



Property Inspection Report

LOCATED AT:
3824 Madison Street
Culver City, California 90201

PREPARED EXCLUSIVELY FOR:
Steven Taylor

INSPECTED ON:
Tuesday, September 8, 2015 at 11:30 AM



Inspector, Neil Ray
Homespecs, LLC
(310) 457 3887

Tuesday, September 8, 2015
Steven Taylor
3824 Madison Street
Culver City, California 90201

Dear Steven Taylor,

We thank you for choosing Homespecs Property Inspections. We have enclosed the report for the property inspection we conducted for you on Tuesday, September 8, 2015 at:

3824 Madison Street
Culver City, California 90201

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:

RU = Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

SC = Safety Concerns: Conditions observed that may pose a health and/or safety hazard to occupants and/or structure. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

CR = Corrections Recommended: Conditions or items that were noted to be in need of maintenance, repair, replacement. We recommend that all corrections be performed by qualified specialists in the appropriate trades.

FE = Further Evaluation: Conditions or items noted that warrant further evaluation by specialists in the appropriate trades and/or further information from owner.

When the above symbols are used to help describe existing conditions, we recommend that these be further evaluated and/or repaired by appropriate qualified tradespersons before the end of the contingency period.

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

Sincerely,



Inspector, Neil Ray
Homespecs, LLC
Master CREIA Inspector (MCI)
CREIA New Construction Specialist (CNCS)

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INTRODUCTION

The inspection report describes the conditions of the property on the date of the inspection, to current CREIA standards. These can be viewed at www.creia.org/CREIA-standard-of-practices.html. Within CREIA standards, our judgment is based upon locally accepted practice for comparable properties and allowing for reasonable wear and tear. The inspection report is not a code compliance inspection of any governmental or non governmental agency. We test components with normal operating controls and we do not take apart any system. Our inspection does not include tests such as an appropriate professional might perform on any given system. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which in our judgment may be hazardous. By accepting this inspection report, the client acknowledges that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract that was provided by the inspector who prepared this report.

Photographs when used, are simply an aid to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

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 END OF THE CONTINGENCY PERIOD. 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 CREIA contract provided by the inspector who prepared this report.

REPORT SCOPE and DEFINITIONS

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to ensure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow please contact our office immediately for an additional evaluation regarding such "condition."

INSPECTION INFORMATION & ENVIRONMENTAL CONCERNS : This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based on 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, removing/lifting of carpet, moving 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. Systems and conditions which are not within the scope of the inspection include but are not limited to: Formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, ordinances, building set-backs, property lines, intercoms, security systems, heat sensors, cosmetics or building code conformity. Any general comments regarding these systems and conditions are informational only and do not represent an inspection.

NOTE: The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report. 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. The report does not constitute any expressed or implied warranty or merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. 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 as it was at the time of inspection.

We recommend referring with owner about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the property.

If the interior of the home has been recently repainted and/or if the flooring surfaces have been replaced, these could potentially conceal any prior issues or conditions that may not have been visible or present during the inspection. We recommend referring with the owners regarding the prior history of structure.

Any statements made in the body of this report pertaining to left, right, front or rear are referenced to standing in front of and facing the structure.

SERVICEABLE

"That can be of service: ready for use: useful; useable". Means that a system and/or component was capable of performing its intended function and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

FUNCTIONED

As defined in the CREIA Standards of Practice: "Performing its normal, proper and characteristic action".

DAMAGED/DETERIORATED

An item, system or component that requires repair and/or replacement.

SPECIALIST

"A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "Specialist" as well as qualified state licensed contractors in specific occupations.

INSPECTION CONDITIONS

WEATHER CONDITIONS

Weather conditions during the inspection: Clear.

SOIL CONDITIONS

The ground was dry.

UTILITIES STATUS

All utilities on.

MAIN ENTRY FACES

The street,

BUILDING TYPE

Single family dwelling

CLIENT PRESENT

Yes

BUILDING OCCUPIED

The property was staged with furniture. Stored items and furniture are not moved by inspector. Access and visual inspection to certain items/areas such as: electrical outlets, interior wall and floor surfaces were restricted by personal belongings. These areas are excluded from inspection, conditions may exist that were not visible. We recommend that these areas be inspected when items have been removed.

FOUNDATION/UNDER-FLOOR AREAS

Areas of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Areas concealed from view by any means are excluded from this report. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspectors evaluation takes into account the age of the building and the typical construction standards of that time, older structures may lack many of the modern framing and seismic connections.

