

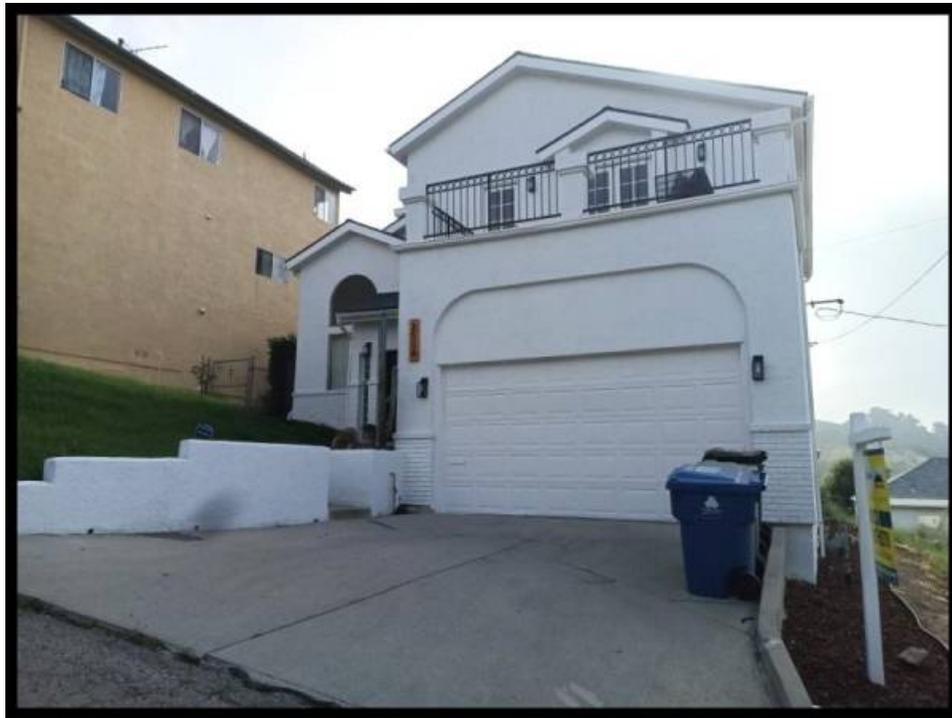


Professional Commercial & Residential Inspections

8209 Foothill Boulevard, Suite A124 Sunland, CA 91040
Report: Pappy

Confidential Inspection Report

4321 N. Anywhere St.
Los Angeles CA 90000
June 5, 2024



Prepared for: Happy Pappy

Prepared By: Robert Gaudreault

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Inspection Contents

Summary	3
GENERAL INFORMATION:	6
SITE:	8
FOUNDATION:	12
STRUCTURE:	15
ROOF STRUCTURE:	20
HEATING & AIR CONDITIONING:	22
ELECTRICAL SYSTEM:	27
PLUMBING SYSTEM:	31
BATHROOM(S):	35
KITCHEN:	40
LAUNDRY:	43
INTERIORS:	44
GARAGE:	46

Dear Gandja:

As requested, a visual inspection of the above referenced property was conducted on June 5, 2024. An earnest effort was made on your behalf to discover visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

SITE:

Fences & Gates:

2.11 MATERIALS:

1. Wood. Portions of the fencing is generally shared with neighboring property. Neighbors should be consulted prior to repairs. Any comment made related to fencing is done out of courtesy. Inspector is not conducting a survey to determine where property line actually is located. This can only be done by qualified surveyor.

2.12 CONDITION:

2. **Attention Needed** - The fencing needs to be repaired. Some of the fencing is leaning at various locations.

FOUNDATION:

Crawlspace:

3.6 CONDITION:

1. **Attention Needed**-One section of crawl space is inaccessible due to inadequate opening or obstruction. Implications are limitations for inspections or repairs to that area. Recommend installing additional form of entrance.

Foundation Framing:

3.8 SUB FRAMING:

2. **Attention Needed**-Most of the visible framing seems satisfactory however water damage is apparent at center section of area that could not be accessed. Recommend further evaluation as there are what appears to be black stains or microbial growth which should be inspected by a qualified environmental agency.

STRUCTURE:

Doors & Windows:

4.7 WINDOWS CONDITION:

3. **Attention Needed** - Window functional for the most part though aged. Gasket damaged and/or displacement to some windows. Anticipate future upgrades. In the mean time caulking is recommended to ensure weathertightness until such time that upgrades are achieved.

Balconies:**4.15 RAILINGS:**

4. **Unsatisfactory**- Railings are loose and a potential hazard. Immediate evaluation and repairs are needed by a licensed contractor.

