

# Guardian Home Inspection Property Inspection Report



123 Southern California , Sample Report , Ca. 90000

Inspection prepared for: Sample Report

Real Estate Agent: -- Your Agent Name Here - Real Estate Office

Date of Inspection: 7/2/2019

Inspector: Frank Garcia

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[GurdianHomeInspectionCA.com](http://GurdianHomeInspectionCA.com)



# Inspection Site and Details

The report lists the systems and components inspected by Guardian Home Inspection. Items not found in this report are considered beyond the scope of the inspection, and should not be considered inspected at this time. When term "Appears Serviceable or AS" is checked it means that system or components are capable of being used, note: read all sections of report of components and or structure section to insure no other issues exist in report for that particular section. Some serviceable items may however, show wear and tear. "Repairs Recommended" issues will be noted along with asterisk and or number indicating the issues and repairs that are recommended. You are bound by contract to read entire inspection report and to call Guardian Home Inspection if issues do not seem clear. All issues and repairs that are recommended should be addressed/repared before the close of escrow, and or contingency period. A home inspection is a non-invasive visual examination of residential dwelling, performed for a fee, which is designed to identify observe material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the client and inspector, prior to the inspection process. A home inspection is intended assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects on the day of the inspection. The fact that a structural element, system or subsystem is near, at or beyond the end of normal useful life of such a structural element, system or subsystem is not by itself a material defect. An inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further review by professionals. Licensed trades persons and or specialists that are hired to further review and repair may find additional issues required for repair and or inform you of improper installations of components or systems in question. Please contact Guardian Home Inspection with questions or concerns about the inspection report. Thanks for your trust. [www.permitreport.com](http://www.permitreport.com) \*Houses/structures built prior to 1978 can contain asbestos materials. It is recommend that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.\* \*Houses/structures built prior to 1982 can contain lead paint. It is recommend that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.\* \*Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. It is recommend that a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.\*

## 1. Inspection Time

- Start time: 10:00am - Finish time: 1:30pm

## 2. Attending Inspection

- Client/Buyer present Fully participated
- Buyers agent

## 3. Residence Type/Style

- Detached Single Family Home
- Three Story

## 4. Year Built

- LA CITY ASSESSORS Built in: 1953/1961

## 5. Square Footage

- LA CITY ASSESSORS Square feet of living space: 5391'

## 6. Front of Home Faces

- S. For the purpose of this report the property is considered to be facing South.

## 7. Bedrooms & Bathrooms

- 5 bedrooms, 5 bathrooms



## 8. Occupancy

- Occupied, inspection is limited due to occupants belongings obstructing full access. Recommend carefully inspecting interior of property on final walk through.

## 9. Temperature

- 85°F

# Key To Inspection Report

Guardian Home Inspection performs Real Estate inspection in accordance with InterNACHI International Standards of Practice for Performing a General Home Inspection <https://www.nachi.org/sop.htm>

Guardian Home Inspector will add notes to different structures and or components and will describe location and issues/defects present at the time of the inspection. Inspector will add recommendations in the form of symbol. Client has signed contract as understanding key to inspection report.

## 1. Key to Inspection Report

\* Items that have an asterisk next to comment: This item or component warrants additional attention, repair or monitoring.

(1) Recommend evaluation by a qualified licensed structural engineer / geological engineer.

(2) Recommend further review and repair as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by a qualified pest inspector, and or issues that are present that are conducive for termite infestation.

(4) Safety hazard - correction is needed.

(5) Recommend upgrading property / components to current standards. The property may have been built before current safety standards where in place. Recommend upgrading for safety enhancement.

## Grounds

Grounds section covers areas of property such as retaining walls and concrete structures. Retaining walls are structures that retains (holds back) any material (usually earth) and prevents it from sliding or eroding away. Retaining walls are designed to resist the material lateral pressure keeping structure soil in place and free from movement. When retaining walls fail or excessive movement occurs retaining walls will crack and or lean down hill. When cracks and or leaning is noted to retaining walls on steep hill sides, a structural engineer or geological engineer should inspect and evaluate retaining wall. Guardian Home Inspection Inspectors are not Geological and or structural engineers, surveying soil and giving engineering comments is beyond the scope of the inspection.



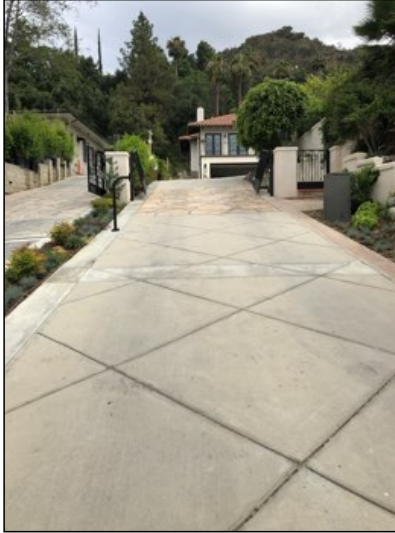
## 1. Driveway

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Driveway material is Concrete.

Driveway had common cracks \*, Appears serviceable.



Driveway had common cracks \*, Appears serviceable.

## 2. Sidewalk

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Sidewalk at property is concrete.

Concrete sidewalk appear serviceable.

## 3. Retaining Wall

AS	(*)	(2)	(3)	(4)
		X		

Type & Observations:

Retaining walls located on: South side is masonry block wall, appears serviceable.

Retaining walls located on: West side is masonry block wall, appears serviceable.

Retaining walls located on: North side is masonry block wall, appears serviceable.

Retaining walls at property are masonry block.

Visible drains at retaining walls, drains are not tested.

Retaining wall located at rear of property NW corner appears to be too short (2), soil above retaining wall may eventually give way causing soil to fall over retaining wall. Recommend further review and repair by licensed contractor.





Retaining walls located on: South side is masonry block wall, appears serviceable.



Retaining walls located on: West side is masonry block wall, appears serviceable.



Retaining walls located on: West side is masonry block wall, appears serviceable.



Visible drains at retaining walls, drains are not tested.





Retaining walls located on: North side is masonry block wall, appears serviceable.

Retaining wall located at rear of property NW corner appears to be too short (2), soil above retaining wall may eventually give way causing soil to fall over retaining wall. Recommend further review and repair by licensed contractor.

#### 4. Patio

AS	(*)	(2)	(3)	(4)
	X			

Type & Observations:

Patio (A) located: Exterior rear of property.

Patio (A) material is concrete.

Patio (A) material is natural stone.

Gas fire pit located at front yard and rear yard installed, appears serviceable.

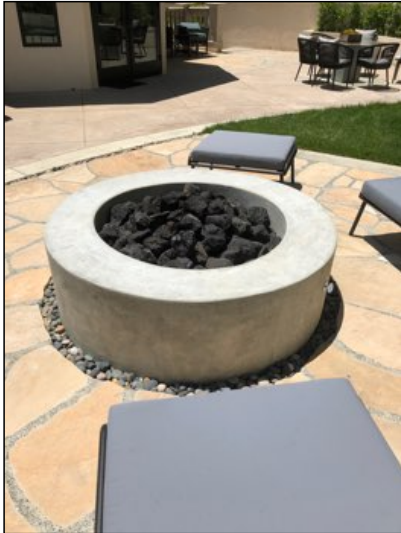
Planter Pots installed at south side front, west side, and rear of property are leaking water onto patio floor causing stains and algae growth \*. Recommend repair.



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Gas fire pit located at front yard and rear yard installed, appears serviceable.



Patio (A) located: Exterior rear of property.

### 5. Patio Cover

AS	(*)	(2)	(3)	(4)
	X			

Type & Observations:

N/A

### 6. Patio and Porch Deck

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

### 7. Stairs & Handrail

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Front entrance railing not installed a base of stairs located at front \*(4), recommend installing as required.



Front entrance railing not installed a base of stairs located at front \*(4), recommend installing as required.

## 8. Fence

AS	(*)	(2)	(3)	(4)
				X

### Type & Observations:

Fence at property is masonry block.

Fence at property is masonry block located on east side.

Masonry block wall located at front for pool area appears to be too short allowing small child to climb over (4), safety hazard. Recommend repair as required.

Front patio/lawn area does not have a railing installed (4), safety hazard. Small child may fall. Recommend repair as a safety upgrade.

Property roof **set back** appears to be very close to masonry block wall located on east side. Neighbor roof set back appears to be close as well.



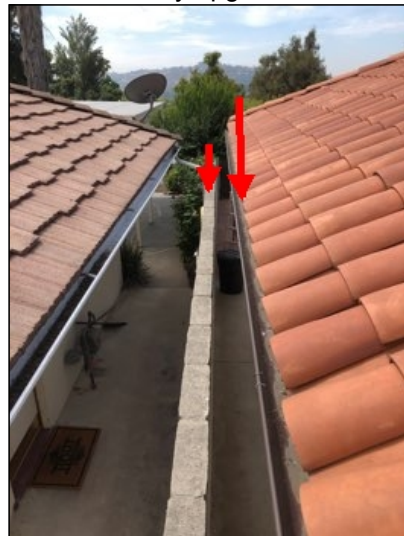
Masonry block wall located at front for pool area appears to be too short allowing small child to climb over (4), safety hazard. Recommend repair as required.



Front patio/lawn area does not have a railing installed (4), safety hazard. Small child may fall. Recommend repair as a safety upgrade.



Fence at property is masonry block located on east side.



Property roof set back appears to be very close to masonry block wall located on east side. Neighbor roof set back appears to be close as well.



## 9. Gate

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Gate at property is wrought iron.

Automatic driveway gate installed does not appear to have a reversing sensors installed as required (4), recommend installing as required by current safety standards.



Automatic driveway gate installed does not appear to have a reversing sensors installed as required (4), recommend installing as required by current safety standards.

## Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Exterior of property should be maintained by yearly inspection of exterior wood, exterior stucco/siding. Exterior paint should not be chipped and any exposed wood should be painted to insure proper moisture barrier. Exterior trees/bushes should not come in contact with property. Sprinkler heads should not spray property to prevent moisture intrusion into inner walls. If there is a chimney present, Guardian Home Inspection will perform a limited chimney inspection. Guardian Home Inspection can also perform yearly maintenance inspections, call for a price quote. Sprinkler system is not inspected.

### 1. Exterior Walls

AS	(*)	(2)	(3)	(4)
X				

Type & Property type & Observations:

Property structure is wood frame, exterior smooth Santa Barbara stucco.

### 2. Trim

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Exterior has minimal wood trim.

### 3. Exterior Paint

AS	(*)	(2)	(3)	(4)
X				

Observations:

Property exterior paint appears serviceable.



#### 4. Chimney

AS	(*)	(2)	(3)	(4)
X				

Location, Type, & Observations:

Chimney description: Masonry brick, exterior stucco, with a lined flue. See notes below for other issues that may be present.

Chimney spark screen is installed, appears serviceable.

Chimney limited inspection due to clay tile can not be walked on \*, inspection is limited.

#### 5. Sprinkler

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Sprinkler system was not tested \*, water from sprinkler system should not spray exterior walls.

#### 6. Hose Faucet

AS	(*)	(2)	(3)	(4)
	X			

Conditions & Observations:

Exterior hose faucets installed at property appears serviceable.

Exterior hose faucets do not have ant-siphon valves installed as required by current standards (5). Recommend installing anti-siphon valves for a safety upgrade.

## Foundation

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and down spouts with splash blocks that discharge away from the building. In addition, we recommend that down spouts do not terminate over paved areas such as walks or driveways. Down spouts should always be diverted away from foundation to prevent moisture damage to foundation. Soil around property foundation should always slope away from structure.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

#### 1. Foundation Type

AS	(*)	(2)	(3)	(4)
X				

Observations:

Foundation is a concrete slab foundation, inspection is limited due to finish flooring installed at property.

(Geologic Engineer) Property is near a steep hill side, inspector does not inspect geological conditions of hill side, Guardian Home Inspection recommends geological engineer to further review hill side as a precautionary measure (1).

#### 2. Grading

AS	(*)	(2)	(3)	(4)
X				

Observations:

Soil slopes away from foundation as required, appears serviceable.





### 3. Foundation perimeter

AS	(*)	(2)	(3)	(4)
X				

Observations:

No visual deficiencies noted at foundation perimeter at the time of the inspection.

### 4. Slab Foundation

AS	(*)	(2)	(3)	(4)
X				

Observations:

Concrete slab foundation appears serviceable, limited inspection due to finished flooring installed.

### 5. Raised Foundation

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

### 6. Anchor Bolts

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Foundation anchor bolts where not visible, obscured by dry wall.

### 7. Foundation Notes

AS	(*)	(2)	(3)	(4)
X				

## Roof

Roof inspection is a limited visual inspection, inspector will walk on roof when it is safe to do so. Not all roofs are walked on due to safety issues like the slope of the roof and or if clay tile roof is installed. Small leaks may not be detected with a visual inspection, the client should be aware that the roof inspection is limited. Roof flashing are by definition: A thin, impervious sheet of material placed in construction to prevent water penetration or direct the flow of water away and to prevent moisture from entering past flashing. Flashing prevent roof leaks. Damaged flashing on a roof will most likely leak on a rainy day. Home Owners Association roof inspection is limited to roof directly over subject property, consult HOA for further information of roof.

### 1. Roof

AS	(*)	(2)	(3)	(4)
		X		

Materials:

- Approx age of roof: 0 to 5 years of age
- Main roof type framing is Hip.
- Roof inspected from ladder, tile may break if walked on, inspection is limited \*.
- Inspector does not walk on roof to prevent cracking tiles, inspection is limited. Roof inspection from ground with binoculars, inspection is limited \*.

Materials: Clay tiles installed at roof.

Observations:

Main roof is clay tile, the majority of roof appears serviceable with few broken tiles. Recommend having broken roof tiles repaired as required to prevent moisture intrusion.

Middle section of property has a low slope flat roof, inspector did not have access to flat roof area. Inspection is limited \*.

Roof clay tile is broken located on NE corner (2), recommend repair to prevent moisture intrusion.

Roof clay tile is broken located on east side (2), recommend repair to prevent moisture intrusion.

Broken clay tile at third floor visible from second floor balcony (2), recommend repair.





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Roof clay tile is broken located on east side (2), recommend repair to prevent moisture intrusion.



Broken clay tile at third floor visible from second floor balcony (2), recommend repair.



Middle section of property has a low slope flat roof, inspector did not have access to flat roof area. Inspection is limited \*.

## 2. Garage Roof

AS	(*)	(2)	(3)	(4)
	X			

Type & Observations:

Garage roof is attached to main property, see main roof for information.

## 3. Patio Roof

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

## 4. Flashing

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Vent **flashing** located on rear east side has a damaged roofing mastic and vent flue is too short \*, recommend repair.



Vent flashing located on rear east side has a damaged roofing mastic and vent flue is too short \*, recommend repair.

### 5. Sky Lights

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

### 6. Vent Caps

AS	(*)	(2)	(3)	(4)
	X			

Observations:

NE corner vent is missing pipe which may allow water to enter into wood framing (3)(2), recommend repair. Water intrusion will cause moisture damage to wood framing.



NE corner vent is missing pipe which may allow water to enter into wood framing (3)(2), recommend repair. Water intrusion will cause moisture damage to wood framing.

### 7. Gutter

AS	(*)	(2)	(3)	(4)
X				

Observations:

Gutter system installed at property appears serviceable.

## Plumbing

Water supply pipe inspection is limited to visual and accessible areas, water supply pipes that are not accessible should be considered as not inspected. Sewer drain pipe is not visible during a routine Real Estate Inspection, recommend having the main sewer line inspected with a video





camera as a precautionary measure. Water supply pressure range by current standards should be between no lower than 40 psi. and no higher than 80 psi.

Inspector can not determine if a septic system is installed without prior knowledge from seller and or MLS. Septic systems are not inspected during a Home Inspection. Recommend having septic system if present inspected, pumped, and certified as needed by a licensed septic contractor. Septic systems are installed in older homes, homes on hill sides, and rural areas such as homes that do not have paved streets. Ask seller, and your Real Estate agent about the type of sewer system that is installed: city connection to sewer or Septic system.

### 1. Main Water Supply Line

AS	(*)	(2)	(3)	(4)
	X			

Shut off location and type of material:

(1" Cooper main/property side) Main water supply pipe at meter and at property side is 1" copper, main water shut off at meter and property side appears serviceable. Under ground pipes can are considered not inspected.

(west) Main water shut off valve installed located on west side of property, valve appears serviceable.

Main water supply has a valve installed that is rusted and is a gate shut off valve at main water supply pipe \*, recommend removing as not necessary and may eventually leak.



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Main water supply has a valve installed that is rusted and is a gate shut off valve at main water supply pipe \*, recommend removing as not necessary and may eventually leak.



(west) Main water shut off valve installed located on west side of property, valve appears serviceable.

## 2. Main Water Pressure

AS	(*)	(2)	(3)	(4)
		X		

Observations:

Main water supply pipe pressure regulator installed appears serviceable.

Main water supply pipe pressure is 75 psi., appears serviceable.

(no pressure exhaust) Main water supply pipe does not have a pressure exhaust installed as required (2), recommend installing. Recommend further review and repair by licensed plumber.



Main water supply pipe pressure is 75 psi., appears serviceable.



(no pressure exhaust) Main water supply pipe does not have a pressure exhaust installed as required (2), recommend installing. Recommend further review and repair by licensed plumber.

## 3. Water Supply Lines

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Water supply pipes that are visible are copper, appears serviceable. See notes below for other issues that may be present.

Water supply pipes are **PEX** (Crosslinked Polyethylene). Some name brands such as Aquapex, Zurn, and Kitec have been associated with class action law suits. Failures from pipes included: Leaching of chemicals into potable water, Pipe fitting premature corrosion causing leaks, as well as other documented issues. The brand name installed at property does not appear to be associated with failures but does not guarantee no issue or failures will ever occur with PEX piping. Inspection is limited.





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#### 4. Main Sewer Waste Line

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

(clean out W) Waste clean out pipe located west side of property.



(clean out W) Waste clean out pipe located west side of property.

## Water Heater

Real Estate inspection report is a snap shot of the date of the inspection, when appliance such as a water heater is marked as "Appears Serviceable", it is not a guarantee that systems or components will last indefinitely. Water heaters have a life span of approximately 10 to 15 years.

### 1. Water Heater

AS	(*)	(2)	(3)	(4)
	X			

Water heater type and capacity: Gas 73 gallon  
 Water heater location: Exterior west side of property at enclosure.  
 Observations:

Water heater appears serviceable, see sections below for other notes and or issues with water heater.

Water heater recirculation pump is not connected to electrical and water is shut off \*.



Water heater appears serviceable, see sections below for other notes and or issues with water heater.



Water heater recirculation pump is not connected to electrical and water is shut off \*.