TYPE

Concrete slab on grade.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

NOTE: The wall surfaces or design/configuration of the structure prevent access to visually verify the presence or condition of anchor bolts.

EXTERIOR CONDITION

The visible areas of the concrete foundation showed no signs of unusual cracking or movement.

INTERIOR CONDITION

NOTE: Slab is not visible due to floor covering, removal of floor covering may reveal cracks that were not visible during inspection.

EXTERIOR

The inspection of the exterior includes a visual inspection of the finished surfaces and components, these were inspected for proper function and/or excessive or unusual wear. Inspection of drainage is within six feet of the structure only. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may help to extend the service life and minimize deterioration of the exterior surfaces.

GRADING

FE There are no surface catch pans installed for drainage. We are unable to determine drainage patterns during rains. Upgrading may be needed. We recommend further evaluation by a qualified drainage contractor.



DRAINAGE

FE The property is provided with an underground drainage system. Visual inspection can not confirm the condition or adequacy of the below surface drainage piping system to provide proper site drainage due to concealment. It is suggested that the property owner be consulted to confirm that the site drainage system is currently in satisfactory working condition, and disclose any problems, past or present, with building site drainage and/or have the system tested by a qualified tradesperson. The system should be routinely cleaned and maintained to ensure adequate performance.

WINDOW MATERIAL

Aluminum frames.

WINDOW CONDITION

The windows are in serviceable condition

CR Most of the window screens are not installed. We recommend referring with the owner for further information and prior history.

DOORS

We did observe a tempered safety glass etching on the glass

CR The doors are in serviceable condition except: The latch at 1st floor bedroom door is loose, repair is recommended.

CR The sliding screens at left side of structure and family room do not slide properly. We recommend further evaluation/repair by a qualified tradesperson.

RU Today's standards require all spa access doors to be equipped with an audible alarm. Testing of alarm systems is beyond the scope of inspection. If not already connected to an alarm system we recommend upgrading, for additional safety.

BALCONIES

The tiles at atrium/roof deck are in serviceable condition

ENTRY PORCH

The concrete entry porch and roof support posts are in serviceable condition

DECKS

Wood decks have a limited service life. Even the best maintained deck will need repair or eventual replacement. We suggest regular treatment with the combination wood preservative/UV inhibiting sealers
The deck is in serviceable condition

WALL MATERIAL

Stucco

WALL CONDITION

CR The stucco is cracked at some areas, industry standards recommend sealing all cracks/penetrations to help prevent potential damage to the underlying waterproof membrane which could result in moisture intrusion and further damage. The cracks may reappear in time.



WALKWAYS

Concrete. The walkways are in good condition, we observed no excessive cracks/damage.

LANDSCAPING

CR Trees are touching or overhanging the roof. We recommend that they be removed or trimmed to help prevent potential damage to the roofing surface and to help prevent rodent access onto structure. This condition can also result in an accumulation of debris on the roof which can restrict water flow.



FENCES/WALLS

CR The entry and rear right side gates need adjustment or repair to restore proper operation and function.

FE Unable to fully inspect the fencing/walls due to vegetation. Excessive vegetation that covers wood fencing can sometimes lead to premature deterioration of materials, we recommend keeping growth to a minimum.

ADDITIONAL OBSERVATIONS

The BBQ was turned on and the burners did function.

ROOF SYSTEM

The visible areas of the roof and components were inspected to determine their current condition. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or will remain free of future leakage. All roofs require routine maintenance, failure to perform routine maintenance could result in leaks and premature deterioration of the roof coverings and flashings. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

BUILT UP SURFACE ROOF

STYLE & TYPE

Flat. Roll composition sheets.

ROOF ACCESS

The inspector walked on the roof and visually examined the accessible roofing components.

ROOF COVERING STATUS

The visible areas of the roof surface appeared in serviceable condition except:

NOTE: Evidence of poor drainage was observed. The presence of shallow ponds of water is not unusual, but regular maintenance of the areas is vital to prevent the build up of rotting vegetation and possible damage to the roof.



EXPOSED FLASHINGS and PENETRATIONS

TYPE & CONDITION

Metal and mastic

The visible areas of flashing appear in serviceable condition.

SKYLIGHTS

CR One of the inner panes is cracked, repairs are recommended. Areas of frames have been heavily caulked. We recommend referring with the owner for further information and prior history and/or refer with a qualified tradesperson for further evaluation.