Fireplace/Chimney:**4.19 FLUE CONDITION:**

5. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. It is always recommended that a qualified professional chimney specialist conduct a more invasive inspection.

4.22 HEARTH CONDITION:

6. **Attention Needed**- There is no hearth extending in front of the fireboxes at either side to keep embers and sparks from falling onto the adjacent floor posing a fire risk on any flammable materials.

GARAGE:**Garage Interiors:****12.5 FLOOR SLAB:**

7. **Attention Needed** - There is evidence of settlement noted to garage slab floor. Consult your foundation specialist for further information.

HEATING & AIR CONDITIONING:**HVAC:****6.9 Thermostat condition:**

1. **Attention Needed** - Thermostat controls need repair. Thermostat is indicating an error. Further evaluation and correction needed. Conduit near condenser has come apart from the unit.

6.15 Condensation drain:

2. **Unsatisfactory**-Condensation drain has come apart. Sheet metal pan is also full of rust denoting prior back up causing condensation water to collect into pan. Location of secondary drain termination could not be located. Implications are potential for condensation to spill onto attic ceiling posing water damage.

HVAC Findings:**6.18 RECOMMENDATIONS:**

3. A licensed and insured HVAC contractor should be contacted and scheduled to perform a complete review of the systems.

ELECTRICAL SYSTEM:**Main Panel:****7.8 LEGEND:**

1. The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

7.9 CONDITION OF PANEL WIRES:

2. **Action Necessary** - Electrical circuitry wiring in the power panel shows a condition that calls for repair. Wiring enters base of enclosure without the use of a metal conduit clamp. Implications are potential for damage. Have electrician conduct repairs.

PLUMBING SYSTEM:**Building Water Supply:****8.7 EXTERIOR HOSE BIBS:**

1. **Attention Needed** - Continuous drip is noted to one of the exterior hose bibs.

WATER HEATER:**Venting:**

Attention Needed - PVC flue pipe fittings lack primer as part of the adhesive. Immediate repairs needed as this can affect bonding of joints. Implications are fittings which could come apart allowing gases to leak into living space. Per the manufacturers instructions all joints must be properly cleaned, primed, and cemented. Use only cement and primer

Waste Disposal:**8.10 CONDITION:**

2. **Attention Needed**-There is evidence of prior leak from water closet bend of lower 1/2 bath toilet. There was no leak observed during inspection however fitting may be prone to failure. Have plumber examine to ensure integrity of flange and fittings are in good repair.

BATHROOM(S):**Bathroom(s):****9.26 JET TUB:**

3. **Attention Needed**- Contaminated water filled the tub when unit was put into operation. This dirty water more than likely comes from the jet tubs from previous baths. These tubes are not draining adequately resulting in an unsanitary condition. An online search can recommend methods of maintenance to solve this problem.

There is not a "readily" accessible access hatch provided for jet tub motor compartment. All hydro massage tubs should have a "readily accessible" hatch. Readily accessible means without having to use special tools, such as ladders for example or posing any damage to the structure just to view and service motor. Therefore inspector is excluding inspection of this component from the inspection and is not liable for any deficiencies with the unit and all of its parts.

Other relatively minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability or use and the majority are the result of normal wear and tear.

Thank you for selecting our firm to be part of your due diligence and to perform a Property Condition Assessment or inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Robert Gaudreault
Alliance

GENERAL INFORMATION:

Client & Site Information:

1.1 Inspection Date & Time: 6/5/2024 9:00 AM.

1.2 Client: Happy Pappy

1.3 Inspection Site:
4321 N. Anywhere St.
Los Angeles CA 90000

Building Characteristics:

1.4 Building Style & Type:
1 family.

1.5 Stories:
Two.

1.6 Water & Power Source:
Public.

1.7 Sewage Disposal & Fuel:
Private sewage waste and fuel provided public utility.

1.8 Utilities Status:
All utilities on.

1.9 Main Entry Faces:
Southwest for the sake of this inspection.

1.10 Occupied?
Staged.

Climatic Conditions:

1.11 Weather:
Overcast.

1.12 Soil Conditions:
Dry.

1.13 Outside Temperature (F):
60-70.

About Rated Items:

1.14

"Satisfactory" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

"Attention Needed:" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that

item or system.

"Unsatisfactory" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE:

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Grounds:

2.1 DRAINAGE:

Satisfactory - Inspector is noting satisfactory as viewed during a dry period. Inspector can not fully determine adequacy of drainage. Consult seller or pertinent party as to any known problems with site drainage.

Paving:

2.2 MATERIAL:

Concrete.

2.3 CONDITION OF PAVING:



Attention Needed - The paving area needs action. There is heaving noted in the driveway. It should be repaired to prevent further deterioration or a trip hazard.