## 2. Plumbing

AS	(*)	(2)	(3)	(4)
				X

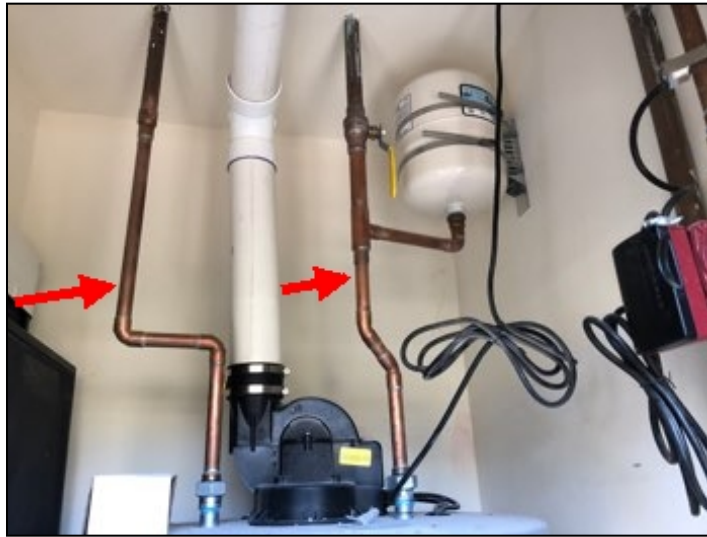
Materials: Copper.  
Observations:

Water shut of valve installed at water heater, appears serviceable.

(bond not installed) Water heater water supply pipes do not have bonding conductor installed as required by current standards (5), recommend installing as a safety upgrade.

Hot water supply pipes are not insulated at property \*, recommend insulating hot water supply pipes.

(rigid pipe) Water supply pipes to water heater do not have flexible water supply as required by current seismic water heater standards (2), recommend further review and repair of water supply pipes. Water supply pipes should have flexible water supply pipes to with stand damage from earth quake.



(rigid pipe) Water supply pipes to water heater do not have flexible water supply as required by current seismic water heater standards (2), recommend further review and repair of water supply pipes. Water supply pipes should have flexible water supply pipes to with stand damage from earth quake.

## 3. Gas Valve

AS	(*)	(2)	(3)	(4)
X				

Observations:

Gas supply shut off valve installed, appears serviceable.

## 4. TPRV

AS	(*)	(2)	(3)	(4)
X				

Observations:

TPRV valve installed, appears serviceable.

TPRV exhaust pipe installed and terminates to safe location as required by current standards, appears serviceable.

## 5. Combusion

AS	(*)	(2)	(3)	(4)
X				

Observations:

Water heater **combustion air** is available, and appears serviceable.

## 6. Venting

AS	(*)	(2)	(3)	(4)
X				

Observations:

Water heater vent flue pipe appears serviceable.

## 7. Seismic Strapping

AS	(*)	(2)	(3)	(4)
X				

Observations:

The water heater is strapped, appears serviceable.

## 8. Water Heater Notes

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Water heater MFG DATE: 2019 FEB

Water heater catch pan does not have a drain pipe that routes to exterior (2), recommend installing a proper drain as required to properly drain in case of possible leak (2).



Water heater catch pan does not have a drain pipe that routes to exterior (2), recommend installing a proper drain as required to properly drain in case of possible leak (2).

## Tankless Water Heater

Tankless Water Heaters require a yearly and or a bi-yearly service by a trained technician that services name brand of water heater. Tankless water heaters or not an instant hot water at the tap unless there is a circulation pump installed. Tankless water heaters should perform better than a tank water heater with routine maintenance and should have a longer life span vs. a standard tank water heater. Other benefits are endless hot water and smaller in size vs. standard tank water heater.

### 1. Tankless Water Heater

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Tankless water heater installed, appears serviceable, see notes below for other issues that may be associated with Tankless water heater.

Tankless water heater located in attic.

Tankless water heater located in attic does not have a water catch pan installed that will catch water in case of leak \*, recommend installing as an upgrade.

Tankless water heater thermostat located at thermostat cover, appears serviceable.



Tankless water heater installed, appears serviceable, see notes below for other issues that may be associated with Tankless water heater.



Tankless water heater located in attic does not have a water catch pan installed that will catch water in case of leak \*, recommend installing as an upgrade.



Tankless water heater plumbing appears serviceable.

## 2. Plumbing

AS	(*)	(2)	(3)	(4)
X				

Materials: Copper.  
Observations:

Water shut of valve installed at water heater, appears serviceable.

## 3. Gas Valve

AS	(*)	(2)	(3)	(4)
X				

Observations:

Gas supply shut off valve installed, appears serviceable.

## 4. TPRV

AS	(*)	(2)	(3)	(4)
X				

Observations:

TPRV valve installed.

TPRV exhaust pipe installed and terminates to safe location as required by current standards, appears serviceable.



## 5. Combustion

AS	(*)	(2)	(3)	(4)
X				

Observations:

Water heater combustion air is available, and appears serviceable.

## 6. Venting

AS	(*)	(2)	(3)	(4)
X				

Observations:

Water heater vent flue pipe appears serviceable.

# Main Gas Supply

Los Angeles City Ordinance requires an Automatic Gas Seismic Shut Off Valve to be installed onto the main gas supply pipe before the close of escrow. Los Angeles County does not require an Automatic Gas Seismic Shut Off Valve. Other counties not mentioned may require automatic gas shut off valves, Consult a Licensed Retro-fit Company for further review.

## 1. Gas Supply Type & Location

AS	(*)	(2)	(3)	(4)
X				

Observations:

(South) Main gas supply Meter is located on south side of property. Main gas supply shut off valve installed, appears serviceable.

Automatic gas seismic shut off valve installed at main gas supply pipe, appears serviceable.



(South) Main gas supply Meter is located on south side of property. Main gas supply shut off valve installed, appears serviceable.



(South) Main gas supply Meter is located on south side of property. Main gas supply shut off valve installed, appears serviceable.





Automatic gas seismic shut off valve installed at main gas supply pipe, appears serviceable.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as **HVAC**) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. Furnace units that are nearing the end of normal life span may have cracks in the heat exchanger creating safety hazard. Cracks in heat exchanger are not visible with a routine inspection. Older furnaces do not always need to be replaced but are not as efficient as newer units. Inspection is limited. HVAC compressor units that are nearing or at end of their normal life spans are at greater risk of breaking down and having to be replaced. **HVAC filters:** should be replaced once every few months with a mid range to high quality air filter. Air filters keep system running properly as well as keep HVAC conditioned air clean. HVAC units that are manufactured before 2010 most likely run on R-22 Freon Refrigerant. R-22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. Few options to consider on an older HVAC unit. Consult an HVAC service technician to evaluate unit, systems older than 2010 may have been converted. Inspector can not detect on routine home inspection. Do nothing until your system breaks down. Retrofit (or convert) your old R22 equipment to use an existing refrigerant. Replace your system proactively. Wall and or window AC units are not inspected.

### 1. Heater Condition

AS	(*)	(2)	(3)	(4)
X				

Materials: Heat pump for unit (B) for lower level guest house area located at bedroom closet.

Observations:

HVAC unit (B) on heating mode temperature is 80°F, appears serviceable.

HVAC furnace services Dining room located attic over stairwell. 110,000 TON

HVAC temperature on heating mode for Dining room is 103°F, appears serviceable.

HVAC temperature on heating mode for kitchen room is 106°F, appears serviceable.

HVAC temperature on heating mode for master bedroom is 98°F, appears serviceable.



HVAC unit (B) on heating mode temperature is 80°F, appears serviceable.



Unit (E) temperature on heating mode is 97°F, appears serviceable.



HVAC furnace services Dining room located attic over stairwell. 110,000 TON



HVAC furnace services master bedroom located attic. 66,000 Ton.



HVAC unit services Kitchen located in attic. 88,000 Ton



HVAC temperature on heating mode for Dining room is 103°F, appears serviceable.



HVAC temperature on heating mode for kitchen room is 106°F, appears serviceable.



HVAC temperature on heating mode for master bedroom is 98°F, appears serviceable.

## 2. Condensation

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Cooling coil at furnace located in attic did not have a secondary catch pan installed, recommend installing catch pan to catch condensation from cooling coil as required \*. Secondary catch pans are recommended to insure excess condensation does not cause moisture damage. Secondary catch pans required at all HVAC unit in attic.

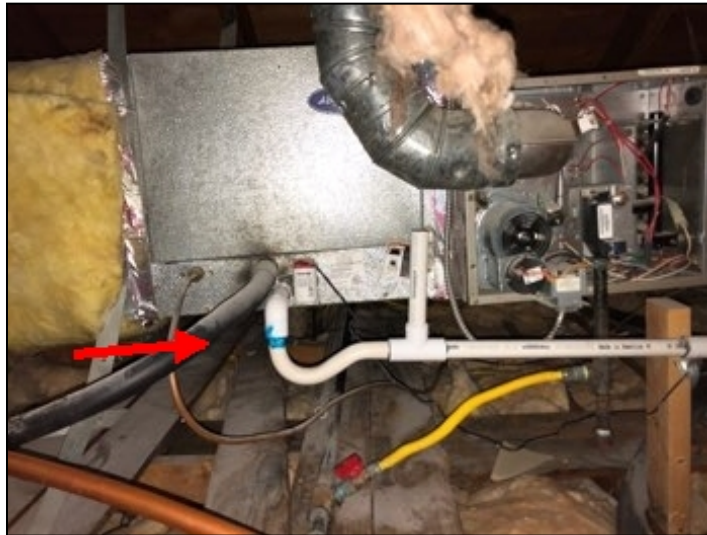


Cooling coil at furnace located in attic did not have a secondary catch pan installed, recommend installing catch pan to catch condensation from cooling coil as required \*. Secondary catch pans are recommended to insure excess condensation does not cause moisture damage. Secondary catch pans required at all HVAC unit in attic.



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Cooling coil at furnace located in attic did not have a secondary catch pan installed, recommend installing catch pan to catch condensation from cooling coil as required \*. Secondary catch pans are recommended to insure excess condensation does not cause moisture damage. Secondary catch pans required at all HVAC unit in attic.

### 3. Venting

AS	(*)	(2)	(3)	(4)
X				

Observations:  
HVAC venting appears serviceable.

### 4. Gas Valves

AS	(*)	(2)	(3)	(4)
X				

Observations:  
Gas shut off valves were present and functional.