GUTTERS & DOWNSPOUTS

CONDITION/DOWNSPOUTS

CR Runoff water from the roof discharges next to the structure at left side. We recommend the downspouts be routed sufficiently away from the building to prevent puddling, pooling, and saturation of the soil at the foundation.



GENERAL ROOF COMMENT

CONDITIONS

FE Sections of the roof membrane are not visible due to the deck boards that are installed. We are unable to verify/comment on the condition of these areas.



ATTIC AND FRAMING

The attic contains roof framing and serves as a raceway for components of the mechanical systems etc. There are often heating ducts/components, insulation, electrical wiring and appliance vents in the attic. We visually inspect the attic framing, ventilation and insulation for proper function, excessive or unusual damage/

deterioration.

TYPE

There is no attic space due to the roof design.

PLUMBING

The typical installation of plumbing systems prevents inspection of every pipe and joint. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement. Fixture shutoffs are not tested during inspection, we are not qualified/equipped to repair a leaking shutoff that can be created during operation. We recommend that the shutoffs be tested by a qualified, licensed plumbing contractor.

MAIN LINE MATERIAL

The visible portion of the main line is copper.

LOCATION

The main water shut off valve is located at the right side of the structure.

CONDITION

There was no leakage observed. Testing of the valve is beyond the scope of a home inspection.

WATER PRESSURE

50-60 PSI. The water pressure measured at an exterior hose bib was within the acceptable range of today's industry standards.

SUPPLY PIPING MATERIAL

The visible portions of the supply piping are copper.

SUPPLY PIPING CONDITION

The supply pipes are not visible except at the sink locations, see bathroom and kitchen comments.

WATER FLOW COMMENTS

A number of fixtures were operated at the same time and we observed reasonable flow at the fixtures.

WASTE LINE MATERIAL

The visible areas of waste line piping are ABS plastic, chrome/brass.

WASTE LINE CONDITION

The drain lines are not visible except at the sink locations, see bathroom and kitchen comments.

DRAINAGE COMMENTS

FE A representative number of drains were tested and each emptied in a reasonable amount of time and did not backup when other fixtures were drained simultaneously. Inspection of underground pipes is beyond the scope of a home inspection. We recommend that the existing drain lines be inspected/scoped by a qualified specialist to determine if any damage/blockage has occurred.

GAS SHUT OFF

The meter is located at the rear of the building. Testing of the valve is beyond the scope of inspection. An earthquake safety shut off valve is installed at structure.

EXTERIOR HOSE FAUCETS OPERATION

Appear in serviceable condition.

SPRINKLERS

FE Testing of the sprinkler system is beyond the scope of a home inspection. We recommend that the system be inspected and tested by a qualified contractor.

ADDITIONAL OBSERVATIONS

The exterior sink, faucet and drain were in serviceable condition

GENERAL PLUMBING CONDITION

NOTE: The property was vacant at the time of inspection. When properties are vacant for extended periods of time, the gasket seals at the drains and fixtures can dry out causing leaks when new occupants begin to use the fixtures. Unless otherwise noted, no leaking conditions or otherwise unusually slow drains were noted. Conditions may change between the time of inspection and occupancy.

WATER HEATER

A water heater system consists of the water heating equipment, operating and safety controls, venting and means of distribution. These items are visually inspected for proper function, excessive or unusual wear and general condition. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of these systems is recommended.

EXTERIOR CLOSET

TYPE-SIZE & AGE

Gas. 65 Gallons

The age based upon manufactures serial number is approximately 13 years old.

TANK CONDITION

The water heater and controls are in serviceable condition, we observed no evidence of leakage/corrosion.

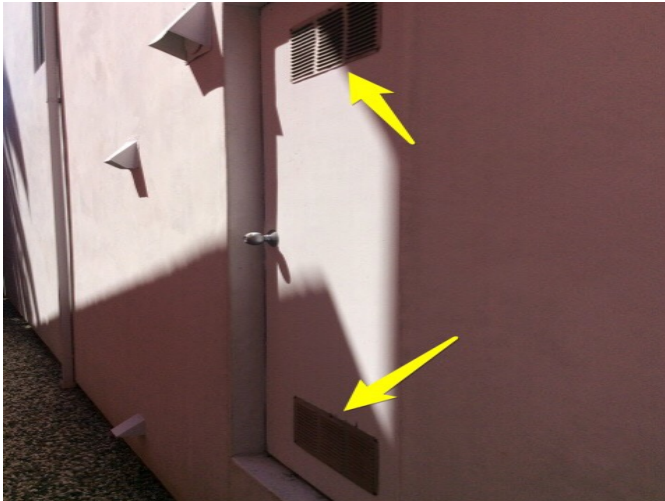
FE The pilot is off, due to safety concerns, we do not re-light the pilot, we could not fully inspect the water heater or test for hot water at plumbing fixtures. We recommend that a qualified contractor light the pilot and check for safe operation.