2.4 WALKWAYS TYPE & CONDITION:

Concrete.

Stairs:

2.5 LOCATION:

Entry stairs.

2.6 CONDITION:

Satisfactory.

Patio:

2.7 MATERIALS:

Concrete.

2.8 CONDITION:

Satisfactory.

2.9 PATIO COVER CONDITION:

Satisfactory - The patio cover is functional.

2.10 PATIO ENCLOSURE:

Patio gate needs some repairs. Gate does not operate well and needs adjusting.



Fences & Gates:

2.11 MATERIALS:

Wood. Portions of the fencing is generally shared with neighboring property. Neighbors should be consulted prior to repairs. Any comment made related to fencing is done out of courtesy. Inspector is not conducting a survey to determine where property line actually is located. This can only be done by qualified surveyor.

2.12 CONDITION:



Attention Needed - The fencing needs to be repaired. Some of the fencing is leaning at various locations.



2.13 GATES:

Satisfactory - The gates and latches are performing as intended.

Retaining Walls:

2.14 LOCATION OF WALL:

Along front and back side.

2.15 MATERIAL USED:

Masonry covered with stucco.

2.16 CONDITION:

Satisfactory - The retaining wall is in functional condition except paint finish is peeling at certain sections.



FOUNDATION:

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Footings:

3.1 TYPE & MATERIAL:

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

3.2 CONDITION:

The foundation is performing the job it was intended to do in supporting the structure. Crack of 1/4 inch or less were noted in the foundation walls in at least one section. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.



3.3 ANCHORED?



Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.

However some of the bolts were either too long or not embedded into the concrete enough. Some bolts also lack washer and nuts as noted in at least one section.

Crawlspace:

3.4 ENTRANCE:

Through back right side.

3.5 METHOD OF INSPECTION:

Entered accessible areas only.

3.6 CONDITION:

Attention Needed-One section of crawl space is inaccessible due to inadequate opening or obstruction. Implications are limitations for inspections or repairs to that area. Recommend installing additional form of entrance.





Notable debris seen throughout areas of the crawl space as well as earth to wood contact. Refer to your termite inspection report for additional information.

3.7 VENTILATION:

Louver covered vent covers should not be installed at foundation openings as it can hinder the needed air flow into the area.

Foundation Framing:

3.8 SUB FRAMING:



Attention Needed-Most of the visible framing seems satisfactory however water damage is apparent at center section of area that could not be accessed. Recommend further evaluation as there are what appears to be black stains or microbial growth. It should be inspected by a qualified environmental agency.

STRUCTURE:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any section of the building or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Building:

4.1 TYPE OF CONSTRUCTION:

Conventional wood framing, With stucco cladding. Brick wainscot.

4.2 OBSERVATIONS:

Satisfactory however there are some sections of added curb, such as along left side, that should have had counter flashing installed. Monitor and maintain as needed.



4.3 MASONRY OBSERVATIONS:

Satisfactory. Exterior siding in good repair.

4.4 SOFFIT & EAVES:

The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

4.5 FASCIA & RAKE BOARDS:

The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

4.6 PAINT SURFACE:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Doors & Windows:

4.7 EXTERIOR DOORS:

The exterior door(s) is/are satisfactory.

4.8 WINDOWS CONDITION:



Attention Needed - Window functional for the most part though aged. Gasket damage and displacement noted to some. Anticipate future upgrades. In the mean time caulking is recommended to ensure weathertightness until such time that upgrades are achieved.



Insulation/Vapor Barriers:

4.9 INSULATION:

Insulation was noted at the following locations: Attic and crawl space. Fiberglass batt type insulation was noted in some areas checked. The inspector was unable to determine if this insulation is in all wall cavities. Six inch batt type insulation was noted in the exposed areas of the exterior walls.

Repairs or corrections are needed, such as crawl space at inaccessible location, there are portions of the insulation that are falling away from the sub floor.



Framing:

4.10 FRAMING MEMBERS.

The framing is 2" x 6" wood members and 2" x 4". The visible portions of the walls are framed with 16-inch centers.

The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

4.11 FLOOR/CEILING FRAMING:

The floor or ceiling framing is constructed with 2" x 12" and 2" x 8" members. The floor/ceiling is framed with 16-inch centers.

The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

Interior Finishes:

4.12 WALL COVERING:

The wall covering material is sheetrock.

4.13 CEILING MATERIAL:

The ceiling covering material is sheetrock.

4.14 OVERALL INTERIOR OBSERVATIONS:

Interior walls and ceilings are in good repair and seems to have been recently painted`

Balconies:

4.15 TYPE & CONDITION:

Satisfactory.

