



CAL-WEST PROPERTY INSPECTIONS

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CAL-WEST PROPERTY INSPECTIONS HOME MAINTENANCE REPORT

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Jeff Brumfield
NOVEMBER 25, 2024



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SUMMARY

31




























DEFERRED MAINTENANCE -
MINOR REPAIR

6

RECOMMENDED
IMPROVEMENT

1

MAJOR CONCERN - SAFETY
HAZARD

-  2.3.1 Exterior - Driveway, Walkway, Pavers and Concrete: Walkway Tile Damage
-  2.6.1 Exterior - Exterior Doors: Door Rubs/Sticks
-  3.1.1 Water Heater - Water Heater : Near End of Life
-  3.1.2 Water Heater - Water Heater : Missing Expansion Tank
-  6.2.1 HVAC - HVAC Equipment: Lineset Insulation Damage
-  6.2.2 HVAC - HVAC Equipment: Incorrect Return Air Filter
-  6.2.3 HVAC - HVAC Equipment: Regular HVAC Service/Tune Up Advised
-  7.3.1 Doors, Windows & Interior - Lighting Fixtures, Switches & Receptacles: Loose Receptacle
-  7.5.1 Doors, Windows & Interior - Doors: Door Stop Cap/Pad Missing
-  7.8.1 Doors, Windows & Interior - Floors: Floor Plank Separation
-  7.9.1 Doors, Windows & Interior - Walls: Drywall Damage
-  7.9.2 Doors, Windows & Interior - Walls: Blems, Dings and Paint Touch-Up
-  8.1.1 Fireplace - Fireplace General: Pilot Style Gas Burner
-  8.1.2 Fireplace - Fireplace General: Regular Cleaning Advised
-  9.2.1 Kitchen - Counter Tops : Minor Grout Cracking
-  9.5.1 Kitchen - Dishwasher: Rust On Dishwasher Racks
-  9.12.1 Kitchen - Receptacles, Switches and Circuits: Cover Plates Missing
-  9.12.2 Kitchen - Receptacles, Switches and Circuits: Receptacle Not GFCI Protected
-  9.14.1 Kitchen - Walls: Cosmetic Blemishes, Dings or Stains
-  10.2.1 Bathroom 1 - Master Bathroom - Sinks: Angle Stop Corrosion
-  10.2.2 Bathroom 1 - Master Bathroom - Sinks: Active Drainline Leak
-  10.3.1 Bathroom 1 - Master Bathroom - Cabinets & Counter Tops: Minor Grout Cracking at Countertop
-  10.4.1 Bathroom 1 - Master Bathroom - Showers/Bathtubs: Caulking Needed at Shower/Tub Components
-  10.6.1 Bathroom 1 - Master Bathroom - Walls & Floors: Minor Baseboard Separation
-  10.10.1 Bathroom 1 - Master Bathroom - Doors: Door Trim Damage
-  11.2.1 Bathroom 2 - Sinks: Angle Stop Corrosion
-  11.2.2 Bathroom 2 - Sinks: Corrosion at Faucet Fixture

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- 🔧 11.3.1 Bathroom 2 - Cabinets & Counter Tops: Minor Grout Cracking at Countertop
 - 🔧 11.3.2 Bathroom 2 - Cabinets & Counter Tops: Cabinet Door Hinge Needs Adjustment
 - 🔧 11.3.3 Bathroom 2 - Cabinets & Counter Tops: Cosmetic Blem
 - 🔧 11.10.1 Bathroom 2 - Doors: Cosmetic Door Blem
 - 🚫 12.2.1 Bedroom 1 - Master Bedroom - Smoke & Carbon Monoxide Detectors: Smoke Detector Missing
 - 🔧 12.9.1 Bedroom 1 - Master Bedroom - Walls: Cosmetic Blemishes, Dings or Stains
 - 🚫 13.2.1 Bedroom 2 - Smoke & Carbon Monoxide Detectors: Smoke Detector Missing
 - 🔧 13.5.1 Bedroom 2 - Doors: Damaged Door Trim
 - 🔧 13.8.1 Bedroom 2 - Floors: Floor Plank Separation
 - 🔧 13.9.1 Bedroom 2 - Walls: Cosmetic Blemishes, Dings or Stains
 - 🔧 14.7.1 Laundry Room/Area - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Temperature (approximate)

65 Fahrenheit (F)

Weather Conditions

Clear, Dry

Type of Building

Single Story, Condo

Occupancy

Occupied/Furnished

HOA Maintained Exterior

Exterior Maintenance - The exterior or portions of the structure may be maintained by, and the responsibility of the HOA. We recommend consulting with your realtor, the seller(s), and or the HOA to determine what portions of the exterior are your responsibility.

Property Pictures : Exterior Pictures



Property Pictures : Interior Pictures





2: EXTERIOR

Deficiencies

2.3.1 Driveway, Walkway, Pavers and Concrete

WALKWAY TILE DAMAGE



Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more areas of the exterior walkway suffering from damaged and deteriorating tile. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified tile contractor



2.6.1 Exterior Doors

DOOR RUBS/STICKS

FRONT DOOR & WATER HEATER CLOSET

At the time of the inspection one or more of the exterior doors was was rubbing making it difficult to operate. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified door repair/installation contractor.



Deferred Maintenance - Minor Repair



3: WATER HEATER

Information

Water Heater : Water Heater Pictures

Water Heater Pictures



Water Heater : Exhaust Ducting Configuration

Exhaust Ducting Configuration Picture

The exhaust ducting for the water heater is pictured below. If there are any defects present they will be noted in the report below.



Water Heater : Water Heater Information Tag

Water Heater Identification Tag



Water Heater : Power Source/Type

Gas

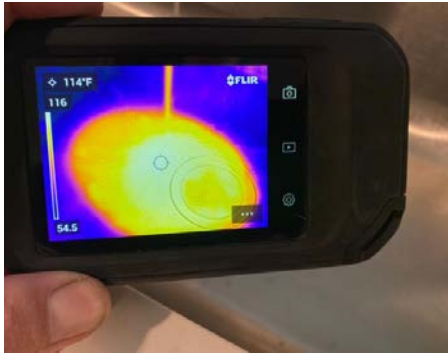


Water Heater : Water Temperature

Water Temperature Picture

Water temperature recommendation between 120-130 degrees fahrenheit

120 or above to kill microbes
 130 or below to prevent scalding



Water Heater : Water Heater

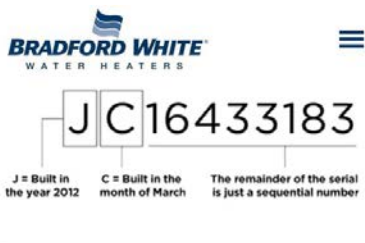
Manufactured Date

2016

Water Heater : Bradford White Date of Manufacture Chart

Bradford White Date Chart

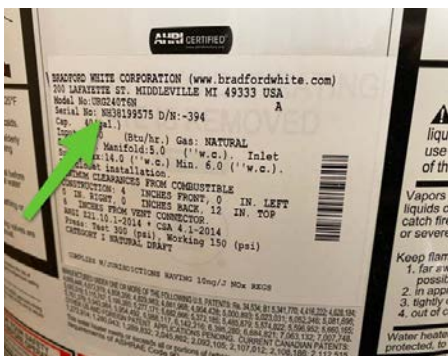
Below is a chart to determine the age of Bradford White water heaters based on the serial number.



