYSTEM THERMOSTAT

ACPT **100:** Acceptable...more

HEATING AND COOLING SYSTEM COMBUSTION AIR

ACPT **101:** Acceptable...more

HEATING AND COOLING SYSTEM DUCTING

ACPT **102:** Acceptable...more

HEATING AND COOLING SYSTEM FAN AND MOTOR

ACPT **103:** Acceptable...more

HEATING AND COOLING SYSTEM CONDITION

ACPT **104:** Acceptable...more

HEATING AND COOLING SYSTEM THERMOSTAT

ACPT **105:** Acceptable...more

HEATING AND COOLING SYSTEM COMBUSTION AIR

ACPT **106:** Acceptable...more

HEATING AND COOLING SYSTEM VENTING

ACPT **107:** Acceptable...more

HEATING AND COOLING SYSTEM DUCTING AND AIR FLOW

ACPT **108:** Acceptable...more

COOLING HEATING AND COOLING SYSTEM CONDENSER CONDITION

ACPT **109:** Acceptable...more

COOLING HEATING AND COOLING SYSTEM ELECTRICAL DISCONNECT

ACPT **110:** Acceptable...more

FOUNDATION SYSTEM FLOOR FRAMING

ACPT **111:** Acceptable, however it is noted there are areas under plumbing fixtures that have leaked in the past and ...more

FOUNDATION SYSTEM FOUNDATION VENTS

ACPT **112:** Acceptable...more

BASEMENT FOUNDATION SYSTEM BASEMENT ACCESS

ACPT **113:** Acceptable...more

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY COUNTERS

NDSA **114:** The seal at the backsplash is deteriorated and should be sealed to limit moisture intrusion into the ...more

KITCHEN APPLIANCES KITCHEN - APPLIANCES - LAUNDRY COOKTOP

NDSA **115:** Needs Attention the right rear burners ignition did not work when tested...more

LAUNDRY KITCHEN - APPLIANCES - LAUNDRY AREA

NDSA **116:** The washing machine drain may have leaked in the past as the wall has been patched....more

SINGLE BATHROOM BATHROOMS COUNTERS

NDSA **117:** The seal at the backsplash is deteriorated and should be sealed to limit moisture intrusion into the ...more

SINGLE BATHROOM BATHROOMS TUB FIXTURES

NDSA **118:** The seal at the tub/tile connection is deteriorated....more

SINGLE BATHROOM BATHROOMS SHOWER WALLS

NDSA **119:** The shower has areas of deteriorated grout....more

SINGLE BATHROOM BATHROOMS FLOORING

NDSA **120:** The bathroom floor tile is cracked in areas....more

SINGLE BATHROOM BATHROOMS MIRRORS

NDSA **121:** The mirror surfaces are deteriorated in areas....more

WINDOWS INTERIOR WINDOW CONDITION

NDSA **122:** There are cracked window panes such as in the living room on the north wall...more

FLOORS INTERIOR HARDWOOD CONDITION

NDSA **123:** There are areas of missing flooring, such as in the third bedroom....more

FLOORS INTERIOR FLOORING COMMENTS

NDSA **124:** There are areas where the flooring is sloping and not level....more

STAIRS & HANDRAILS INTERIOR RAILING CONDITION

NDSA **125:** The handrail does not return to the wall and could catch clothing and cause a fall....more

WATER HEATER PLUMBING SYSTEM WATER HEATER STRAPPING AND SUPPORT

NDSA **126:** It is noted that the water heater has two straps around it but they are not holding the water heater secure....more

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM GROUNDING SYSTEM

NDSA **127:** The connection of the grounding wires to the grounding system is not visible. It should be connected to a ...more

ELECTRICAL SUBPANELS ELECTRICAL SYSTEM SUBPANEL CONDITION

NDSA **128:** The basement panels breakers are not completely labeled and it is unknown what each circuit controls....more

SMOKE DETECTORS ELECTRICAL SYSTEM SMOKE DETECTOR COMMENTS

NDSA **129:** Smoke detectors and carbon monoxide detectors are required to comply with local safety regulations and ...more