### 5. Combustion Air

AS	(*)	(2)	(3)	(4)
X				

Observations:  
Combustion air appears serviceable.

### 6. Burners

AS	(*)	(2)	(3)	(4)
X				

Observations:  
Furnace burner flame appears typical.



Furnace burner flame appears typical.



## 7. Distribution

AS	(*)	(2)	(3)	(4)
X				

Observations:

HVAC ducts and register at property.

## 8. Normal Controls

AS	(*)	(2)	(3)	(4)
X				

## 9. Filters

AS	(*)	(2)	(3)	(4)
X				

## 10. Air Conditioning

AS	(*)	(2)	(3)	(4)
X				

Compressor Type: Electric 240 volt • Electrical disconnect at compressor installed, appears serviceable. • HVAC compressor unit (A) cooling compressor appears to be a 4 ton unit according to data plate.

Observations:

HVAC compressor unit (A) located at exterior west side. Unit (A) compressor services first floor kitchen and living area.

HVAC unit (B) located on exterior west side is a heat pump. Services first floor living area off of garage.

HVAC compressor unit (C) left side is a 5 ton services dining room area.

HVAC compressor unit (D) is a 4 Ton services bedrooms on first floor.

Unit (B) on cooling mode temperature is 68°F, appears serviceable.

Unit (A) cooling mode temperature is 56°F, appears serviceable.

HVAC cooling mode in Master bedroom temperature is 51°F, appears serviceable.

(leaves in compressor) HVAC compressor had excessive leaves inside of unit, recommend having unit serviced/cleaned by a licensed HVAC technician \*. Both rear HVAC compressors.

HVAC compressor unit (C) installed at property is charged with HCFC-22 or R-22 Freon refrigerant. HCFC-22 and R-22 will become banned in the year 2020. EPA states that you can continue to use your system that contains HCFC-22 Freon after 2020. The issue is if you need HVAC service after 2020. The HVAC service may be more costly and or may not be able to find refrigerant. Only options is do nothing and use HVAC system till it needs service and repair, retro-fit system to be allowed other refrigerant, and or replace system preemptively. Disclaimer \*.

HVAC compressor unit (D) installed at property is charged with HCFC-22 or R-22 Freon refrigerant. HCFC-22 and R-22 will become banned in the year 2020. EPA states that you can continue to use your system that contains HCFC-22 Freon after 2020. The issue is if you need HVAC service after 2020. The HVAC service may be more costly and or may not be able to find refrigerant. Only options is do nothing and use HVAC system till it needs service and repair, retro-fit system to be allowed other refrigerant, and or replace system preemptively. Disclaimer \*.

HVAC compressor units (C) and unit (D) is worn and appears to be nearing/or at the end of its normal useful life (2). Older HVAC units are not as efficient as newer HVAC units, consider installing newer HVAC unit for better efficiency.

HVAC electrical shut off breaker has exposed knock outs (4), safety hazard. Recommend repair. Electrical shut off is for rear compressors.

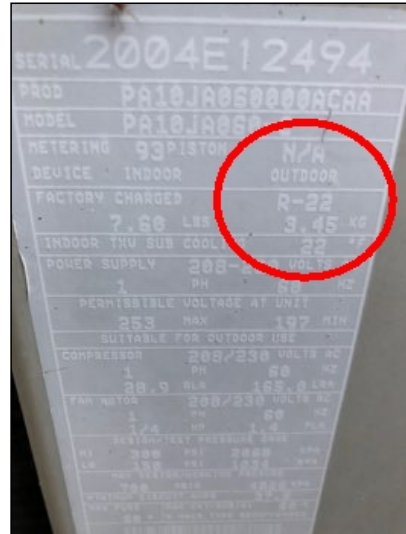




HVAC compressor unit (A) located at exterior west side. Unit (A) compressor services first floor kitchen and living area. HVAC unit (B) located on exterior west side is a heat pump. Services first floor living area off of garage.



UNIT (C) left side is a 5 ton services dining room area. Unit (D) is a 4 Ton services bedrooms on first floor.

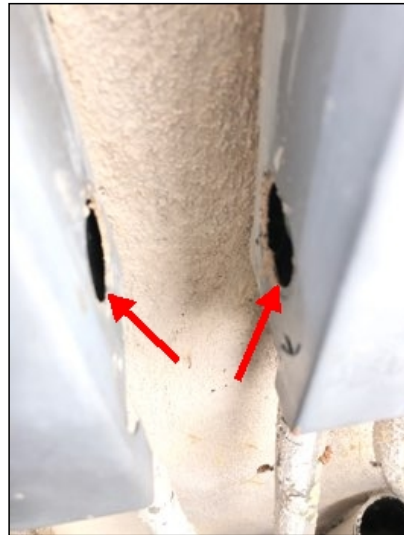


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HVAC electrical shut off breaker has exposed knock outs (4), safety hazard. Recommend repair. Electrical shut off is for rear compressors.



HVAC compressor units (C) and unit (D) is worn and appears to be nearing/or at the end of its normal useful life (2). Older HVAC units are not as efficient as newer HVAC units, consider installing newer HVAC unit for better efficiency.



Heat pump for unit (B) for lower level guest house area located at bedroom closet.



Unit (B) on cooling mode temperature is 68°F, appears serviceable.



Unit (A) cooling mode temperature is 56°F, appears serviceable.



HVAC cooling mode in Master bedroom temperature is 51°F, appears serviceable.



Unit (E) heat pump services third/top floor.



Unit (E) temperature on cooling mode is 63°F, appears serviceable. Services third floor.



## 11. Refrigerant Lines

AS	(*)	(2)	(3)	(4)
X				

Observations:

Refrigerant Lines appear serviceable.

Refrigerant lines have insulation installed, appear serviceable.

## Electrical

Electrical system is an important and intricate part of the property. The main electrical panel should be treated with caution. When touching the main electrical panel you should wear Personal Protective Equipment: rubber gloves, eye protection, rubber shoes as a safety precaution. Most issue home inspectors find with electrical problems are due to unqualified handy man repairs and or home owner repairs that are done improperly. It is recommend that you use a licensed electrical contractor when repairs are needed. Electrical equipment that is not accessible can not be tested/inspected.

### 1. Main electrical & Sub panel location

AS	(*)	(2)	(3)	(4)
	X			X

Observations:

Main electrical panel breaker/meter located at driveway south side front.

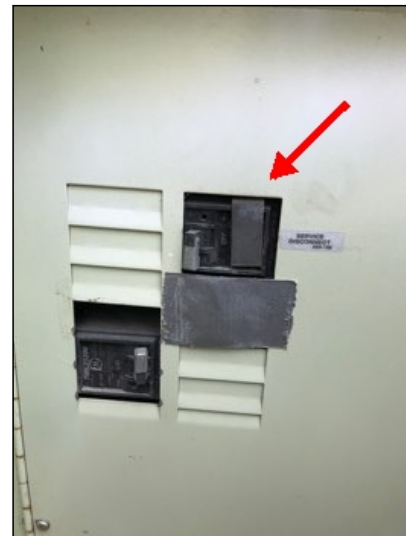
Main electrical panel main shut off located at arrow, in case of emergency move MAIN BREAKER to "OFF" position.

Main electrical panel has exposed knock outs at missing breakers (4), safety hazard recommend repair. Improper tape was installed to cover exposed knock outs.

Main electrical panel container located at driveway does not have a protective bollard to prevent damage from a automobile strike \*, recommend installing as an upgrade.



Main electrical panel breaker/meter located at driveway.



Electrical Main electrical & Sub panel location



Main electrical panel has exposed knock outs at missing breakers (4), safety hazard recommend repair. Improper tape was installed to cover exposed knock outs.



Main electrical panel container located at driveway does not have a protective bollard to prevent damage from a automobile strike \*, recommend installing as an upgrade.

## 2. Electrical Panel

AS	(*)	(2)	(3)	(4)
X				

Location: Main electrical panel appears fully functional, appears serviceable.  
Observations:

(west) Main electrical panel is located at exterior west side of property.

DWP main electrical panel 200 amp meter installed, appears serviceable.

(ground rod) Main electrical panel bond grounding connected to driven ground rod (grounding electrode), appears serviceable.

(west) Main electrical panel is located at exterior west side of property.



(west) Main electrical panel is located at exterior west side of property.

## 3. Solar System

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A



#### 4. Cable Feeds

AS	(*)	(2)	(3)	(4)
X				

Observations:

Wiring method is: metal clad conduit.

Main electrical service line is under ground/service lateral.

Main electrical service wire is copper.

Visible electrical service branch wire is copper.

#### 5. Main Amp Capacity

AS	(*)	(2)	(3)	(4)
X				

Main breaker ampacity:

Over current protection type: Breakers

Service Main disconnect: 200 amperes

#### 6. Panel Notes

AS	(*)	(2)	(3)	(4)
				X

Notes:

Main electrical panel appears to be fully functional, appears serviceable.

Exposed knock at base of the electrical panel (4), safety hazard recommend repair.

Main electrical panel cover does not latch properly due to metal panel directly underneath \*, recommend repair.



Exposed knock at base of the electrical panel (4), safety hazard recommend repair.



Main electrical panel cover does not latch properly due to metal panel directly underneath \*, recommend repair.

## 7. Wiring Notes

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Front entrance door light non functional \*.

Electrical outlet at laundry room main floor north wall is non functional (2), Recommend further review and repair by licensed contractor.

Exterior west side light fixture is missing with exposed live electrical conductors (4)(2), safety hazard. Recommend further review and repair by licensed contractor.

Bathroom (E) **GFCI** electrical outlet did not reset when tested \*, inspector could not locate other GFCI that will reset and or outlet is miss wired \*.

Various electrical junction boxes in attic space did not have covers installed \*(4), recommend installing cover as a safety upgrade \*.