Production Year

- A = 1984 or 2004
- B = 1985 or 2005
- C = 1986 or 2006
- D = 1987 or 2007
- E = 1988 or 2008
- F = 1989 or 2009
- G = 1990 or 2010
- H = 1991 or 2011
- J = 1992 or 2012
- K = 1993 or 2013

- L = 1994 or 2014
- M = 1995 or 2015
- N = 1996 or 2016
- P = 1997 or 2017
- S = 1998 or 2018
- T = 1999 or 2019
- W = 2000 or 2020
- X = 2001 or 2021



Water Heater : Tank Capacity

40

Water Heater : Location

Exterior Closet

Water Heater : Manufacturer

Bradford & White

Deficiencies

3.1.1 Water Heater

NEAR END OF LIFE



Recommended Improvement

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Inspector Notes: Still functional but approaching end of average life due to age



3.1.2 Water Heater

MISSING EXPANSION TANK



Deferred Maintenance - Minor Repair

At the time of the inspection there was no expansion tank present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Inspector Notes: Expansion tanks were not required when the water heater was installed but is a recommended upgrade.



4: PLUMBING

Information

Water Pressure

70 PSI

The recommended water pressure is between 40-80 PSI

Water Source

Public



Limitations

Plumbing General

UNKNOWN WATER SHUTOFF LOCATION

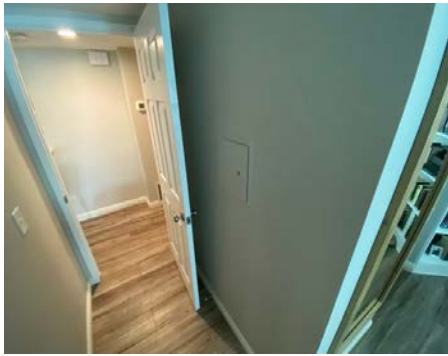
At the time of the inspection the house water shutoff valve was not located. It is possible the shutoff valve could be hidden by occupant belongings or in a unique location. It is advised to ask the seller for disclosures related to the location of the house shutoff valve.

Inspector Notes:

5: ELECTRIC PANEL & CIRCUITS

Information

Main Breaker Panel/Meter: Main Panel Location
Bedroom 2



Main Breaker Panel/Meter: Panel Capacity
125 AMP

Main Breaker Panel/Meter: Panel Manufacturer
Siemens

Main Breaker Panel/Meter: Panel Type
Circuit Breaker



Limitations

Main Breaker Panel/Meter

PANEL OBSTRUCTION

At the time of the inspection the electric panel could not be fully inspected due to a physical obstruction.

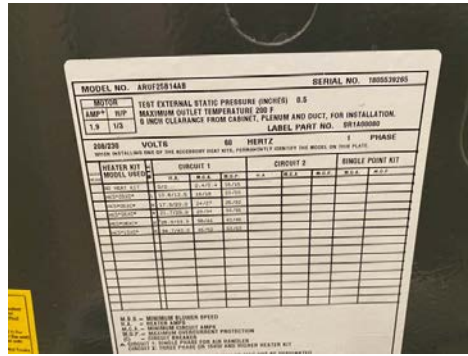
Inspector Notes: Painted/caulked shut; could not open cover without causing damage to the wall.



6: HVAC

Information

HVAC Equipment: Heater Brand Goodman



HVAC Equipment: Heater Energy Source Electric

HVAC Equipment: Heat Type Forced Air, Heat Pump

HVAC Equipment: A/C Brand Goodman



HVAC Equipment: Manufacture Date 2014, 2018

HVAC Equipment: AC Unit Tonnage 2 Ton

HVAC Equipment: A/C Energy Source/Type Electric, Central Air Conditioner

HVAC Equipment: General Good Condition

At the time of the inspection the HVAC system was functional and appeared to be in general good condition.

Inspector Notes:

HVAC Equipment: Suggested Regular Filter Maintenance

It is advised to regularly change your return air filter at least every 2-4 months to prevent contaminants from accumulating in the furnace components and ducting system.

HVAC Equipment: "Safe T Switch" Shutoff Installed

At the time of the inspection the air handler overflow Condensate Drain Line was equipped with a "Safe T Switch" installed. The "Safe T Switch" is designed to shutoff the HVAC system when the main condensate drain line clogs and water is present in the overflow drain line.

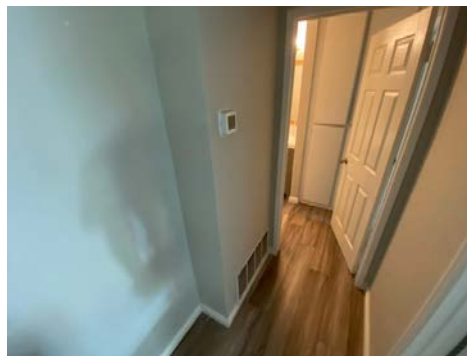
If the AC is running and shuts off it is likely due to the main condensation drain line being clogged and the Safe T Switch has killed power to the HVAC system.

When this happens it is best to call an HVAC professional to service the unit.



HVAC Controls: Thermostat/Controls Pictures

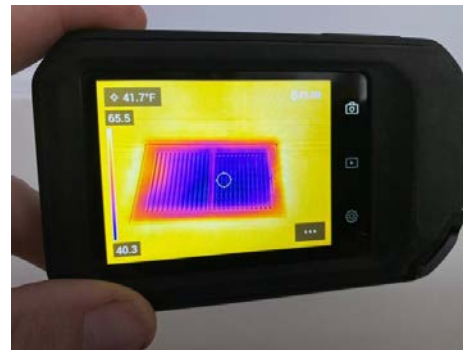
Hall



HVAC Ducting & Registers: Furnace Temps



HVAC Ducting & Registers: AC Temps



HVAC Ducting & Registers: Return Air Temps - A/C



HVAC Ducting & Registers: Satisfactory Temperature Splits

At the time of the inspection the AC unit was cycled on and brought to operating temperature. The temperature splits were tested by measuring the temperature of the distribution air and checking the difference from the return air to determine the temperature splits. Temperature splits are a good indicator of how well the AC system is performing. Depending on the humidity of a given day an acceptable temperature split difference could be between 12-20 degrees fahrenheit.