4.16 RAILINGS:

Unsatisfactory- Railings are loose and a potential hazard. Immediate evaluation and repairs are needed by a licensed contractor.



Fireplace/Chimney:

4.17 LOCATION & TYPE:

Living room/ family room. Pre Fabricated type.

4.18 FIREBOX CONDITION:

Satisfactory.

4.19 DAMPER CONDITION:

Attention Needed - There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney.



4.20 FLUE CONDITION:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. It is always recommended that a qualified professional chimney specialist conduct a more invasive inspection.

4.21 SPARK ARRESTOR?

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

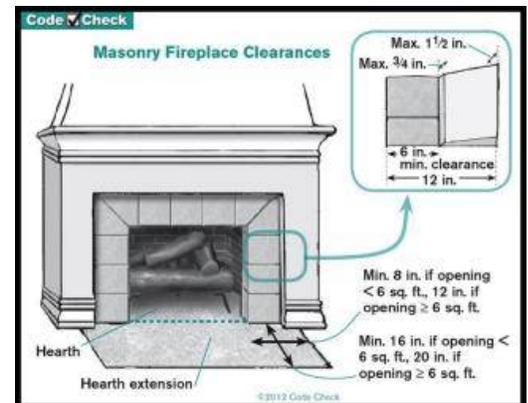
4.22 COMBUSTION AIR:

Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute

4.23 HEARTH CONDITION:



Attention Needed- There is no hearth extending in front of the firebox at either side.



ROOF STRUCTURE:

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

Roof Components:

5.1 CONFIGURATION & MATERIAL:



Gable, Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

The roof edge was the location of the inspection of the roof covering.

5.2 LAYERS:

From a simple visual survey and without conducting any core sampling. There appears to be only one layer.

5.3 SLOPE ROOF CONDITION:

The roof covering material is in a condition that is consistent with its age and method of installation.

5.4 FLASHING:

Satisfactory -

5.5 SKYLIGHTS:

Satisfactory.

5.6 RIDGES:

The ridge covering material appears to be in satisfactory condition.

Roof Drainage:

5.7 GUTTERS & DOWNSPOUTS:



Attention Needed- Extend down spouts further away from the foundation to reduce potential settlement of the structure. Inadequate slope noted at front gutter over entry. Corrections needed to ensure water sheds to drain.



Roof Assembly & Ventilation:

5.8 ACCESS LOCATION:

Bedroom ceiling.

5.9 METHOD OF INSPECTION:

The attic cavity was inspected by entering the area.

5.10 FRAMING:

The roof framing appears to be in functional condition. Some older water stains noted.

5.11 ROOF DECKING:

The roof decking material is 1/2" plywood sheeting.

5.12 VENTILATION:

Satisfactory.

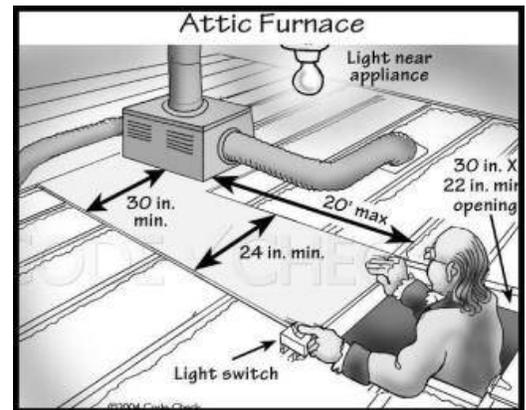
HEATING & AIR CONDITIONING:

The heating and air conditioning components are not dismantled except to remove simple access covers for general visual means of inspection. The inspector does not use any specialized instruments. A thermometer may be used as a general guide to range temperature readings from return air to register air in the process of heating and cooling though it should be understood that this is not the most reliable means of testing an HVAC system. Client should understand that the inspector is not a specialist as relates to the HVAC system but rather a generalist. When items are noted as needing attention and further evaluation client should understand that other issues may arise in the course of said specialist inspection that have gone unnoted in the report. This should be expected as the further evaluation of the components by the specialist is hopefully far more detailed than the general visual inspection.

Hvac:

6.1 Location of heating element:

Attic. Unit lacks adequate working platform along the front to prevent any potential damage to ceiling when being serviced and source of illumination should be located near attic scuttle.



6.2 Type:

A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

6.3 Fuel source::

The fuel source is natural gas.

6.4 Age:

20 year old. The typical service life of a furnace is generally 18 - 22 years.

6.5 Size in BTUs:

88,000.