Various attic electrical light switches are missing cover plates \*(4), recommend installing as required.



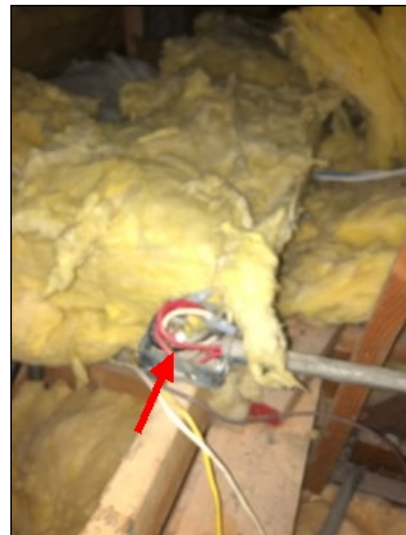
Exterior west side light fixture is missing with exposed live electrical conductors (4)(2), safety hazard. Recommend further review and repair by licensed contractor.



Bathroom (E) GFCI electrical outlet did not reset when tested \*, inspector could not locate other GFCI that will reset and or outlet is miss wired \*.



Electrical outlet at laundry room main floor north wall is non functional (2), Recommend further review and repair by licensed contractor.



Various electrical junction boxes in attic space did not have covers installed \*(4), recommend installing cover as a safety upgrade \*.



Various attic electrical light switches are missing cover plates \*(4), recommend installing as required.

## Interior Areas

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items. Carpet floors are easily stained, carpet flooring may be installed in bathrooms which is not recommended and moisture may not be detected during a routine home inspection, inspection is limit.

**Smoke Alarms:** Single family homes require battery operated smoke detector to be installed in each bedroom (defined as a room with a closet) and at hallway giving access to bedrooms. Smoke detectors shall be located no more than 12 inches below the ceiling. Smoke Alarms are required on each level of property. Multi Family Dwellings, Town house's, and Condominiums shall be hard wired and be equipped with a battery backup.

**Carbon Monoxide Alarms:** Carbon Monoxide Alarms are required in homes that have Natural Gas that services appliances and or have an attached automobile garage. Carbon Monoxide Alarms are required at all hallway's that lead into bedrooms. Carbon monoxide required on each level of property.

### 1. Doors Entry

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Main front door, door frame weather insulation strip, and threshold weather insulation strip installed appears serviceable.

Main front door at property appears serviceable.

### 2. Interior Doors

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Interior doors appear serviceable.

Bedroom #3 living area floor does not have closet hanger rod installed \*.

Master bedroom walk in closet does not have clothes hanger rods installed \*, master bedroom closet appears to be not finished with cabinets.

### 3. Exterior Doors

AS	(*)	(2)	(3)	(4)
	X			

Type & Observations:

Exterior rear french door at property appears serviceable.

Exterior double door in living room right side sticks at base \*. Stationary door.

#### 4. Walls

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Interior of property is occupied, inspection is limited due to occupants belongings.

Walls are drywall, appears serviceable.



Bedroom #5 guest house lower level.



Bedroom #3



Master bedroom

#### 5. Window Type

AS	(*)	(2)	(3)	(4)
X				

Window type:

Windows appear serviceable.

#### 6. Windows Notes

AS	(*)	(2)	(3)	(4)
	X			

Window notes:

Various window screens are missing \*.





Property screens stored in water heater closet

## 7. Ceilings

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Drywall ceilings, appear serviceable.

Open faux wood beam ceilings noted.

Vaulted ceilings noted.

## 8. Floors

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Engineered hard wood floor, appear serviceable.

Ceramic tile, appears serviceable.



Radiant flooring thermostats located at main hallway leading into master bedroom.

## 9. Fireplace

AS	(*)	(2)	(3)	(4)
				X

Fireplace located at: Fireplace (A) location: Living room  
 Fireplace type: Masonry fireplace, with lined flue.  
 Fireplace observations:

Fireplace appears to be in serviceable condition, see notes below for other issues to fireplace.

Fireplace gas shut off installed, appears serviceable.

Fireplace gas supply burner assembly installed, appears serviceable.

Fireplace interior flue visibility is limited \*, inspection is limited. Fireplace appears serviceable.

Fireplace does not have a spark screen installed as required (4), safety hazard.

Fireplace damper/throat appears to be too small to allow for proper exhaust (2), recommend further review and repair by licensed contractor.



Fire place (A) located at family room.



Fireplace does not have a spark screen installed as required (4), safety hazard.

## 10. Ceiling Fans

AS	(*)	(2)	(3)	(4)
	X			

Observations:

None present N/A.

## 11. Stairs & Handrail

AS	(*)	(2)	(3)	(4)
X				

Observations:

Stairs and stair railing appears serviceable.

## 12. Bar

AS	(*)	(2)	(3)	(4)
X				

Observations:

The bar area appears functional at the time of inspection.

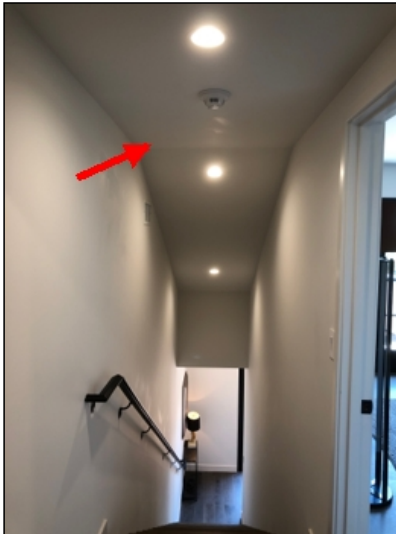
### 13. Smoke Detector

AS	(*)	(2)	(3)	(4)
				X

Observations:

Smoke Detectors installed at property at all required locations, appears serviceable.

Smoke detectors not installed at main hallway leading into bedrooms at third floor as require by current standards (4)(5), safety hazard. Recommend installing functioning smoke detector(s) at all main hallways that lead into a bedroom.



Smoke detectors not installed at main hallway leading into bedrooms at third floor as require by current standards (4)(5), safety hazard. Recommend installing functioning smoke detector(s) at all main hallways that lead into a bedroom.

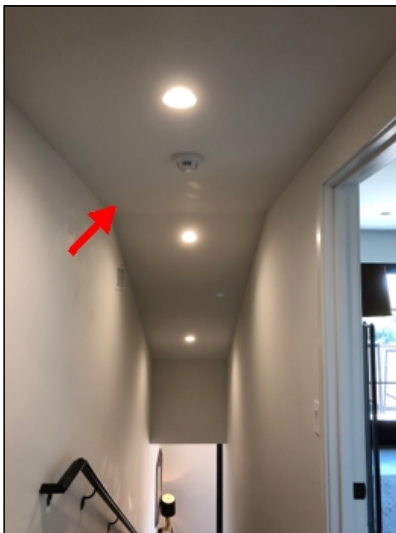
### 14. Carbon Monoxide

AS	(*)	(2)	(3)	(4)
				X

Observations:

Carbon Monoxide alarms installed at property at all required locations, appear serviceable.

Carbon monoxide alarm was NOT installed at third floor main hallway leading into bedrooms as required by California law (4)(5), safety hazard. Recommend installing functioning carbon monoxide alarms at second floor hallways that lead into bedrooms.



Carbon monoxide alarm was NOT installed at third floor main hallway leading into bedrooms as required by California law (4)(5), safety hazard. Recommend installing functioning carbon monoxide alarms at second floor hallways that lead into bedrooms.

# Attic

Attic inspection is performed using InterNACHI standards. All areas of attic may not be inspected due to limited access in attic space. Low slope/flat roof does not have attic space.

## 1. Access

AS	(*)	(2)	(3)	(4)
X				

Observations:

Main attic access located at bathroom (C) third floor.

West side attic located in bedroom #5 third floor closet.

## 2. How inspected

Notes:

- Entered attic, walked on ceiling joists. Inspection is limited to visible and accessible areas \*.
- Entered attic, crawled on ceiling joists, Inspection is limited due to limited access \*, some areas not inspected due to limited access and visibility.

## 3. Structure

AS	(*)	(2)	(3)	(4)
		X		

Observations:

Attic structure is conventional wood framing 2x6 ceiling joist and 2x6 roof rafters, plywood roof.

Moisture stains visible in attic space roof framing at various areas \*, inspector could not determine if leaks are active \*, inspection is limited (2). Recommend having all roof tiles that are broken and flashing mentioned on roofing section repaired along with having a licensed roofing contractor further review roof.



Moisture stains visible in attic space roof framing at various areas \*, inspector could not determine if leaks are active \*, inspection is limited (2). Recommend having all roof tiles that are broken and flashing mentioned on roofing section repaired along with having a licensed roofing contractor further review roof.



Attic structure is conventional wood framing 2x6 ceiling joist and 2x6 roof rafters, plywood roof.

## 4. Ventilation

AS	(*)	(2)	(3)	(4)
X				

Observations:

Attic vents installed, ventilation appears serviceable.



## 5. Vent Screens

AS	(*)	(2)	(3)	(4)
X				

Observations:

Attic vent screens installed, appears serviceable.

## 6. Insulation

AS	(*)	(2)	(3)	(4)
	X			

Materials: Fiberglass batt insulation with vapor barrier.

Depth: Insulation averages about 6-8 inches in depth

Observations:

Few areas in main attic has missing/displaced insulation \*. Recommend repair.



Insulation is fiberglass batts, approx 8" depth.



Few areas in main attic has missing/displaced insulation \*. Recommend repair.

## 7. Exhaust Vent

AS	(*)	(2)	(3)	(4)
X				

Observations:

Bathroom exhaust vents have proper ducts that route bathroom exhaust to exterior, appears serviceable.

## Garage

Garage inspection is performed by InterNACHI Standards. Inspection of garage is limited to visible and accessible areas. Inspection companies are not required to move stored or blocked items to inspect property.