T/P RELIEF VALVE

CR The termination of drain line was not located, this maybe encapsulated inside the exterior wall. We recommend further evaluation/repair by a qualified tradesperson.

COMBUSTION AIR

SC Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. Determining the exact amount of required combustion air is beyond the scope of a home inspection. The combustion air supply appears inadequate, louvered vents usually restrict air flow. We recommend corrections to allow safe operation.



VENTING

The visible areas of the flue vent are intact and secured at the connections.

ENERGY CONNECTIONS

A gas valve is installed and the flexible gas connector is an approved type

RU There is no sediment trap installed on the gas line as usually required by the manufacturer. These are installed to help prevent debris from entering the appliance which could result in damage or void any warranty.

SEISMIC RESTRAINT

The water heater is strapped and stabilized/blocked to help resist movement.

WATER CONNECTIONS

The supply piping is in serviceable condition. Testing of the valve is beyond the scope of inspection

GENERAL COMMENT

FE The water heater is beyond its expected service life. We recommend further evaluation/repair by a qualified tradesperson.

BATHROOMS

Our inspection of the bathrooms includes a visual inspection of the accessible areas of walls, floors, ceilings, cabinets, countertops and plumbing fixtures. These areas were inspected for water damage, excessive damage/deterioration, proper function of components and active leaks. Areas concealed from view by any means are excluded from this report. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas.

DOWNSTAIRS GUEST BATHROOM

CONDITION OF SINK

The sink, faucet and drain piping were in serviceable condition. We observed no active leakage at these areas

CONDITION OF TOILET

The toilet was flushed and functioned, no leakage observed. The toilet is a low flow type (1.6 gallons).

CONDITION OF TUB

The bathtub is in serviceable condition.

TUB/SHOWER FIXTURES

The tub/shower fixtures are in serviceable condition.

TUB/SHOWER WALLS

The tub and shower areas appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

WALLS/CEILINGS/FLOORS

The surfaces appear to be in serviceable condition except: We observed some cracks above window, these are likely the result of structure settlement.

GLASS ENCLOSURE

The shower enclosure is in serviceable condition and is the required tempered safety glass

BATH VENTILATION

The ventilation is provided by a window and an exhaust fan, which appears adequate. The fan was operable but we do not determine the effectiveness of the unit

HEATER

The ceiling heater was operational at the time of inspection.

DOWNSTAIRS FRONT GUEST BATHROOM

CONDITION OF SINK

The sink, faucet and drain piping were in serviceable condition. We observed no active leakage at these areas

CONDITION OF TOILET

The toilet was flushed and functioned, no leakage observed. The toilet is a low flow type (1.6 gallons).

CONDITION OF TUB

The bathtub is in serviceable condition.

TUB/SHOWER FIXTURES

The tub/shower fixtures are in serviceable condition.

TUB/SHOWER WALLS

The tub and shower areas appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

WALLS/CEILINGS/FLOORS

These areas appear in serviceable condition

GLASS ENCLOSURE

The shower enclosure is in serviceable condition and is the required tempered safety glass

BATH VENTILATION

The ventilation is provided by a window and an exhaust fan, which appears adequate. The fan was operable but we do not determine the effectiveness of the unit

HEATER

The ceiling heater was operational at the time of inspection.

ADDITIONAL OBSERVATIONS

CR The towel rack is loose.

POWDER ROOM

CONDITION OF SINK

The sink, faucet and drain piping were in serviceable condition. We observed no active leakage at these areas

CONDITION OF TOILET

CR Toilet is loose at floor, the toilet should be removed and securely re-attached with a new wax seal, caulking is also recommended around the base. The floor should be checked for water damage and repaired if necessary at that time.