Deficiencies

6.2.1 HVAC Equipment

 Deferred Maintenance - Minor Repair**LINESET INSULATION DAMAGE**

Lineset insulation damage or deterioration noted at time of inspection. Exposed refrigerant lines can cause energy loss and excessive condensation. Further evaluation and repair by a qualified professional is advised.

Recommendation

Contact a qualified professional.



6.2.2 HVAC Equipment

 Recommended Improvement**INCORRECT RETURN AIR FILTER**

At the time of the inspection the return Air system had the wrong filter installed. This can lead to dirty air being run through the HVAC system. It is advised to have an HVAC technician install the correct filter and clean the system.

Recommendation

Contact a qualified professional.



6.2.3 HVAC Equipment



Deferred Maintenance - Minor Repair

REGULAR HVAC SERVICE/TUNE UP ADVISED

At the time of the inspection the HVAC system was working correctly but appeared to not have been regularly serviced in the past. It is advised to have your HVAC system regularly serviced every 24 months to extend the lifespan and operating performance of the system.

Service/Tune-up advised as part of regular maintenance.

Inspector Notes: AC unit & furnace functional, due to age recommend tuneup/service.

Recommendation

Contact a qualified HVAC professional.



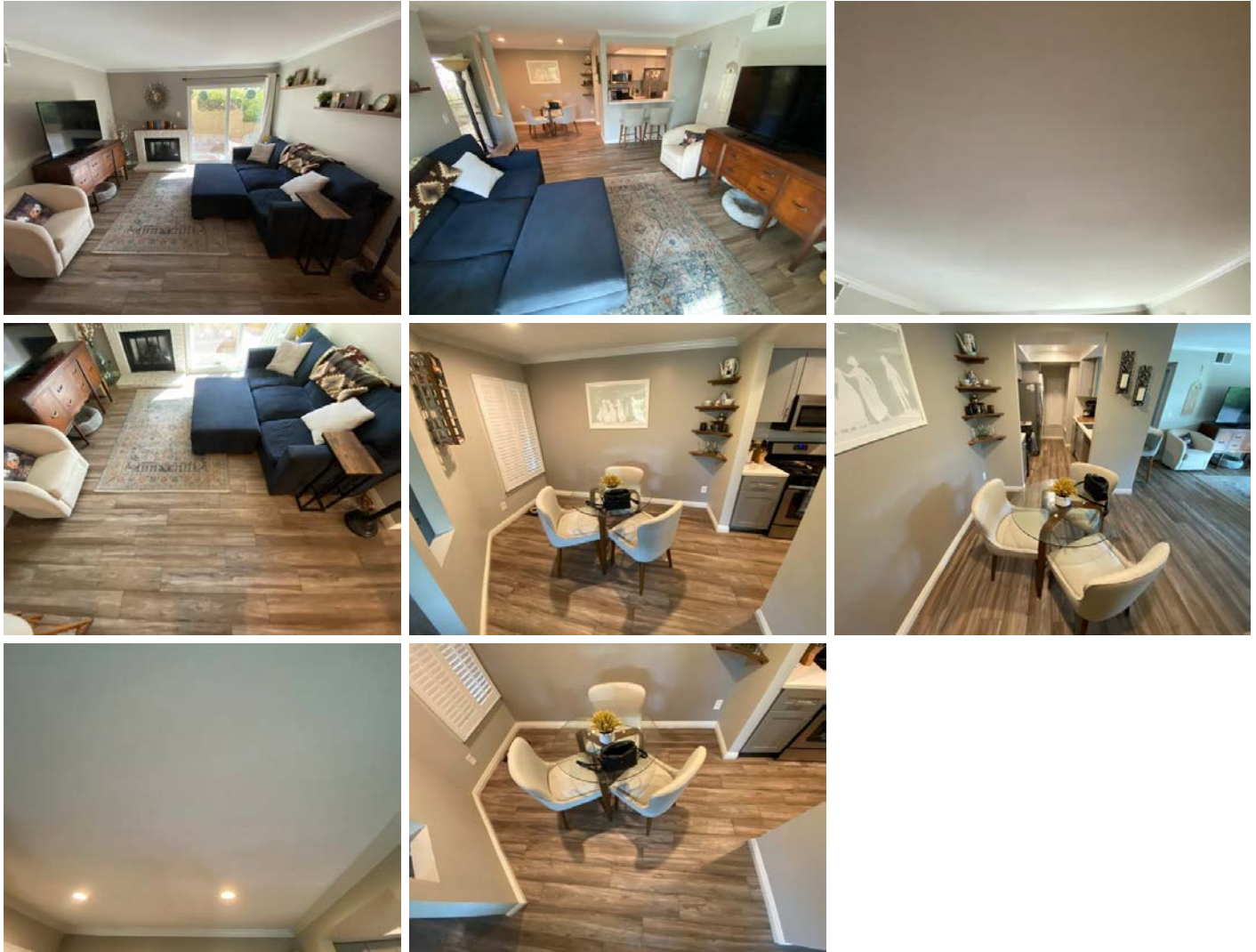
7: DOORS, WINDOWS & INTERIOR

Information

Interior General: Common Area Pictures

Common Area Identification Pictures

The common area pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.