### 1. Garage NOTES

AS	(*)	(2)	(3)	(4)
X				

Garage Type & Observations:

Garage is two car attached.



Garage is two car attached.

## 2. Floors

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Garage floor is Concrete, appears serviceable.

## 3. Walls

AS	(*)	(2)	(3)	(4)
X				

Walls/Firewall Type & Observations:

Garage firewall is masonry block/concrete, appears serviceable.

## 4. Anchor Bolts

AS	(*)	(2)	(3)	(4)
	X			

Observations:

The anchor bolts were not visible, obscured by finished wall.

## 5. Rafters & Ceiling

AS	(*)	(2)	(3)	(4)
	X			

Type & Observations:

Garage has drywall installed at walls and ceiling, limited view garage framing. Inspection is limited.

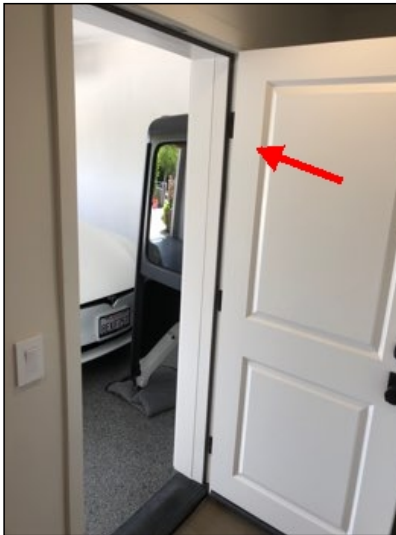
## 6. Door to Living Area

AS	(*)	(2)	(3)	(4)
				X

Type & Observations:

Garage door to the interior is a fire rated door, appears serviceable.

Garage door to the interior does not have self closing, self latching mechanism installed as required by current standards (5). Recommend installing safety closing mechanism as required by current standards.



Garage door to the interior does not have self closing, self latching mechanism installed as required by current standards (5). Recommend installing safety closing mechanism as required by current standards.

### 7. Ventilation

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Garage ventilation not installed by a window and or vent openings \*, recommend installing ventilation as required.

### 8. Exterior Door

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

### 9. Vehicle Door

AS	(*)	(2)	(3)	(4)
X				

Type & Observations:

Garage door and opening hardware installed, appears serviceable.

Vehicle garage door is two car aluminum frame with wood panel roll up, appears serviceable.

### 10. Automatic Garage Door Opener

AS	(*)	(2)	(3)	(4)
	X			X

Type & Observations:

Automatic garage door installed, appears serviceable.

Automatic garage door electronic reversing sensor eye installed appears serviceable.

(revers pressure tension) Automatic garage door reversing tension sensor does not retract door as required when pressure is put on closing garage door as in case of person being trapped on closing door (4), safety hazard. Recommend adjusting automatic door tension per manufactures recommendations on unit to reverse when tension is put on door.

### 11. Garage Electrical

AS	(*)	(2)	(3)	(4)
				X

Observations:

240 volt electrical outlet installed, appears serviceable.

GFCI electrical outlets are not installed in garage (2). Recommend installing GFCI electrical outlets as required by current standards as a safety upgrade (2).

Various electrical light switches in garage did not have cover plates installed (4), recommend installing cover plates for safety upgrade.

# Laundry

Laundry appliances are not tested, inspection is limited. If laundry appliances are staying, Guardian Home Inspection recommends having new water supply laundry hoses installed. Old water supply laundry hoses have a tendency to leak. It is always recommended to install a water catch pan and or other device that will catch water and or shut off water in case of clothes washer leak. Dryer exhaust duct should be cleaned as routine maintenance.

## 1. Laundry room/area location

AS	(*)	(2)	(3)	(4)
X				

Observations:

Laundry room located at lower level living area.



Guest house laundry room.



Main floor laundry room

## 2. Plumbing

AS	(*)	(2)	(3)	(4)
X				

Descriptions & Observations:

Water supply for laundry area appears serviceable and drain stand pipe appear serviceable.

## 3. Electrical

AS	(*)	(2)	(3)	(4)
X				

Observations:

Grounded electrical outlet, appears serviceable.

240 Volt electrical outlet not visible/not installed.

## 4. Gas Valves

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Gas supply valve to laundry area installed, gas supply pipe is capped \*. No gas shut off valve installed.







Gas supply valve to laundry area installed, gas supply pipe is capped \*. No gas shut off valve installed. Guest house.

### 5. Dryer Vent

AS	(*)	(2)	(3)	(4)
X				

Observations:

Dryer exhaust vent duct installed, routed to exterior appears serviceable. Interior dryer exhaust duct should be cleaned to prevent fire as routine maintenance.

### 6. Exhaust Fan

AS	(*)	(2)	(3)	(4)
X				

Observations:

The laundry room ventilation exhaust fan was installed, appears serviceable.

### 7. Wash Basin

AS	(*)	(2)	(3)	(4)
X				

Observations:

Laundry sink installed: Water supply faucet, drain, and sink appear serviceable.

## Kitchen

Kitchen inspection is performed, typically include a stove, dishwasher, sink and other appliances. Testing consist of running appliances in the manner in which they were intended to be used.

### 1. Kitchen (General)

AS	(*)	(2)	(3)	(4)
X				

Observations:

Kitchen Counters, cabinets, floor and lights appear in serviceable condition.

Kitchen counter is marble, appears serviceable.



Kitchen Counters, cabinets, floor and lights appear in serviceable condition.

## 2. Kitchen Sink

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Kitchen sink appears serviceable.

Kitchen sink faucet appears serviceable.

Kitchen sink spray wand appears serviceable.

Plumbing under kitchen sink serviceable.

Kitchen sink plumbing has a reverse osmosis filter installed. The supply faucet is loose under kitchen sink and faucet attached to kitchen sink is non functional \*. Recommend repair.



Kitchen sink plumbing has a reverse osmosis filter installed. The supply faucet is loose under kitchen sink and faucet attached to kitchen sink is non functional \*. Recommend repair.

## 3. Garbage Disposal

AS	(*)	(2)	(3)	(4)
X				

Observations:

Garbage disposal installed, functional, appears serviceable.

Garbage disposal electrical connection and wire clamp installed, appears serviceable.

#### 4. Range/Cooktop

AS	(*)	(2)	(3)	(4)
X				

Observations:

- Range/Cooktop type: Gas, electric ignition.
- Oven(s) are/is electric, appears serviceable.
- Number of ovens: 2
- Gas shut off valve installed appears serviceable.
- Oven light(s) appear serviceable.



Oven(s) are/is electric, appears serviceable.

#### 5. Kitchen Exhaust Hood

AS	(*)	(2)	(3)	(4)
X				

Observations:

Kitchen exhaust vent hood installed, appears serviceable.

Kitchen exhaust hood light functional, appears serviceable.

#### 6. Dishwasher

AS	(*)	(2)	(3)	(4)
		X		

Observations:

Dishwasher installed.

Dishwasher door insulation appears serviceable.

Dishwasher drain type: **Air gap** device on sink counter, appears serviceable.

Dishwasher installed is not functional (2), dishwasher does not start or run cycle.  
Recommend repair.

#### 7. Microwave

AS	(*)	(2)	(3)	(4)
X				

Observations:

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

## Kitchen #2

#### 1. Kitchen (General)

AS	(*)	(2)	(3)	(4)
X				

Observations:

Kitchen Counters, cabinets, floor and lights appear in serviceable condition.

Kitchen counter is corian, appears serviceable.





Kitchen Counters, cabinets, floor and lights appear in serviceable condition.

## 2. Kitchen Sink

AS	(*)	(2)	(3)	(4)
X				

Observations:

Kitchen sink appears serviceable.

Kitchen sink faucet appears serviceable.

Kitchen sink spray wand appears serviceable.

Plumbing under kitchen sink serviceable.

## 3. Garbage Disposal

AS	(*)	(2)	(3)	(4)
X				

Observations:

Garbage disposal installed, functional, appears serviceable.

Garbage disposal electrical connection and wire clamp installed, appears serviceable.

## 4. Range/Cooktop

AS	(*)	(2)	(3)	(4)
X				

Observations:

- Range/Cook top type: Electric cook top



Range/Cook top type: Electric cook top, appears serviceable.





## 5. Kitchen Exhaust Hood

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Kitchen exhaust vent hood installed, appears serviceable.

Kitchen exhaust hood light functional, appears serviceable.

Kitchen exhaust vent hood installed does not route to exterior \*.



Kitchen exhaust vent hood installed does not route to exterior \*.

## 6. Dishwasher

AS	(*)	(2)	(3)	(4)
X				

Observations:

Dishwasher installed.

Dishwasher door insulation appears serviceable.

Dishwasher drain type: Air gap device on sink counter, appears serviceable.

## 7. Microwave

AS	(*)	(2)	(3)	(4)
X				

Observations:

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

# Bathroom

Bathrooms are inspected by using plumbing fixtures in a typical manner which they were intended to be used. Guardian Home Inspection can not detect leaks from a shower enclosure tiled shower pan when property is a slab foundation. Inspection is limited to accessible and visible areas.

## 1. Bathroom location

AS	(*)	(2)	(3)	(4)
X				



Bathroom (E) location: Lower level living area 3/4 bathroom.