WALLS/CEILINGS/FLOORS

These areas appear in serviceable condition

BATH VENTILATION

The ventilation is provided by an exhaust fan, the fan was operable but we do not determine the effectiveness of the unit

MASTER BATHROOM

CONDITION OF SINK

The sinks, faucets and drain piping were in serviceable condition. We observed no active leakage at these areas

CONDITION OF TOILET

CR Toilet is loose at floor, the toilet should be removed and securely re-attached with a new wax seal, caulking is also recommended around the base. The floor should be checked for water damage and repaired if necessary at that time. The right side flush control on top of tank is loose.

CONDITION OF TUB

The bathtub is in serviceable condition.

TUB/SHOWER FIXTURES

The tub/shower fixtures are in serviceable condition.

TUB/SHOWER WALLS

The tub and shower areas appear serviceable, sealing all joints with a good quality caulking is recommended on a regular basis.

WALLS/CEILINGS/FLOORS

These areas appear in serviceable condition

GLASS ENCLOSURE

The shower enclosure is in serviceable condition and is the required tempered safety glass

BATH VENTILATION

The ventilation is provided by windows and an exhaust fan, which appears adequate. The fan was operable but we do not determine the effectiveness of the unit

ADDITIONAL OBSERVATIONS

FE The skylight did not respond to remote control, possibly due to bad batteries. We recommend referring with the owner for further information and prior history.

SC We recommend using caution at the floor transition of shower area, this is a potential trip hazard.



UPSTAIRS GUEST BATHROOM

CONDITION OF SINK

The sink, faucet and drain piping were in serviceable condition. We observed no active leakage at these areas

CR The sink stopper did not operate properly and failed to create a good seal.

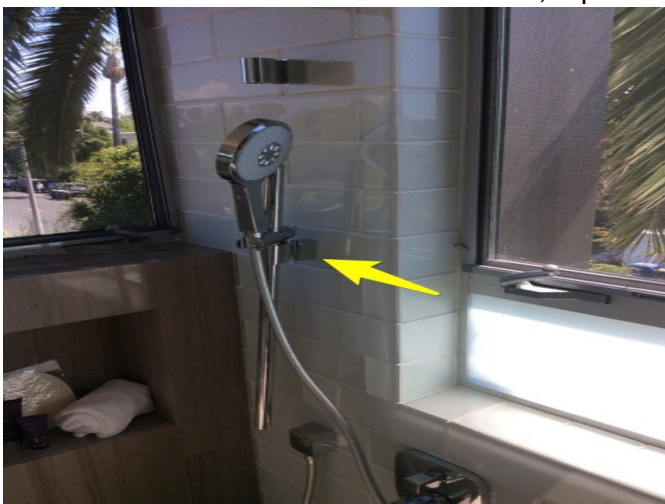
CONDITION OF TOILET

CR Toilet is loose at floor, the toilet should be removed and securely re-attached with a new wax seal, caulking is also recommended around the base. The floor should be checked for water damage and repaired if necessary at that time.

TUB/SHOWER FIXTURES

The fixtures appear in serviceable condition with the following exceptions:

CR The handheld shower holder is loose, repair is recommended.



TUB/SHOWER WALLS

Shower walls appear serviceable, regular caulking maintenance is advised.

WALLS/CEILINGS/FLOORS

These areas appear in serviceable condition

GLASS ENCLOSURE

The shower enclosure is in serviceable condition and is the required tempered safety glass

BATH VENTILATION

The ventilation is provided by a window and an exhaust fan, which appears adequate. The fan was operable but we do not determine the effectiveness of the unit

ELECTRICAL SYSTEM

Our inspection of the electrical system includes a visual inspection of the exposed and accessible branch circuit wiring, service panels, overcurrent protection devices, a representative sampling of light fixtures, switches and receptacles. Inspection of any timer control devices, low voltage, security, video, telephone, audio systems are beyond the scope of inspection.

SERVICE EQUIPMENT

TYPE

The overhead electrical service conductors appear in good condition
Capacity is 200 amps

CONDUCTORS

CIRCUIT WIRING

The visible wiring viewed at panel only, is primarily copper wrapped with plastic insulation
The wiring is primarily non metallic sheathed cable.

MAIN ELECTRICAL PANEL

LOCATION

Exterior at rear right side of structure.

CONDITION

The electrical circuit breakers and wiring appear to be in serviceable condition where visible within the panel
The circuit breakers are labeled, we are unable to verify the accuracy of the labeling.