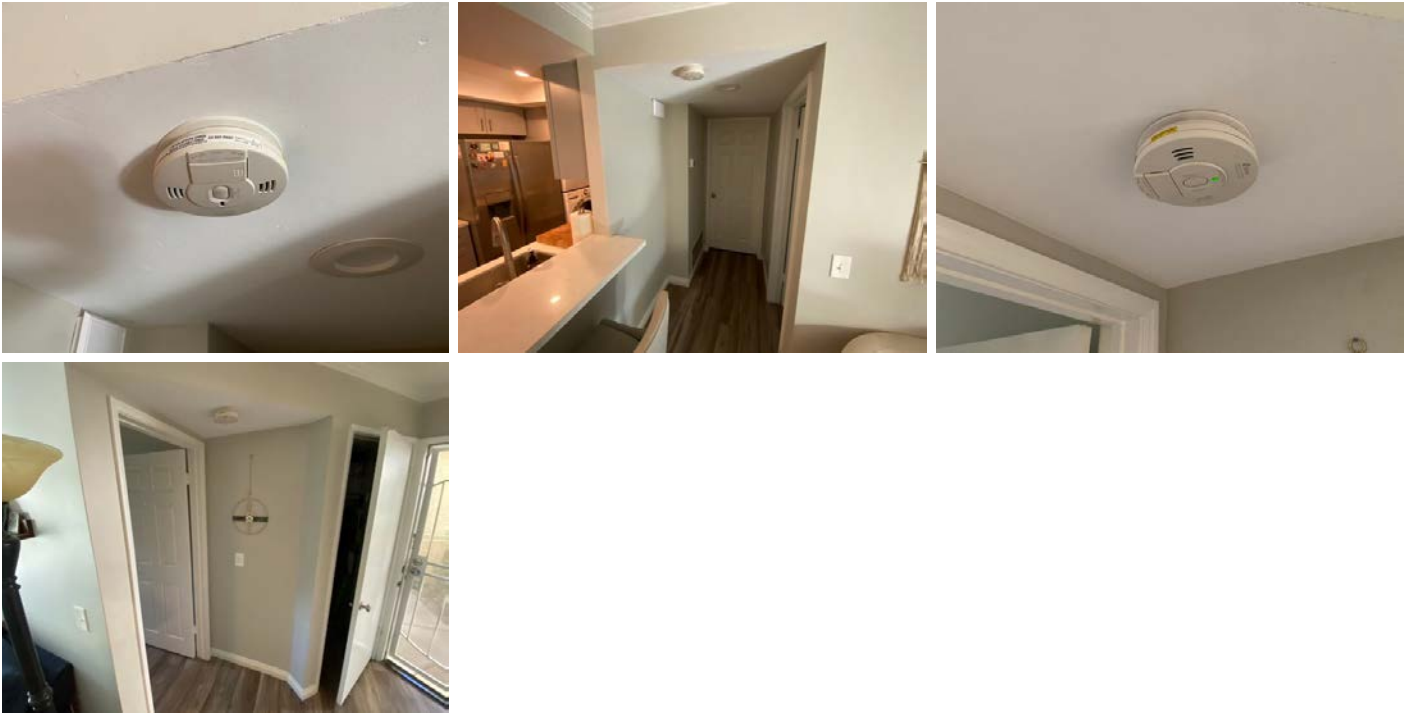


Smoke & Carbon Monoxide Alarm: Correct Locations -Pass

CORRECT - Smoke and Carbon Monoxide Alarm Location

At the time of the inspection, smoke and or carbon monoxide detectors were present at the appropriate locations within the common areas of the building.

Inspector Notes:



Smoke & Carbon Monoxide Alarm: Smoke and Carbon Monoxide Alarm Location Information

Recommended Smoke Detector Locations

According to California law and the NFPA, smoke alarms should be in at least one location on each level, in every bedroom, outside each sleeping area (hallway leading to a bedroom), and any rooms/bedrooms with a fuel burning appliance or fixture like a fireplace.

Recommended Carbon Monoxide Alarm Locations

According to California law, carbon monoxide detectors are required in all residential dwelling units in at least one location on each level, at the hallway leading to or directly adjacent to a bedroom entrance, and in any room/bedroom with a fuel burning appliance or fixture like a fireplace.

Deficiencies

7.3.1 Lighting Fixtures, Switches & Receptacles

LOOSE RECEPTACLE

LIVING ROOM

At the time of the inspection one or more of the electrical receptacles was loose or not properly secured to the wall. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



7.5.1 Doors

DOOR STOP CAP/PAD MISSING

ENTRY

At the time of the inspection there were one or more of the door stop pads missing. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



7.8.1 Floors

FLOOR PLANK SEPARATION

MULTIPLE LOCATIONS

At the time of the inspection there were one or more areas of the interior flooring material with minor gaps, voids or separation.

Inspector Notes:

Recommendation

Contact a qualified flooring contractor

 Deferred Maintenance - Minor Repair



7.9.1 Walls

DRYWALL DAMAGE

WATER HEATER CLOSET

At the time of inspection one or more area of drywall were damaged and in need of repair. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



7.9.2 Walls

BLEMS, DINGS AND PAINT TOUCH-UP

HALL

At the time of the inspection one or more areas of the walls with blems, scratched, drywall damage, paint touch-up and other minor repairs are needed. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



8: FIREPLACE

Information

Fireplace General: Fireplace Pictures

Fireplace Pictures



Fireplace General: Type

Wood or Gas

Fireplace General: Damper Clamp Correctly Installed

At the time of the inspection the required damper clamp for gas burning fireplaces was correctly installed and properly functioning. The damper clamp prevents the damper from going to the fully closed position.



Smoke & Carbon Monoxide Alarm: Correct Locations -Pass

CORRECT - Smoke and Carbon Monoxide Alarm Location

At the time of the inspection, smoke and or carbon monoxide detectors were present at the appropriate locations within the room containing a fireplace.

Inspector Notes:

Limitations

Fireplace General

PILOT LIGHT TURNED OFF

At the time of the inspection the pilot light was turned off for gas fireplace preventing the inspector from performing a complete inspection on the fire place.

Inspector Notes: Fireplace appeared to be in good condition with little evidence of use. It is advised to ask the seller for disclosures related to the fireplace and if there is a reason the pilot light was turned off or if it is off due to non-use.

**Deficiencies**

8.1.1 Fireplace General

PILOT STYLE GAS BURNER

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more fireplaces with older style gas burners installed which utilize a pilot light style lighting system. Modern gas fireplace burners are more efficient and safer to use. Recommend replacing with a modern style gas burner.

Inspector Notes:

Recommendation

Contact a qualified professional.



8.1.2 Fireplace General



Deferred Maintenance - Minor Repair

REGULAR CLEANING ADVISED

Fireplace chimneys should be regularly serviced considering the risks associated with damaged and or poor performing chimney structures. Regular cleaning is advised depending on use. Most Southern Californian occupants don't use their fireplace enough to regularly clean and or service them so often times they end up dirty and in need of cleaning for the new owners. Since it's not possible to know the the true condition of the chimney by visually looking up through the firebox, it is advised to have a cleaning and Level 2 chimney inspection performed prior to use.

Inspector Notes:

Recommendation

Contact a qualified professional.



9: KITCHEN

Information

Kitchen Identification Pictures

Kitchen Identification Pictures

The kitchen pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



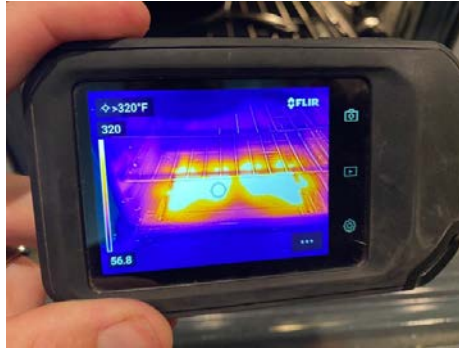
Appliance Pictures



Range/Oven: Cooktop Pics



Range/Oven: Oven Temps

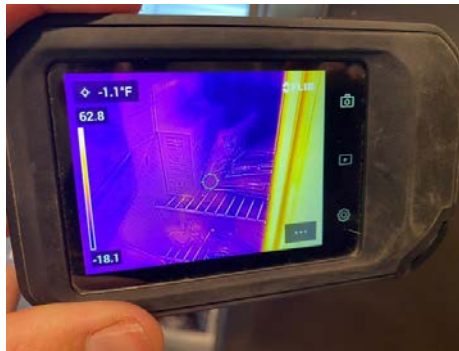


Garbage Disposal: Garbage Disposal Pictures

Operated satisfactory.