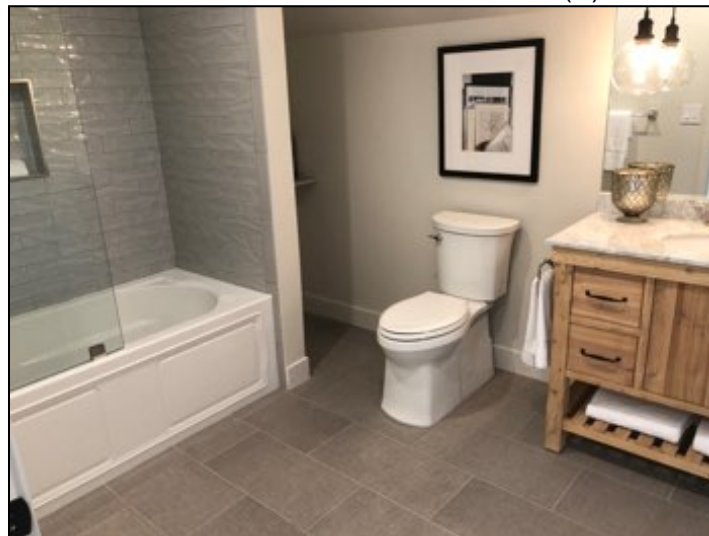
Bathroom (B) location: Jack and Jill bathroom between bedroom #2 and bedroom #3.



Bathroom (A) location: Master full bathroom.



Bathroom (D) location: Main level 1/2 bathroom.



Bathroom (C) location: Third/top floor full bathroom.

## 2. Toilets

AS	(*)	(2)	(3)	(4)
X				

Observations:

Bathroom (A) toilet appears serviceable.

Bathroom (B) toilet appears serviceable.

Bathroom (D) toilet appears serviceable.

Bathroom (E) toilet appears serviceable.

## 3. Sinks

AS	(*)	(2)	(3)	(4)
		X		

Observations:

Bathroom (A) sink, sink faucet, and sink plumbing drain appear serviceable.

Bathroom (B) sink, sink faucet, and sink plumbing drain appear serviceable.

Bathroom (D) sink, sink faucet, and sink plumbing drain appear serviceable.

Bathroom (E) sink, sink faucet, and sink plumbing drain appear serviceable.

Bathroom (B) left side sink had gargling noise at drain (2), Recommend further review and repair by licensed contractor.



Bathroom (B) left side sink had gargling noise at drain (2), Recommend further review and repair by licensed contractor.

## 4. Ventilation

AS	(*)	(2)	(3)	(4)
X				

Ventilation:

Bathroom (A) electrical ventilation installed appears serviceable.

Bathroom (B) electrical ventilation installed appears serviceable.

Bathroom (D) electrical ventilation installed appears serviceable.

Bathroom (E) electrical ventilation installed appears serviceable.

## 5. Bath Tubs

AS	(*)	(2)	(3)	(4)
X				

Observations:

Bathroom (A) bathtub, drain, and water supply faucet, appears serviceable.

Bathroom (B) bathtub, drain, and water supply faucet, appears serviceable.

## 6. Showers

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Bathroom (A) shower water supply handles, shower head, and drain, appear serviceable.

Bathroom (B) shower water supply handles, shower head, and drain, appear serviceable.

Bathroom (E) shower water supply handles, shower head, and drain, appear serviceable.

Bathroom (C) shower head is loose and leaks hitting ceiling when shower is turned on \*, recommend repair.



Bathroom (C) shower head is loose and leaks hitting ceiling when shower is turned on \*, recommend repair.

## 7. Enclosure

AS	(*)	(2)	(3)	(4)
X				

Observations:

Bathroom (A) shower enclosure appears serviceable.

Bathroom (B) shower enclosure appears serviceable.

Bathroom (E) shower enclosure appears serviceable.

Bathroom shower grout tile enclosure was not sealed as required when stone tile is used \*. Shower grout sealer is installed to prevent water from wicking into tile and to prevent dark stain/mold growth. Grout sealer will extend the life of shower enclosure and should always be installed to natural stone tile because natural stone is so porous. Located at all shower enclosures. Recommend repair.





Bathroom shower grout tile enclosure was not sealed as required when stone tile is used \*. Shower grout sealer is installed to prevent water from wicking into tile and to prevent dark stain/mold growth. Grout sealer will extend the life of shower enclosure and should always be installed to natural stone tile because natural stone is so porous. Located at all shower enclosures. Recommend repair.

## Pool

Pool and spa along with the pool and spa equipment is inspected using normal controls. Guardian Home Inspection does not use special tools and does not conduct pressure tests to pool equipment and or water supply pipes, inspection is limited to visible components and plumbing water supply pipes. The pool/spa may be leaking but can not be determined due to limited access/view of under ground pipes. Pool pump, filter system, and heating system can not be checked for the efficiency and or adequacy to perform the required demands of pool size and location. Client must fully understand that pool/spa inspection is limited.

### 1. Pool notes

AS	(*)	(2)	(3)	(4)
	X	X		

**Materials:**

- Pool is below ground.
- Pool material is plaster gunite.

**Observations:**

Pool plaster/plaster gunite appears serviceable.

Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.



Pool plaster/plaster gunite appears serviceable.



Pool plaster/plaster gunite appears serviceable.



## 2. Jacuzzi

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Below ground, plaster attached to pool, two anti-vortex drains installed. Appears serviceable.

Below ground plaster gunite.

Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.



Below ground, plaster attached to pool, two anti-vortex drains installed. Appears serviceable.

## 3. Pumps

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.



N/A Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.

## 4. Jets

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

### 5. Filter

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.

### 6. Skimmer and Basket

AS	(*)	(2)	(3)	(4)
X				

Observations:

Skimmer leaf basketball installed, appears serviceable.

Skimmer installed no visible cracks noted at the time of the inspection, appears serviceable.

### 7. Pool Heater Condition

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Pool heater was being upgraded/replaced at the time of the inspection. Pool and jacuzzi heater was not tested.

### 8. Air Booster Pump

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

### 9. Pool Electrical

AS	(*)	(2)	(3)	(4)
	X			

Observations:

Pool electrical equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.

### 10. Lights

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi light was not tested.

### 11. Timer

AS	(*)	(2)	(3)	(4)
	X			

Observations:

N/A

### 12. Deck Condition

AS	(*)	(2)	(3)	(4)
X				

Materials: Pool deck is concrete.

Observations:

Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

Appeared functional at time of inspection





Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

### 13. Gate & Fence Condition

AS	(*)	(2)	(3)	(4)
				X

Observations:

Gate that leads into pool area did not self close, self latch as required by current standards (5), gates are required to self close, self latch as per current safety standards. These standards are in place to prevent unsupervised access to pool by children into pool area.

### 14. Tile

AS	(*)	(2)	(3)	(4)
X				

Observations:

Pool pool installed, appears serviceable.

### 15. Water Condition

AS	(*)	(2)	(3)	(4)
X				

Observations:

Pool water was clear at the time of the inspection.

### 16. Water Fill Unit

AS	(*)	(2)	(3)	(4)
		X		X

Observations:

Pool water fill valve located at: Front of pool equipment.

Pool water fill valve does not appear to have anti-siphon valve installed as required by current standards (2). Plumber working on pool equipment states that he will add anti-siphon valve.





Pool water fill valve does not appear to have anti-siphon valve installed as required by current standards (2). Plumber working on pool equipment states that he will add anti-siphon valve.

## Key To Inspection Report \*

### 1. Key to Inspection Report

\* Items that have an asterisk next to comment: This item or component warrants additional attention, repair or monitoring.

(1) Recommend evaluation by a qualified licensed structural engineer / geological engineer.

(2) Recommend further review and repair as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by a qualified pest inspector, and or issues that are present that are conducive for termite infestation.

(4) Safety hazard - correction is needed.

(5) Recommend upgrading property / components to current standards. The property may have been built before current safety standards where in place. Recommend upgrading for safety enhancement.

## Glossary

Term	Definition
Air Gap	When dealing with dishwasher, "Air gap" or "high loop" prevents garbage disposal waste from back flowing into dishwasher. Air gap prevents water from flowing back into appliance and or water main water supply.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Flashing	Sheet metal or other material used to line a valley of a roof or protrusion such a plumbing vent or chimney in order to deflect rainwater away and does not allow water to enter between roof and into structure.
GFCI	Is an electrical outlet/receptacle device that shuts off electrical power circuit when it detects that current is flowing along an unintended path, such as through water or a person. They are required at kitchen counters, bathrooms, wet bars, garages, exterior, attics, and basements.
HVAC	Heating Venting Air Conditioning
PEX	Crosslinked Polyethylene water supply pipes. PEX is a plastic pipe that are not rated to be installed at exterior of property due to sun light can damage plastic pipe. PEX pipe is less expensive copper option.
set back	Setback is a real estate requirement that prevents a homeowner from building a structure too close to a neighbor's and or public property. Some guide lines to follow: front yard that is at least 20 feet deep side yard that is at least 5 feet rear yard that is at least 15 feet Consult LA City Surveyor for proper set back guidelines



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be performed by licensed and bonded contractor/trades person. All and any repairs that are recommended should be addressed before the end of inspection contingency or at the very least before the close of escrow. If a licensed contractor and or trades person is recommended and buyer neglects to hire such professional, you do so at your own risk of issues being yours when you take possession of the property. If seller agrees to address repairs, I recommend obtaining a copy of all receipts, warranties and permits for the work done. Guardian Home Inspection can not be held liable for any issues that are disclosed on this report, if its on this report client has signed contract stating they will address accordingly with recommendations stated in report.