6.6 Vent type & condition:

Attention Needed- Improvements needed at vent connectors from single wall vent pipe to double wall B vent pipe with the use of approved tape. Current installation could allow gases to emit into attic space and potentially dwelling.



6.7 Combustion air:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

6.8 Filter type & condition:

Disposable type. The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

6.9 Thermostat condition:



Attention Needed - Thermostat controls need minor adjustment. Thermostat is indicating an error. Further evaluation and correction needed. Conduit near condenser has come apart from the unit.

6.10 AIR CONDITIONER TYPE AND LOCATION:

Exterior back.

6.11 Size:

20 year old 4 ton.

6.12 Refrigerant lines:

The insulation wrap for the suction line to the condenser/compressor is damaged and needs replacement. This condition affects the efficiency of the cooling system.



6.13 Placement of condenser:

Attention Needed- The condenser pad should be solid and within 5-10 degrees of level. The current condition does not allow stability and may prohibit adequate lubrication. Action is recommended before continued use.



6.14 Service disconnect:

Attention Needed- Back of service disconnect where it meets the wall should be caulked to prevent water entry into substrate.



6.15 Condensation drain:



Unsatisfactory-Condensation drain has come apart. Sheet metal pan is also full of rust denoting prior back up causing condensation water to collect into pan. Location of secondary drain termination could not be located. Implications are potential for condensation to spill onto attic ceiling posing water damage.

6.16 Ductwork type:

Flexible round.

6.17 Ductwork condition:

Attention Needed - Inadequate seal where ducts leave air plenum. Repairs needed to improve efficient use.



Hvac Findings:

6.18 RECOMMENDATIONS:

A licensed and insured HVAC contractor should be contacted and scheduled to perform a complete review of the systems.

Other Related Issues:

6.19 NOTE:

System is using R22 refrigerant, (also known as R22 freon and HCFC-22 freon) which is a chemical used in both air conditioners and heat pumps to cool your home. On Jan. 1, 2020, the U.S. Environmental Protection Agency (EPA) banned the production and import of R22 because of its particularly harmful impact on the ozone layer when released into the air.

Although some HVAC systems in existence still use R22 today, its use will eventually be eliminated completely in the U.S., so its essential that all current and future homeowners be prepared for the transition.

ELECTRICAL SYSTEM:

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow or during inspection contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Primary Power Source:

7.1 SERVICE VOLTAGE:

The incoming electrical service to this structure is 120/240 volts. 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

7.2 SERVICE TYPE & CONDITION:

The overhead electrical service lines are secure at the pole and masthead.

Main Panel:

7.3 MAIN PANEL LOCATION:

Exterior right side.



7.4 MANUFACTURER:

Not indicated on enclosure.

7.5 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

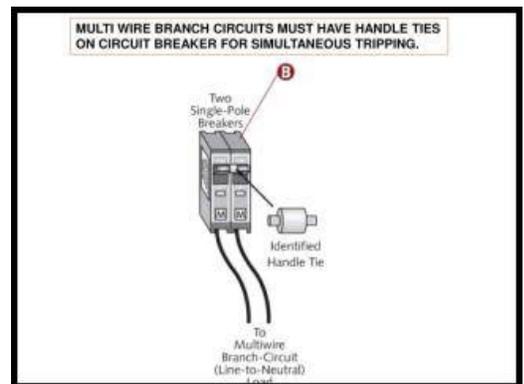
7.6 PANEL TYPE & CONDITION:

Breakers - The structure is equipped with a breaker type main power panel. The power panel, as a

container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Balance of multi wire components not verified.

7.7 BREAKER/FUSE:

Attention Needed- Breakers for multi branch circuits seen that are without handle ties. Multi branch wiring is where there are two hot conductors that share the same neutral. Where two or more branch circuits supply devices or equipment on the same yoke or mounting strap, a means to simultaneously disconnect the ungrounded supply conductors shall be provided at the point at which the branch circuits originate.



7.8 LEGEND:

The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

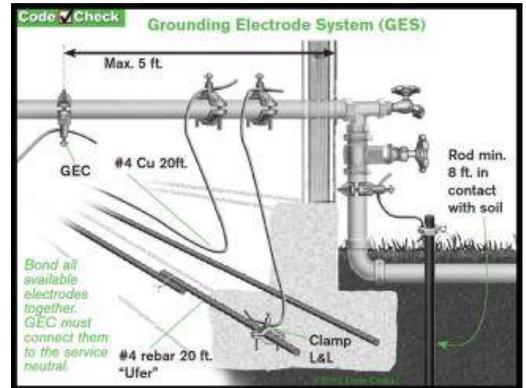
7.9 CONDITION OF PANEL WIRES:

Action Necessary - Electrical circuitry wiring in the power panel shows some condition that calls for repairs. Wiring enters base of enclosure without the use of a metal conduit clamp. Implications are potential for damage. Have electrician conduct repairs.