CR The panel cover screws are missing, we recommend proper blunt end screws be installed. The panel cover does not completely close. We recommend further evaluation/repair by a qualified tradesperson.

CR We noted openings in the panel box, these should be capped to prevent pest intrusion.



BREAKERS

The AFCI breakers were tested with the test button and appear to work as intended. These devices help to provide protection when arc faults occur in the wiring.

MAIN CIRCUITRY

The wiring and breaker sizes appear to be compatible where visible within the panel.

SERVICE GROUNDING

FE The grounding system is present

RU Grounding connection was noted at water supply pipe. This was the standard required at the time of original construction. However, due to the importance of a grounding system and for additional safety, if possible we recommend upgrading to today's standards. A grounding electrode such as an 8-foot driven ground rod is usually also used. Refer with a qualified, licensed electrician.

BRANCH CIRCUIT WIRING

CONDITION

SC Improperly installed non metallic sheathed cable wiring was observed inside the roof deck sink cabinet. This is not permitted because it can be easily damaged, we recommend that it be replaced with approved materials per present standards.



SWITCHES, RECEPTACLES & FIXTURES

CONDITION

FE We were unable to verify the use of a number of wall switches throughout the house. We recommend referring with owner.

GARAGE

FE We did not locate a GFCI receptacle for this area. We recommend referring with the owner for further information and prior history.

EXTERIOR

The GFCI protection for the receptacles in this area functioned correctly with the test button.

SC The receptacle at spa is damaged/loose. Repair is recommended.



BATHROOMS

The GFCI protection for the receptacles in this area functioned correctly with the test button.

BEDROOMS

RU The closet light in 1st floor rear closet has an exposed bulb, we recommend the light fixture be upgraded using a fixture that encloses the bulb.

CR Lights are not operational in 1st floor rear bedroom, possibly due to bad bulbs.

KITCHEN

The GFCI protection for the receptacle adjacent to sink functioned correctly with the test button

SC The GFCI receptacle at 1st floor sink area was not operational with the test button. Repair is recommended.



GENERAL ELECTRICAL COMMENT

ADDITIONAL RECOMMENDATIONS

RU Ground Fault Circuit Interrupter (GFCI) receptacles are recommended for installation at garage, laundry sinks, wetbars, bathrooms, all exterior locations and all kitchen counter outlets. This is a modern electrical safety device which functions to deenergize a circuit or portion of a circuit when a hazardous condition exists.

RU Installation of tamper resistant [TR] receptacles is also recommended. These receptacles close off the contact slots/openings with shutters. When a plug is inserted into the receptacle both springs are compressed and the shutters open allowing the metal prongs to contact and make the receptacle live. Because both springs must be compressed at the same time the shutters do not open when a child attempts to insert an object into one of the slots.

HEATING SYSTEM

Our inspection of the heating system included a visual inspection of the accessible heating equipment, thermostat, venting and means of air distribution. The system was tested using normal operating controls, thermostats are not checked for calibration or timed functions. We do inspect for any excessive damage or deterioration or signs of unusual wear. Routine maintenance/servicing is recommended per the manufacturer's specifications and operating conditions.

FORCED AIR HEATING

LOCATION

Forced air system located in an exterior closet.

CAPACITY OF UNIT

88,000 btu

TYPE & ENERGY SOURCE

Gas fuel system

A gas valve is installed, testing of valve is beyond the scope of a home inspection. An approved flexible gas connector is also installed

RU There is no sediment trap installed on the gas line as usually required by the manufacturer. These are installed to help prevent debris from entering the appliance which could result in damage or void any warranty.

HEAT EXCHANGER

FE Proper inspection of the heat exchanger is generally included as part of servicing and generally requires disassembly of certain components. This is beyond the scope of a home inspection.

VENTING

Venting appears serviceable and is secured at the connections.

COMBUSTION AIR

CR Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. Determining the exact amount of required combustion air is beyond the scope of a home inspection. The combustion air supply appears inadequate, louvered vents usually restrict airflow. We recommend corrections to allow safe operation.

BLOWER AND FILTER

CR There is no air filter installed, we recommend that a filter be installed to help prevent dust being drawn through the system.

CR The location of return air plenum at first floor is improper, air flow is restricted when the garage door is open.



AIR PLENUM

The air plenum appears in serviceable condition.

THERMOSTAT CONTROLS

The thermostat appears serviceable

GENERAL COMMENTS

The system responded to normal operating controls. These units should be serviced annually, inquire with owner for prior history or have the system serviced by a qualified, licensed heating contractor.