Refrigerator : Refrigerator Temps Refrigerator : Freezer Temps



Refrigerator : Ice Maker/Water Dispenser Function Test - Pass

During the inspection the inspector tested the ice and water dispensers at the refrigerator and both the Ice and water dispensers operated correctly.



Microwave: Microwave Function Test - Pass

At the time of the inspection the microwave was tested to confirm its operation. This picture represents the testing tool confirming proper operation of the microwave.



Deficiencies

9.2.1 Counter Tops



Deferred Maintenance - Minor Repair

MINOR GROUT CRACKING

At the time of inspection one or more areas of the countertops suffered from grout cracking. It is recommend to re-grout and seal existing cracks to prevent further water intrusion and deterioration.

Inspector Notes:

Recommendation

Contact a qualified professional.



9.5.1 Dishwasher

 Deferred Maintenance - Minor Repair**RUST ON DISHWASHER RACKS**

At the time of inspection the dishwasher racks had evidence of rust and deterioration present in one or more areas.

Inspector Notes:

Recommendation

Contact a qualified professional.



9.12.1 Receptacles, Switches and Circuits

 Deferred Maintenance - Minor Repair**COVER PLATES MISSING**

At the time of the inspection one or more receptacles were missing the appropriate cover plate. Recommend installation of cover plates to prevent accidental electrocution and or damage to the receptacle or light switch. Correction is advised.

Inspector Notes:

9.12.2 Receptacles, Switches and Circuits

RECEPTACLE NOT GFCI PROTECTED Recommended Improvement

At the time of the inspection there were one or more kitchen receptacles that were not GFCI protected. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified electrical contractor.



9.14.1 Walls

COSMETIC BLEMISHES, DINGS OR STAINS Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes, dings and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



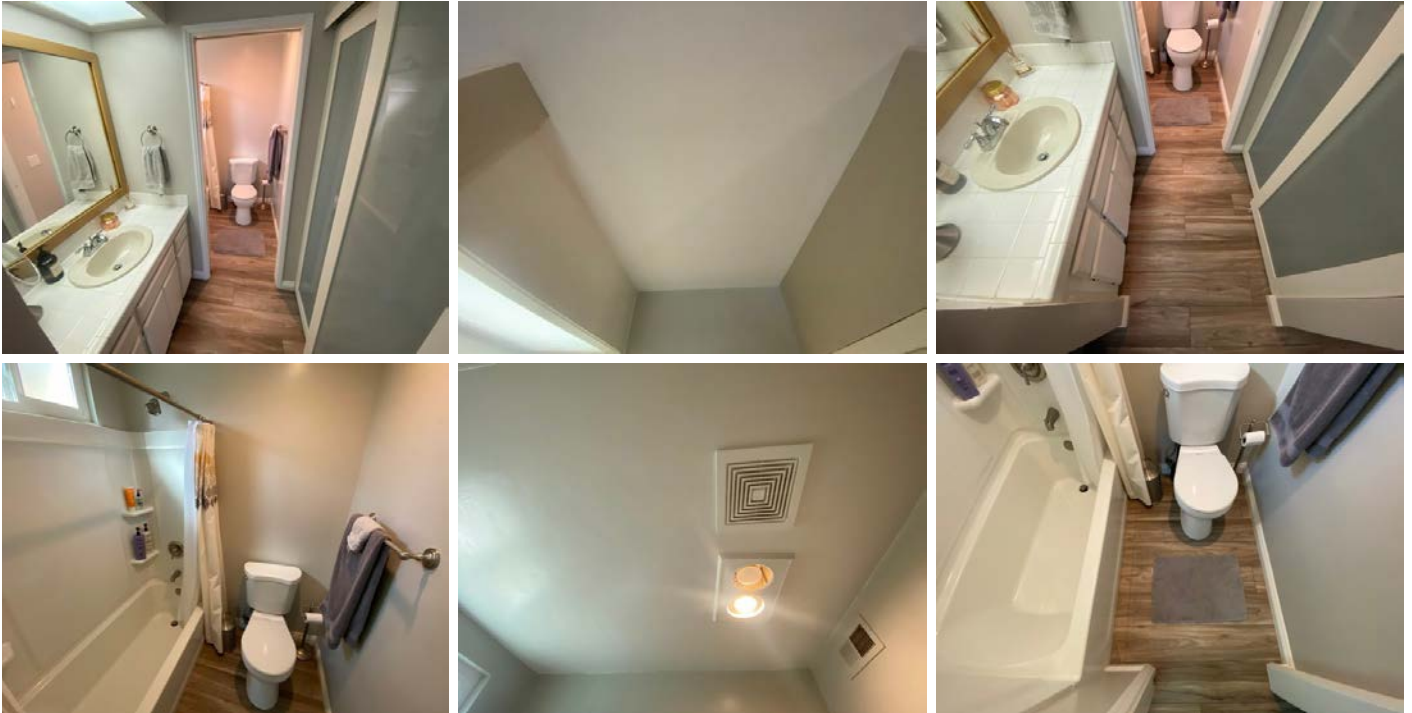
10: BATHROOM 1 - MASTER BATHROOM

Information

General: Bathroom Identification Picture

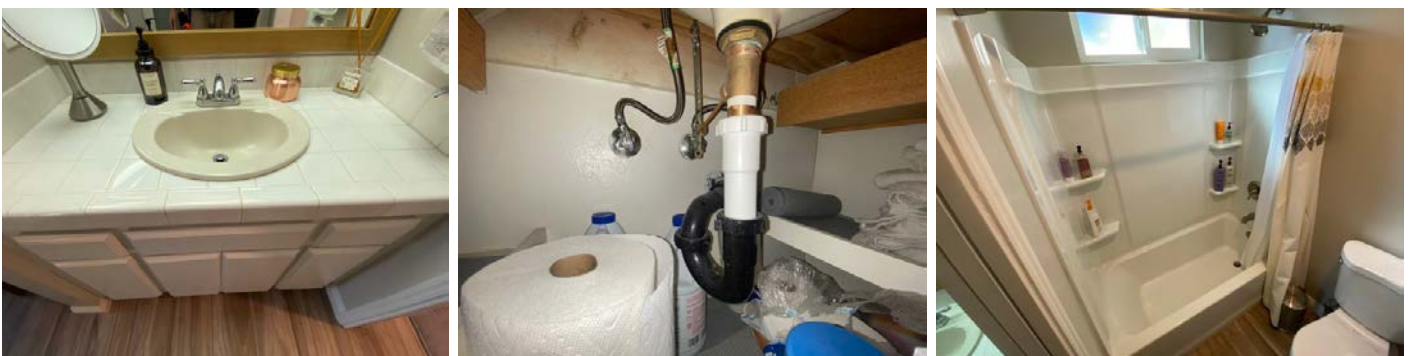
Bathroom Identification Pictures

The bathroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Bathroom Fixtures/Plumbing Connections

The bathroom fixtures and plumbing connections pictured below show general condition and layout for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.