EXPOSED FLASHINGS ROOF SYSTEM CONDITION

NDSA **130:** The mastic is cracked in areas and is not reliable to ensure a watertight seal. This was noted at the right ...more

DRAINAGE GROUNDS CONDITION

NDSA **131:** There are areas where the water may pond instead of flowing off the site during heavy rains....more

GARAGE FLOOR GARAGE - CARPORT CONDITION

NDSA **132:** Needs Attention, the slab was covered with painters tarp and could not be inspected...more

COOLING HEATING AND COOLING SYSTEM CONDENSER CONDITION

NDSA **133:** Needs Attention, the condenser could not be visually inspected as the roof hatch was stuck and would not ...more

COOLING HEATING AND COOLING SYSTEM CONDITION

NDSA **134:** The cooling system was not tested as the outside temperature was too low to get an accurate reading and ...more

COOLING HEATING AND COOLING SYSTEM CONDITION

NDSA **135:** The cooling system was not tested as the outside temperature was too low to get an accurate reading and ...more

FOUNDATION SYSTEM CRAWL SPACE

NDSA **136:** There appears to be a moisture issue in the crawl space. There are signs of damage from moisture as well ...more

NDSA **137:** The crawl space has debris in it, it is advisable to have it removed and the area cleaned up. Wood ...more

FOUNDATION SYSTEM RAISED FOUNDATION

NDSA **138:** There are chalky areas on the concrete. These are an indication that water has entered the concrete and ...more

NDSA **139:** The concrete is deteriorated in areas. This appears to be from excessive moisture, age, or a combination ...more

FOUNDATION SYSTEM POSTS AND PIERS

NDSA **140:** Needs attention, the concrete piers are deteriorated in areas....more

BASEMENT FOUNDATION SYSTEM BASEMENT CONDITION

NDSA **141:** There is efflorescence on the basement walls. This is an indication that moisture has entered the ...more

FOUNDATION COMMENTS FOUNDATION SYSTEM GENERAL SUGGESTIONS

NDSA **142:** It is advised to have a foundation specialist examine the site and make any recommendations concerning ...more

DOORS INTERIOR DOOR COMMENTS

NOTA **143:** The inside of the dead bolt on the exterior doors is operated with a key instead of a thumb turn. This is a ...more

WATER HEATER PLUMBING SYSTEM WATER HEATER STRAPPING AND SUPPORT

NOTA **144:** The water heater only has one strap, it needs to have two straps to meet the state standards for water ...more

WATER HEATER PLUMBING SYSTEM TEMPERATURE/PRESSURE RELIEF VALVE

NOTA **145:** The temperature/pressure relief valve has a partial drain line installed but it does not go far enough down ...more

WATER HEATER PLUMBING SYSTEM WATER HEATER STRAPPING AND SUPPORT

NOTA **146:** The water heater only has one strap, it needs to have two straps to meet the state standards for water ...more

INTERIOR ELECTRICAL WIRING ELECTRICAL SYSTEM ELECTRICAL WIRING COMMENTS

NOTA **147:** There are open junction boxes with wires exposed. These need to have covers installed over them. Such ...more

EXTERIOR ELECTRICAL SYSTEM CONDITION

NOTA **148:** There are some exterior electrical outlets that do not have waterproof covers....more

ATTIC INSULATION ROOF SYSTEM INSULATION CONDITION

NOTA **149:** The insulating material is not installed per the manufacturers recommendations. It has the wrong side ...more

SIDE/REAR DOORS GARAGE - CARPORT CONDITION

NOTA **150:** The door between the garage and the closet space is not self closing for fire safety. It needs a spring ...more

OUTLETS ELECTRICAL SYSTEM CONDITION

UPG **151:** The outlets are a combination of 2 prong and 3 prong outlets. The 2 prong are the older ungrounded type. ...more

FOUNDATION SYSTEM FOUNDATION CRIPPLE WALLS

UPG **152:** The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be ...more