7.10 GROUNDING:

Attention Needed - The ground wire attached to the water pipe is on the house side of the meter. There is no jumper installed to allow the removal of the meter and yet allow the electrical ground to be intact. A jumper is needed.



Wiring Type & Condition:

7.11 WIRING TYPE:

Copper - The structure is wired using plastic insulated copper single conductor. Some in nonmetallic sheathing and some within conduit.

7.12 CONDITION:

The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

7.13 EXTERIOR ELECTRICAL:

Ideally exterior light sconce covers would be sealed to prevent water entry.



Outlets & Switches:

7.14 RECEPTACLES:

A representative sampling of receptacles was achieved. These tested appeared to be operating properly.

7.15 GROUND FAULT CIRCUIT INTERRUPTERS:

Satisfactory for those tested.

7.16 SWITCHES:

A representative sampling of switches was achieved. These tested appeared to be operating properly.

7.17 LIGHTING:

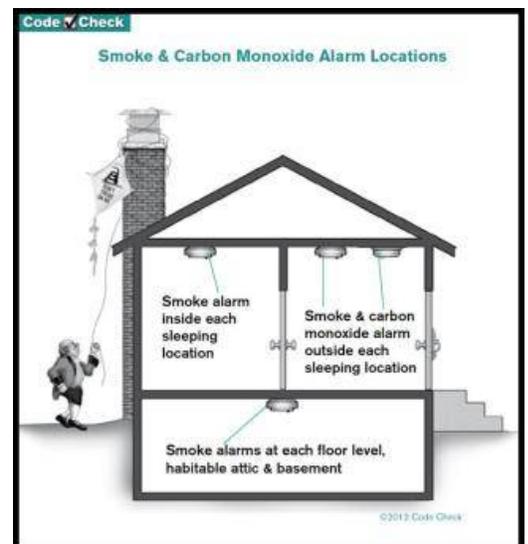
A representative sampling of lighting was achieved. These tested appeared to be operating properly.

7.18 CEILING FANS:

Operated when tested.

7.19 SMOKE DETECTORS:

Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. Carbon monoxide alarms were also noted at both upper and lower levels.



PLUMBING SYSTEM:

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. In other words inspector or consultant will not operate the main shut off valve. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Water Supply:

8.1 SOURCE::

City. Local utility provider, Meter is located at Front parkway, Shut valve is located, at right side.



8.2 MATERIAL USED:

Visible section of water pipe is, Copper.

8.3 CONDITION:

Supply line appears to be in satisfactory condition.

Building Water Supply:

8.4 WATER PRESSURE:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Water pressure was checked at an exterior hose bib.

8.5 MATERIAL:

The interior supply piping in the structure is predominantly copper.

8.6 CONDITION:

By testing multiple fixtures at one time, functional flow of the water supply was verified. Hot water distribution pipes in unheated space should be insulated to save on water heating costs. This was

not required at time of installation and is only recommended as improvements.

8.7 EXTERIOR HOSE BIBS:

Attention Needed - Continuous drip is noted to one of the exterior hose bibs.



Waste Disposal:

8.8 SEWAGE DISPOSAL SYSTEM:

Septic System - A private system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. Most localities require certification of the site waste disposal system. This inspection company may be certified to conduct this type inspection under separate direction and contract.

8.9 MATERIAL:

Type, Plastic ABS. ABS, or acrylonitrile butadiene styrene, is a black plastic pipe that is commonly used for drainage, sewage, and vents. It is also often used in DWV systems (drain-waste-vent), which are designed to remove wastewater from a home or business.

8.10 CONDITION:

Attention Needed-There is evidence of prior leak from water closet bend of lower 1/2 bath toilet. There was no leak observed during inspection however fitting may be prone to failure. Have plumber examine to ensure integrity of flange and fittings are in good repair.



Other Plumbing:

8.11 LAWN SPRINKLERS:

The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

Water Heater:

8.12 LOCATION:

Under the dwelling.



8.13 AGE & CAPACITY:

2 year old. There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically. Just like a tank unit, tankless water heaters need to be flushed once per year. Homeowners with hard water should consider flushing and cleaning the unit even more frequently.