General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the bathroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Deficiencies

10.2.1 Sinks

ANGLE STOP CORROSION



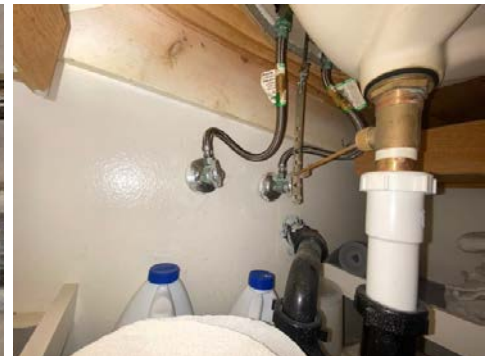
Deferred Maintenance - Minor Repair

At the time of the inspection corrosion was present at the angle stop. It is advised to monitor and replace corroded angle stops before they begin leaking. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



10.2.2 Sinks

Repaired 12/3/2024 by home owner

Major Concern - Safety Hazard

ACTIVE DRAINLINE LEAK

At the time of the inspection there were one or more bathroom sinks with an active drain line leak. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



10.3.1 Cabinets & Counter Tops

Deferred Maintenance - Minor Repair

MINOR GROUT CRACKING AT COUNTERTOP

At the time of inspection there were one or more minor cracks in the grout for the countertops. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



10.4.1 Showers/Bathtubs



Deferred Maintenance - Minor Repair

CAULKING NEEDED AT SHOWER/TUB COMPONENTS

At the time of the inspection there were one or more areas of the shower/bathtub in need of caulking repair or replacement. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



10.6.1 Walls & Floors



Deferred Maintenance - Minor Repair

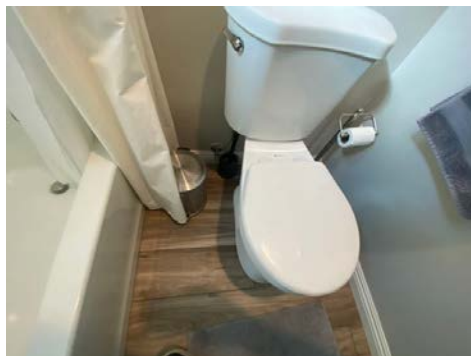
MINOR BASEBOARD SEPARATION

At the time of the inspection there were one or more areas of the baseboard that were suffering from minor separation or cracked caulking. Suggest adding additional trim nails to properly secure. Correction is advised.

Inspector Notes: Not all Locations Pictured

Recommendation

Contact a qualified professional.



10.10.1 Doors



Deferred Maintenance - Minor Repair

DOOR TRIM DAMAGE

At the time of the inspection there were one or more areas of the door trim suffering from damage. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



11: BATHROOM 2

Information

General: Bathroom Identification Picture

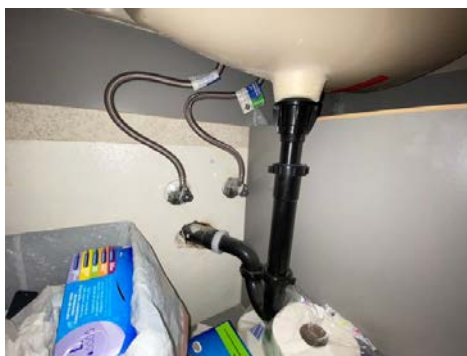
Bathroom Identification Pictures

The bathroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Bathroom Fixtures/Plumbing Connections

The bathroom fixtures and plumbing connections pictured below show general condition and layout for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.





General: Minor Maintenance and/or Non-Material Defect Pictures

The the above pictures represent the inspector's observations of minor maintenance and/or non-material defects that do not affect usability of the room or represent major costs and challenges to correct.

Deficiencies

11.2.1 Sinks

ANGLE STOP CORROSION



Deferred Maintenance - Minor Repair

At the time of the inspection corrosion was present at the angle stop. It is advised to monitor and replace corroded angle stops before they begin leaking. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



11.2.2 Sinks

CORROSION AT FAUCET FIXTURE

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more sink faucet fixtures suffering from corrosion. Replacement is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



11.3.1 Cabinets & Counter Tops

MINOR GROUT CRACKING AT COUNTERTOP

Deferred Maintenance - Minor Repair

At the time of inspection there were one or more minor cracks in the grout for the countertops. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



11.3.2 Cabinets & Counter Tops

 Deferred Maintenance - Minor Repair

CABINET DOOR HINGE NEEDS ADJUSTMENT

At the time of the inspection one or more of the cabinet door hinges were in need of adjustment. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



11.3.3 Cabinets & Counter Tops

 Deferred Maintenance - Minor Repair

COSMETIC BLEM

At the time of the inspection there were one or more areas of the cabinets/countertops with minor cosmetic blem. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



11.10.1 Doors

COSMETIC DOOR BLEM

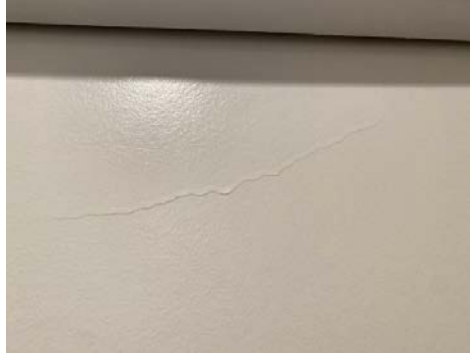
Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more doors with cosmetic door blemishes. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



12: BEDROOM 1 - MASTER BEDROOM

Information

General: Bedroom Identification Picture

Master Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Minor Maintenance and/or Non-Material Defect Pictures

The the above pictures represent the inspector's observations of minor maintenance and/or non-material defects that do not affect usability of the room or represent major costs and challenges to correct.

Smoke & Carbon Monoxide Detectors: Incorrect Locations - Fail

INCORRECT - Missing Or Incorrect Smoke and Carbon Monoxide Alarm Location

At the time of the inspection, the bedroom smoke alarm was not present at the appropriate location.

Inspector Notes:

Deficiencies

12.2.1 Smoke & Carbon Monoxide Detectors

 Recommended Improvement

SMOKE DETECTOR MISSING

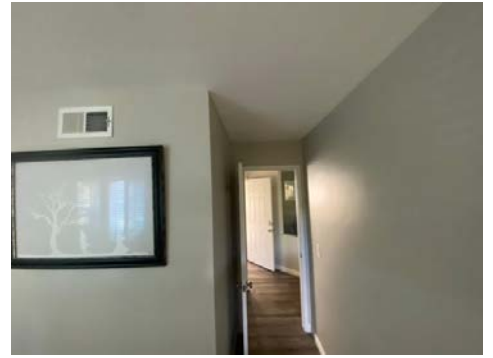
At the time of inspection one or more smoke detectors and or carbon monoxide detectors were missing at the required locations.

Current CA residential building codes state that smoke detectors must be installed near the kitchen, any room with a fireplace, all sleeping rooms, and hallways leading to sleeping rooms. For CO detectors, the requirement is at least one on each level of the property, and a 15 feet maximum distance from each and all fuel burning appliances and sleeping rooms.