AIR DISTRIBUTION SYSTEMS

TYPE

Plastic ducts that are insulated with fiberglass.

CONDITION

FE NOTE: The heating ducts are inaccessible and were not inspected except to determine that air flow was adequate at the accessible registers.

REGISTERS

We tested a representative number of accessible registers and the air flow appeared adequate

CR Dust/debris has accumulated in floor registers, we recommend cleaning these areas.

INTERIOR

Areas concealed from view by wall coverings, paneling and furnishings etc cannot be determined and are excluded from this inspection. The interior surfaces and components are inspected to determine their current condition and basic operation. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors, evidence of mold or mildew or like conditions is not a part of this inspection.

WALLS

Plaster/Sheetrock. The general condition appears to be in serviceable condition.

CEILINGS

Plaster ceilings are in serviceable condition except:

FE We observed cracks at the skylight area of upper floor bedroom. This could be the result of structure settlement or prior moisture intrusion. We recommend referring with the owner regarding all prior leaks or repairs and/or refer with a qualified licensed contractor for further evaluation and inspection.



FLOORS

Wood. General condition appears serviceable

FE The floor is sloped/uneven at some areas, this could be the result of structure settlement. If further evaluation is desired we recommend referring with a qualified, licensed contractor.

MAIN ENTRY DOOR

The door is in serviceable condition

CR The doorbell was not working or is damaged.

INTERIOR DOORS

The doors are in serviceable condition with the following exceptions:

CR The closet door at lower front bedroom rubs on floor. The door at upper floor bathroom does not latch. We recommend further evaluation/repair by a qualified tradesperson.

WINDOW TYPE

Dual pane insulated glass. Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures

WINDOW CONDITION

The windows that were tested are in serviceable condition with the following exceptions:

CR There is condensation between the panes of glass at some insulated glass units, such as corner of family room and corner of upper floor landing. This suggests failed seals between the panes.



STAIRS

The stairs were used several times and appear serviceable except:

SC Today's industry standards require handrail ends to return into the walls or post, the existing handrails are a potential safety hazard. For additional safety we recommend upgrading.



GUARD RAILING

The railings are in serviceable condition.

CABINETS

The permanently installed cabinets are in serviceable condition.

SMOKE ALARMS

FE Testing of smoke alarms is beyond the scope of this inspection and they were not tested. The test button on these units only verifies that there is an active power source and that the sounding component works. It does not verify that the alarm will detect smoke particles in the air. The best method for testing smoke alarms is to perform a smoke test using real smoke or an aerosol spray designed specifically for this purpose. We recommend testing all smoke alarms prior to the close of this transaction and regularly thereafter. We recommend that smoke alarms be installed at appropriate locations for today's standards. The location of smoke alarms vary from city to city but are usually required in all bedrooms, areas leading to bedrooms and on each floor level. We recommend referring with the local building department.

SC Smoke alarms are not installed at some required areas, such as lower front bedroom, installation of approved units is recommended.

CARBON MONOXIDE DETECTORS

FE We observed some carbon monoxide alarms within the property. Testing of these units is beyond the scope of a home inspection, we recommend further evaluation by a qualified specialist. We also recommend referring with the manufacturer and/or local building department to verify required locations and to obtain information regarding testing/replacement requirements.

CEILING FANS

CR The ceiling fan at 1st floor bedroom was turned on and appeared in serviceable condition.

KITCHEN - APPLIANCES - LAUNDRY

Our inspection of the kitchen included a visual inspection of the accessible areas of floors, walls, ceilings, cabinets, countertops and most major built-in appliances using normal operating controls. These areas were inspected for proper function, excessive or unusual wear and general state of repair. Inspection of fridge/freezers, trash compactors and determining the operation of clocks, timers, temperature controls, oven self cleaning functions is beyond the scope of the inspection.

SINK CONDITION

The sinks at kitchen and lower guest bedroom are serviceable condition

SINK PLUMBING

The faucets and drain piping are in serviceable condition. We observed no active leakage at these areas

FE Inspection of the water filter system is beyond the scope of inspection. We recommend referring with a qualified specialist.

RANGE/COOK TOP AND OVEN

Gas, free standing and separate cook top at 1st floor bedroom. The cooktops responded to normal operating controls and appear to be in serviceable condition

CR The oven did not respond to normal operating controls.