8.14 FUEL SOURCE:

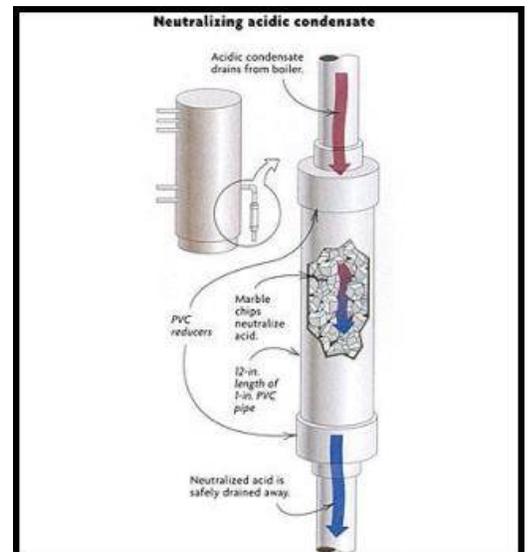
The water heater is gas-fired.

8.15 ELECTRIC SERVICE:

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

8.16 CONDITION:

Unit was working at time of inspection. However filter missing from condensation discharge drain of this tankless water heater. Condensate neutralizers are crucial for treating acidic condensate from high-efficiency heating appliances. Without a neutralizer, condensate has the potential to corrode a building's foundation, floors, and drainage system. Properly installing a neutralizer is fundamental.



8.17 COMBUSTION AIR:

There appears to be an adequate amount of fresh air supply to ensure complete combustion.

8.18 VENT/FLUE CONDITION:

Attention Needed - PVC flue pipe fittings lack primer as part of the adhesive process. Immediate repairs needed as this can affect bonding of joints. Implications are fittings which could come apart allowing gases to leak into living space. Per the manufacturers instructions all joints must be properly cleaned, primed, and cemented. Use only cement and primer



8.19 TEMPERATURE CONTROL:

Not operated or tested.

8.20 TPRV:

The temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location.

Gas Service:

8.21 METER LOCATION:

Right side. An automatic seismic gas shut off valve is installed. Natural gas is used as source of fuel.



BATHROOM(S):

Shower pans are not tested by this inspection agency as this should only be done by a termite inspection agency who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

Bathroom(s):

9.1 LOCATION:

Downstairs, 1/2 bath.

9.2 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

9.3 BASIN & DRAIN:

Fixtures are satisfactory.

9.4 FAUCET:

Faucets and supply lines appear satisfactory.

9.5 TOILET(S):

Base of the toilet should be caulked. The base of a toilet should be caulked, according to the International Plumbing Code and the International Residential Code. Caulking the toilet to the floor helps to create safety and provide sanitary protection. It's also generally recommended to caulk or seal the bottom of the toilet if there is a gap between the toilet and the floor. Refer to plumbing section as relates to water closet drain.



9.6 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

9.7 FLOOR:

Flooring is satisfactory. Flooring is of laminate.

9.8 EXHAUST:

Satisfactory.

Bathroom(s):

9.9 LOCATION:

Upper hall.

9.10 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

9.11 BASIN & DRAIN:

Fixtures are satisfactory.

9.12 FAUCET:

Faucets and supply lines appear satisfactory.

9.13 TOILET(S):

The toilet is functional.

9.14 TUB:

Brain stop is missing or displaced.



9.15 SHOWER FIXTURES:

The shower, shower head, and mixing valves are all performing as intended.

9.16 TUB & SHOWER WALLS:

The walls appear to be in satisfactory condition.

9.17 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

9.18 WINDOW(S):

The windows and associated hardware are all satisfactory.

9.19 FLOOR:

Flooring is satisfactory.

9.20 EXHAUST:

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Bathroom(s):

9.21 LOCATION:

Master bedroom.

9.22 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

9.23 BASIN & DRAIN:

Fixtures are satisfactory.

9.24 FAUCET:

Faucets and supply lines appear satisfactory.

9.25 TOILET(S):

The toilet is functional.

9.26 JET TUB:



Attention Needed- Contaminated water filled the tub when unit was put into operation. This dirty water more than likely comes from the jet tubs from previous baths. These tubes are not draining adequately resulting in an unsanitary condition. An online search can recommend methods of maintenance to solve this problem.

There is not a "readily" accessible access hatch provided for jet tub motor compartment. All hydro massage tubs should have a "readily accessible" hatch. Readily accessible means without having to use special tools, such as ladders for example or posing any damage to the structure just to view and service motor. Therefore inspector is excluding inspection of this component from the inspection and is not liable for any deficiencies with the unit and all of its parts.

9.27 SHOWER FIXTURES:

The shower, shower head, and mixing valves are all performing as intended.

9.28 TUB & SHOWER WALLS:

Attention Needed - Seal along where tub meets wall tile is in poor repair. Improvements are needed at this time. Some cracked tile also noted at wall between shower and tub.