Inspector notes:

Recommendation

Contact a qualified professional.



12.9.1 Walls

 Deferred Maintenance - Minor Repair

COSMETIC BLEMISHES, DINGS OR STAINS

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



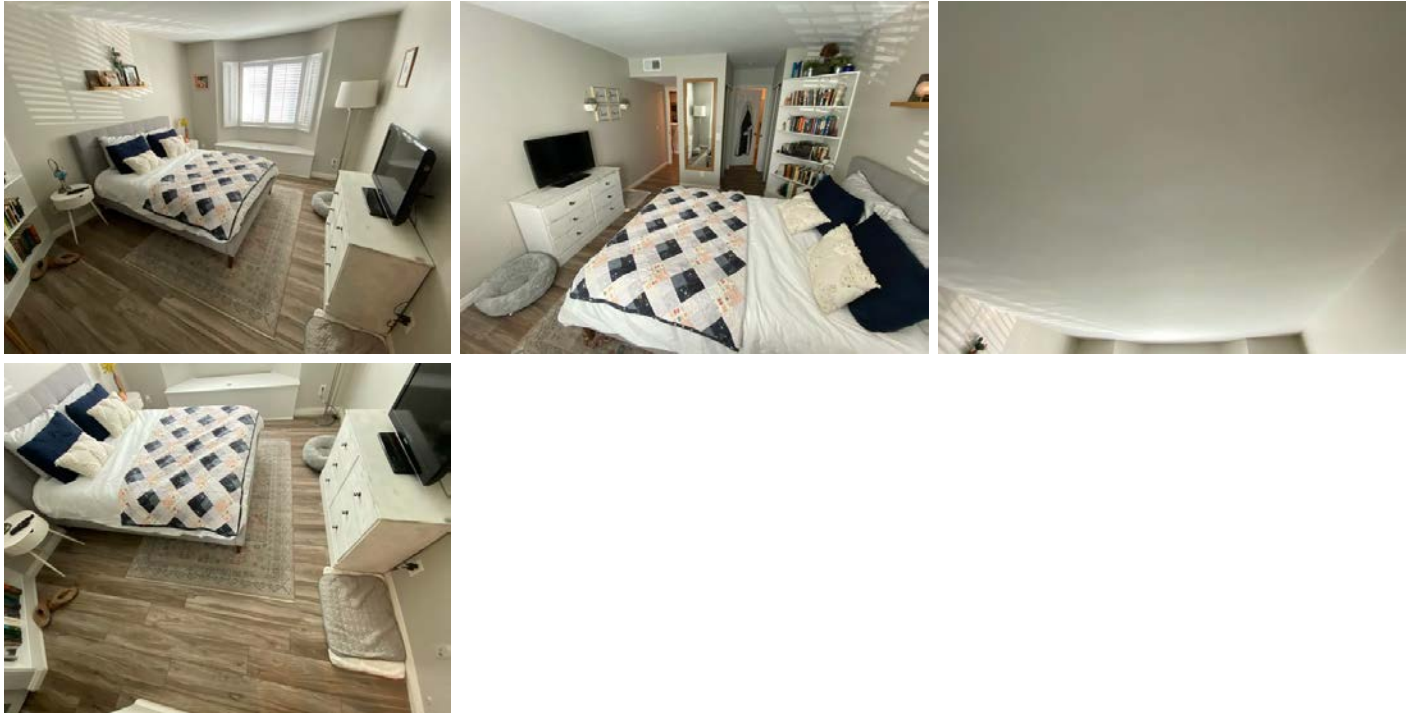
13: BEDROOM 2

Information

General: Bedroom Identification Picture

Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Minor Maintenance and/or Non-Material Defect Pictures

The the above pictures represent the inspector's observations of minor maintenance and/or non-material defects that do not affect usability of the room or represent major costs and challenges to correct.

Smoke & Carbon Monoxide Detectors: Incorrect Locations - Fail

INCORRECT - Missing Or Incorrect Smoke and Carbon Monoxide Alarm Location

At the time of the inspection, the bedroom smoke alarm was not present at the appropriate location.

Inspector Notes:

Deficiencies

13.2.1 Smoke & Carbon Monoxide Detectors

 Recommended Improvement

SMOKE DETECTOR MISSING

At the time of inspection one or more smoke detectors and or carbon monoxide detectors were missing at the required locations.

Current CA residential building codes state that smoke detectors must be installed near the kitchen, any room with a fireplace, all sleeping rooms, and hallways leading to sleeping rooms.

Inspector Notes:

Recommendation

Contact a qualified professional.



13.5.1 Doors

 Deferred Maintenance - Minor Repair

DAMAGED DOOR TRIM

At the time of the inspection there were one or more doors with damaged trim. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



13.8.1 Floors

FLOOR PLANK SEPARATION

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more areas of the interior flooring material with minor gaps, voids or separation.

Inspector Notes:

Recommendation

Contact a qualified flooring contractor



13.9.1 Walls

COSMETIC BLEMISHES, DINGS OR STAINS

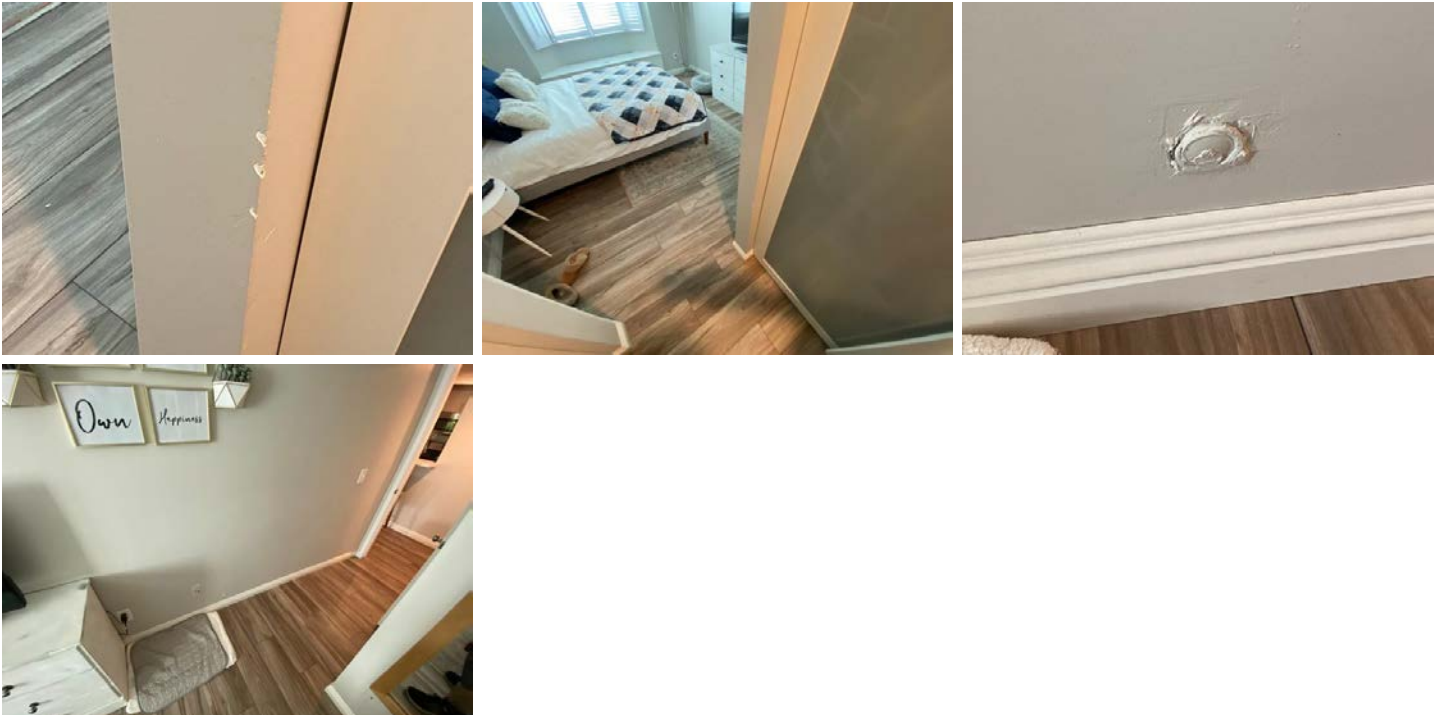
Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14: LAUNDRY ROOM/AREA