VENTILATION

The exhaust at 1st floor bedroom is provided by a vent under the microwave and did operate. The fan hood at kitchen functioned.

DISHWASHER CONDITION

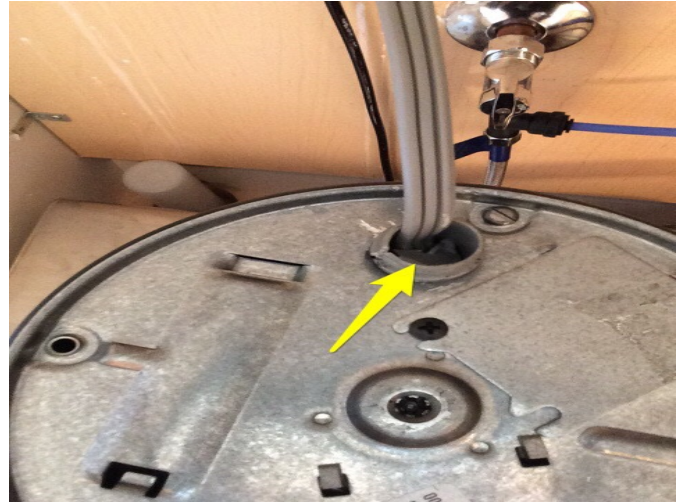
CR There was no water flow into the appliance. We recommend further evaluation/repair by a qualified tradesperson.

CR The chrome cover for air gap is missing.

GARBAGE DISPOSAL

The disposals functioned and appeared in serviceable condition except:

SC The control switch at 1st floor is located on the exterior of the cabinet. This is a potential safety hazard, we recommend relocating the switch to an approved location. The wiring at underside of kitchen disposal is loose, repair is recommended.



MICROWAVE

The microwave oven was briefly turned on and appears serviceable.

COUNTERS AND CABINETS

The countertops and cabinets are in serviceable condition.

WALLS/CEILINGS/FLOORS

Walls, ceiling and flooring are in serviceable condition

LAUNDRY LOCATION & TYPE

Hall closet at 1st floor. The dryer hookup is intended for a gas unit only.

CONDITION

The visible plumbing appears serviceable

DRYER VENTING

Dryer venting is provided. The dryer vent should be cleaned of lint on a regular basis to prevent lint accumulation which is a potential hazard and could also affect the performance of appliance

GARAGE/CARPORT

Our inspection of the garage included a visual inspection of the accessible walls, floors and ceilings to determine their current condition. Areas concealed from view by any means are excluded from this report. Doors, windows, lights, receptacles and permanently installed components are tested for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

TYPE

Attached two car.

FLOOR

The slab is cracked at some areas, which is not unusual for this material. Determining the cause of cracks is beyond the scope of inspection.

FIRE WALL

The wall and/or ceiling between the garage and living space is of fire resistive construction as required and is in serviceable condition.

PASSAGE DOOR

SC The automatic self closer is missing or defective, this is a fire safety hazard, we recommend that it be replaced or adjusted as required.

We are unable to verify if this door is rated as a fire door as required. We recommend further evaluation/ corrections by a qualified tradesperson.



GARAGE DOOR

The garage doors were operated and appear in serviceable condition

AUTO DOOR OPENER

The automatic door openers were operational with the wall buttons

The automatic reverse feature was operational, the mechanism was tested using the eye beam only, we did not test the pressure function due to potential damage to door. These units should be tested regularly, we recommend referring with manufacturer's instructions

POOL/SPA & EQUIPMENT

Our inspection of the pool and spa includes the circulation, filtration and heating equipment and the above-water portion of the pool and spa bodies. The equipment is operated using normal user controls and is a general inspection only. We do not evaluate the efficiency of pumps, heaters, filters and other equipment.

Electrical components and equipment bonding connections are visually inspected; however, life/safety defects can exist that are not visually evident, particularly with older pools. We recommend further evaluation and testing by a licensed electrician to verify that the electrical and bonding system is performing safely. We do not evaluate thermostats or their calibration, electric heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage systems, computer controls, timers, sweeps or cleaners and related components. We do not measure pools or spas for levelness or determine if any leaks exist at pool/spa shells or underground pipes.

SPA SURFACE CONDITION

The fiberglass surface appears in serviceable condition.

SPA CONTROLS

CR The spa did not respond to operating controls. We recommend further evaluation/repair by a qualified spa specialist in the appropriate trade.