9.29 ENCLOSURE:

Attention Needed-Recommend weather stripping be installed at base of enclosure to prevent water from running off onto the adjacent wall and floor.



9.30 WALLS/CEILINGS:

Attention Needed -Signs of previous water related damage seen at wall adjacent to shower stall.



9.31 WINDOW(S):

Attention Needed - The window adjacent to tub area does not appear to be of tempered glass. Contact a glazing company for further evaluation and corrections. South facing window would not close all the way.



9.32 FLOOR:

Flooring is satisfactory.

9.33 EXHAUST:

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

KITCHEN:

All dishwasher is operated on one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.

Kitchen:

10.1 LOCATION:

Main level rear of house.



Fixtures:

10.2 FAUCET:

Faucets and supply lines appear satisfactory with no leaks noted.

10.3 SINK & DRAIN:

Attention Needed-Rubber strainer is missing from sink drain. These can be purchased as an after market component from a well stocked hardware store.



10.4 CAULKING:

Attention Needed- The caulking in water contact areas appears to need attention, such as along where countertop meets splash wall. If left unsealed, water can cause costly damage.



Floors:

10.5 CONDITION & TYPE:

The flooring in the kitchen is satisfactory.

Counter Tops & Cabinetry:

10.6 CABINETS:

The cabinets, doors, and drawers are satisfactory in both appearance and function.

10.7 COUNTER TOPS:

The countertops in the kitchen are satisfactory.

Appliances:

10.8 DISPOSAL:

Unsatisfactory- Electrical wiring to power component is in an unsafe condition. Unit is noisy while in operation. Possible bad bearings.



10.9 DISHWASHER:

Operational at time of inspection. Operated on one cycle only.

10.10 RANGE HOOD:

Screen missing from vent hood base. The exhaust hood is a filter and recirculation type.



10.11 RANGE/OVEN:

Free Standing - There is a removable electric range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection. Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.

10.12 MICROWAVE OVEN:

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

10.13 REFRIGERATOR:

There is a refrigerator installed; however, it was not included as a part of this inspection.

Receptacles:

10.14 ELECTRICAL:

At least one or some of the outlets noted in the kitchen needs an outlet cover.



LAUNDRY:

The washer and dryer appliances are not operated during this inspection as it is beyond the scope of our inspection. Clothes dryer exhausts are only evaluated at visible locations. No comment is made as to any section that is hidden within the cavity of this inspection. Consider having a duct cleaning agency examine and clean your clothes dryer exhaust at least once a year.

Laundry:

11.1 LOCATION:

Kitchen.

11.2 WASHER HOOK UPS:

Washer hook ups provided. These valves are not tested. Inspector simply notes the presence of fill valves and drainage.

11.3 DRYER HOOK UPS:

There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed or get a gas dryer.

11.4 DRYER EXHAUST:

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Ground Fault Interrupt Outlets:

11.5 LAUNDRY:

Outlet cover missing from receptacle. This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

INTERIORS:

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are conducting a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are usually cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency.

Doors:

12.1 EXIT DOORS:

Satisfactory. Exit doors operated as intended.

12.2 INTERIOR DOORS:



A representative sampling of doors was achieved. Those operated were in serviceable condition. However lower track guides of closet sliding doors are missing resulting in doors that excessively swing when operating.

Windows:

12.3 TYPE & CONDITION:

Aluminum single pane. A representative sampling of testing windows was achieved. Those tested were in operational condition. Screens were noted in garage.

Floors:

12.4 TYPE/CONDITION:

Laminate. Satisfactory.

Stairs:

12.5 CONDITION:

Satisfactory for main stairs however, riser heights of smaller stair are not of equal measurement. Step risers should not vary more than 3/8 of an inch from step to step as this can pose trip and fall issues.



GARAGE:

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

13.1 TYPE:

The garage is attached.

Vehicle Doors:

13.2 NUMBER OF DOORS::

There is a single overhead door.

13.3 AUTOMATIC GARAGE DOOR:

Attention Needed - Extension cord is being used to supply power to unit. Extension cords should not be used to supply permanent power to any component. There should be an outlet receptacle within cord reach of unit. Contact a licensed electrician for corrections. Could not operate. Controls not prevent during my inspection.



13.4 GARAGE ENTRY DOOR:

Attention Needed - The outside entry door to the garage needs some minor adjustment or repair. The door between the garage and living space is not self closing. Install self closing hinge or device to maintain fire barrier.

Garage Interiors:

13.5 FLOOR SLAB:



Attention Needed - There is evidence of prior settlement noted to garage slab floor. Consult your foundation specialist for further information.

13.6 WALLS & CEILING:

Satisfactory.

Electrical:

13.7 UTILITIES:

The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.