Information

Laundry Room Identification Picture

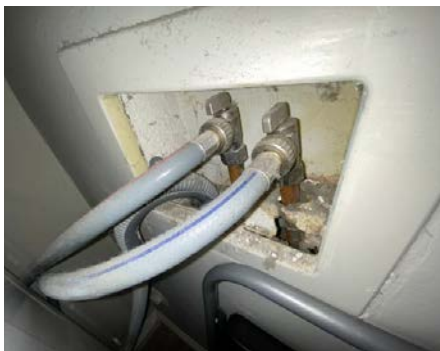
Laundry Room Identification Pictures

The laundry room pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Plumbing Connections Pictures

Observational Photos



Dryer Power/Fuel Source

Electric



Good Condition

At the time of the inspection the room pictured above was well maintained and in good general condition.

Deficiencies

14.7.1 Lighting Fixtures,
Switches & Receptacles



Deferred Maintenance - Minor Repair

COVER PLATES MISSING

At the time of the inspection one or more receptacles were missing the appropriate cover plate. Recommend installation of cover plates to prevent accidental electrocution and or damage to the receptacle or light switch. Correction is advised.

Inspector Notes:



15: FOUNDATION

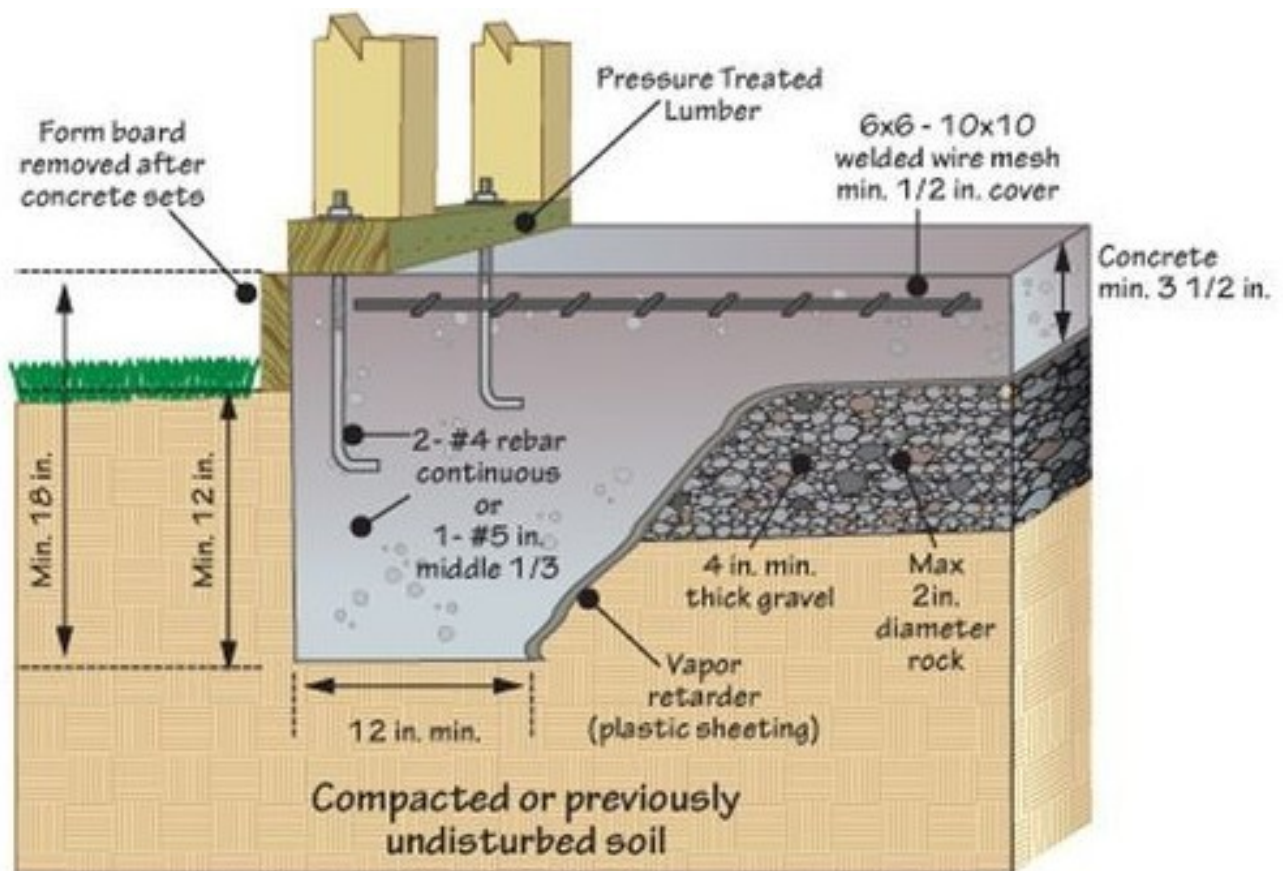
Information

Concrete Slab On Grade Foundation Type

Concrete Slab On Grade

The building structure utilizes a Concrete Slab On Grade type of foundation. Due to limited access to the footing structure we are limited as to what we can practically inspect. Any foundation defects will be noted in the report below.

See foundation detail image below.



For illustration purposes only. Consult your local building department for proper codes.

General Good Condition

At the time of the inspection the foundation structure was generally in good condition with no significant defects.