Grounds		
Page 3 Item: 3	Retaining Wall	Retaining wall located at rear of property NW corner appears to be too short (2), soil above retaining wall may eventually give way causing soil to fall over retaining wall. Recommend further review and repair by licensed contractor.
Page 5 Item: 4	Patio	Planter Pots installed at south side front, west side, and rear of property are leaking water onto patio floor causing stains and algae growth *. Recommend repair.
Page 7 Item: 8	Fence	Masonry block wall located at front for pool area appears to be too short allowing small child to climb over (4), safety hazard. Recommend repair as required.  Front patio/lawn area does not have a railing installed (4), safety hazard. Small child may fall. Recommend repair as a safety upgrade.  Property roof <b>set back</b> appears to be very close to masonry block wall located on east side. Neighbor roof set back appears to be close as well.
Page 8 Item: 9	Gate	Automatic driveway gate installed does not appear to have a reversing sensors installed as required (4), recommend installing as required by current safety standards.
Exterior Areas		
Page 9 Item: 6	Hose Faucet	Exterior hose faucets do not have ant-siphon valves installed as required by current standards (5). Recommend installing anti-siphon valves for a safety upgrade.
Roof		
Page 11 Item: 1	Roof	Roof clay tile is broken located on NE corner (2), recommend repair to prevent moisture intrusion.  Roof clay tile is broken located on east side (2), recommend repair to prevent moisture intrusion.  Broken clay tile at third floor visible from second floor balcony (2), recommend repair.
Page 12 Item: 4	Flashing	Vent <b>flashing</b> located on rear east side has a damaged roofing mastic and vent flue is too short *, recommend repair.
Page 13 Item: 6	Vent Caps	NE corner vent is missing pipe which may allow water to enter into wood framing (3)(2), recommend repair. Water intrusion will cause moisture damage to wood framing.
Plumbing		
Page 14 Item: 1	Main Water Supply Line	Main water supply has a valve installed that is rusted and is a gate shut off valve at main water supply pipe *, recommend removing as not necessary and may eventually leak.
Page 15 Item: 2	Main Water Pressure	(no pressure exhaust) Main water supply pipe does not have a pressure exhaust installed as required (2), recommend installing. Recommend further review and repair by licensed plumber.



Water Heater		
Page 17 Item: 1	Water Heater	Water heater recirculation pump is not connected to electrical and water is shut off *.
Page 18 Item: 2	Plumbing	(bond not installed) Water heater water supply pipes do not have bonding conductor installed as required by current standards (5), recommend installing as a safety upgrade.  Hot water supply pipes are not insulated at property *, recommend insulating hot water supply pipes.  (rigid pipe) Water supply pipes to water heater do not have flexible water supply as required by current seismic water heater standards (2), recommend further review and repair of water supply pipes. Water supply pipes should have flexible water supply pipes to with stand damage from earth quake.
Page 19 Item: 8	Water Heater Notes	Water heater catch pan does not have a drain pipe that routes to exterior (2), recommend installing a proper drain as required to properly drain in case of possible leak (2).
Heat/AC		
Page 24 Item: 2	Condensation	Cooling coil at furnace located in attic did not have a secondary catch pan installed, recommend installing catch pan to catch condensation from cooling coil as required *. Secondary catch pans are recommended to insure excess condensation does not cause moisture damage. Secondary catch pans required at all HVAC unit in attic.
Page 27 Item: 10	Air Conditioning	(leaves in compressor) HVAC compressor had excessive leaves inside of unit, recommend having unit serviced/cleaned by a licensed HVAC technician *. Both rear HVAC compressors.  HVAC compressor unit (C) installed at property is charged with HCFC-22 or R-22 Freon refrigerant. HCFC-22 and R-22 will become banned in the year 2020. EPA states that you can continue to use your system that contains HCFC-22 Freon after 2020. The issue is if you need HVAC service after 2020. The HVAC service may be more costly and or may not be able to find refrigerant. Only options is do nothing and use HVAC system till it needs service and repair, retro-fit system to be allowed other refrigerant, and or replace system preemptively. Disclaimer *.  HVAC compressor unit (D) installed at property is charged with HCFC-22 or R-22 Freon refrigerant. HCFC-22 and R-22 will become banned in the year 2020. EPA states that you can continue to use your system that contains HCFC-22 Freon after 2020. The issue is if you need HVAC service after 2020. The HVAC service may be more costly and or may not be able to find refrigerant. Only options is do nothing and use HVAC system till it needs service and repair, retro-fit system to be allowed other refrigerant, and or replace system preemptively. Disclaimer *.  HVAC compressor units (C) and unit (D) is worn and appears to be nearing/or at the end of its normal useful life (2). Older HVAC units are not as efficient as newer HVAC units, consider installing newer HVAC unit for better efficiency.  HVAC electrical shut off breaker has exposed knock outs (4), safety hazard. Recommend repair. Electrical shut off is for rear compressors.
Electrical		
Page 30 Item: 1	Main electrical & Sub panel location	Main electrical panel has exposed knock outs at missing breakers (4), safety hazard recommend repair. Improper tape was installed to cover exposed knock outs.  Main electrical panel container located at driveway does not have a protective bollard to prevent damage from a automobile strike *, recommend installing as an upgrade.





Page 32 Item: 6	Panel Notes	Exposed knock at base of the electrical panel (4), safety hazard recommend repair.  Main electrical panel cover does not latch properly due to metal panel directly underneath *, recommend repair.
Page 33 Item: 7	Wiring Notes	Front entrance door light non functional *.  Electrical outlet at laundry room main floor north wall is non functional (2), Recommend further review and repair by licensed contractor.  Exterior west side light fixture is missing with exposed live electrical conductors (4)(2), safety hazard. Recommend further review and repair by licensed contractor.  Bathroom (E) <b>GFCI</b> electrical outlet did not reset when tested *, inspector could not locate other GFCI that will reset and or outlet is miss wired *.  Various electrical junction boxes in attic space did not have covers installed *(4), recommend installing cover as a safety upgrade *.  Various attic electrical light switches are missing cover plates *(4), recommend installing as required.
<b>Interior Areas</b>		
Page 34 Item: 2	Interior Doors	Bedroom #3 living area floor does not have closet hanger rod installed *.  Master bedroom walk in closet does not have clothes hanger rods installed *, master bedroom closet appears to be not finished with cabinets.
Page 35 Item: 3	Exterior Doors	Exterior double door in living room right side sticks at base *. Stationary door.
Page 35 Item: 6	Windows Notes	Various window screens are missing *.
Page 37 Item: 9	Fireplace	Fireplace does not have a spark screen installed as required (4), safety hazard.  Fireplace damper/throat appears to be too small to allow for proper exhaust (2), recommend further review and repair by licensed contractor.
Page 38 Item: 13	Smoke Detector	Smoke detectors not installed at main hallway leading into bedrooms at third floor as require by current standards (4)(5), safety hazard. Recommend installing functioning smoke detector(s) at all main hallways that lead into a bedroom.
Page 38 Item: 14	Carbon Monoxide	Carbon monoxide alarm was NOT installed at third floor main hallway leading into bedrooms as required by California law (4)(5), safety hazard. Recommend installing functioning carbon monoxide alarms at second floor hallways that lead into bedrooms.
<b>Attic</b>		
Page 39 Item: 3	Structure	Moisture stains visible in attic space roof framing at various areas *, inspector could not determine if leaks are active *, inspection is limited (2). Recommend having all roof tiles that are broken and flashing mentioned on roofing section repaired along with having a licensed roofing contractor further review roof.
Page 40 Item: 6	Insulation	Few areas in main attic has missing/displaced insulation *. Recommend repair.
<b>Garage</b>		
Page 41 Item: 6	Door to Living Area	Garage door to the interior does not have self closing, self latching mechanism installed as required by current standards (5). Recommend installing safety closing mechanism as required by current standards.
Page 42 Item: 7	Ventilation	Garage ventilation not installed by a window and or vent openings *, recommend installing ventilation as required.



Page 42 Item: 10	Automatic Garage Door Opener	(revers pressure tension) Automatic garage door reversing tension sensor does not retract door as required when pressure is put on closing garage door as in case of person being trapped on closing door (4), safety hazard. Recommend adjusting automatic door tension per manufactures recommendations on unit to reverse when tension is put on door.
Page 43 Item: 11	Garage Electrical	GFCI electrical outlets are not installed in garage (2). Recommend installing GFCI electrical outlets as required by current standards as a safety upgrade (2).  Various electrical light switches in garage did not have cover plates installed (4), recommend installing cover plates for safety upgrade.
Laundry		
Page 43 Item: 4	Gas Valves	Gas supply valve to laundry area installed, gas supply pipe is capped *. No gas shut off valve installed.
Kitchen		
Page 45 Item: 2	Kitchen Sink	Kitchen sink plumbing has a reverse osmosis filter installed. The supply faucet is loose under kitchen sink and faucet attached to kitchen sink is non functional *. Recommend repair.
Page 46 Item: 6	Dishwasher	Dishwasher installed is not functional (2), dishwasher does not start or run cycle. Recommend repair.
Kitchen #2		
Page 48 Item: 5	Kitchen Exhaust Hood	Kitchen exhaust vent hood installed does not route to exterior *.
Bathroom		
Page 50 Item: 3	Sinks	Bathroom (B) left side sink had gargling noise at drain (2), Recommend further review and repair by licensed contractor.
Page 51 Item: 6	Showers	Bathroom (C) shower head is loose and leaks hitting ceiling when shower is turned on *, recommend repair.
Page 51 Item: 7	Enclosure	Bathroom shower grout tile enclosure was not sealed as required when stone tile is used *. Shower grout sealer is installed to prevent water from wicking into tile and to prevent dark stain/mold growth. Grout sealer will extend the life of shower enclosure and should always be installed to natural stone tile because natural stone is so porous. Located at all shower enclosures. Recommend repair.
Pool		
Page 52 Item: 1	Pool notes	Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.
Page 53 Item: 2	Jacuzzi	Pool equipment was being upgraded/replaced at the time of the inspection. Pool and jacuzzi was not tested.
Page 55 Item: 13	Gate & Fence Condition	Gate that leads into pool area did not self close, self latch as required by current standards (5), gates are required to self close, self latch as per current safety standards. These standards are in place to prevent unsupervised access to pool by children into pool area.
Page 55 Item: 16	Water Fill Unit	Pool water fill valve does not appear to have anti-siphon valve installed as required by current standards (2). Plumber working on pool equipment states that he will add anti-siphon valve.

