



Inspection Report

1234 Avenue D Torrance, CA 90505



Prepared Exclusively For:
John Smith

Thank you for choosing Carroll Property Inspections for your property inspection. Your reports represent our professional opinion regarding conditions present at the time of the inspection. Due to the quantity and complexity of components and systems contained at the property, inspections can be helpful in identifying some, although not eliminating all risks associated with ownership.

We have inspected the major components and systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Your inspection was conducted in accordance with the recognized Standards of Practice of the California Real Estate Inspection Association (CRIEA). A copy can be downloaded at www.creia.com, or a hard copy will be issued upon request.

Your **PROPERTY INSPECTION REPORT** is documented by the following sections: SUMMARY SECTION, FULL REPORT, and INSPECTION AGREEMENT. It is important to evaluate all of the sections to gain the most valuable assessment of the property and general conditions.

SUMMARY SECTION: (typically printed at the time of the inspection and/or on the report CD)
Designed to provide a more detailed description of conditions that may require your immediate attention, and in some cases suggestion for securing further evaluation or resolution. This section is arranged in two areas:

ACTION ITEMS may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that require repair, replacement, or further evaluation by a specialist

ATTENTION ITEMS may include:

- Conditions requiring repair that arise due to wear and the passage of time
- Conditions that have not significantly affected usability or function, but may be left unattended

FULL REPORT: (typically on report CD created at the time of the inspection and/or available online)
This section contains all of the items in the Summary Section plus additional details such as other areas of possible concern, various component locations, system types and details, maintenance tips, and general information about the property.

INSPECTION AGREEMENT: (typically provided and executed at the inspection)
The inspection agreement identified what Carroll Property Inspections will and will not inspect, how we inspect, and describes and limits our liability.

LEGEND:

- [SC] SAFETY CONCERNS: Conditions in their present state that may pose a hazard to humans, the structure or both.
- [FE] FURTHER EVALUATION: Conditions that warrant further evaluation by a qualified specialist, disclosures from the sellers, or future observations.
- [CR] CORRECTIONS RECOMMENDED: Conditions in need of maintenance, repair or replacement by a qualified specialist.
- [RU] RECOMMENDED UPGRADE: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed.

[SC] Safety Concern [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ACTION ITEMS

SITE & GROUNDS

SITE CONDITIONS:

1. [CR] Sprinkler heads spray the house. This can promote damage to the siding, trim or structure. We suggest the sprinkler heads be adjusted or repaired to ensure that they do not spray the building.



PLUMBING

PLUMBING FIXTURES CONDITIONS:

2. [CR] The faucet at the bathtub in the master bathroom is dripping. We suggest all dripping faucets should be repaired or replaced by a qualified plumber.

WATER HEATER

CONDITIONS:

3. [CR] The water heater tank lacks seismic restraint. As an upgrade, the water heater should be secured, to help limit damage and to provide a source of usable domestic water in the event of significant seismic activity. We suggest review of the California Office of the State Architect that has published standards with which all water heater installations in the state must comply when buildings are sold or transferred. These standards require adequate restraint provided by an approved metal strapping, located one third down from the top and another approximately 4" above the control valve. If the heater is larger than 52 gallons, then additional strapping or engineered strapping is required.

ELECTRICAL

FIXTURE CONDITIONS:

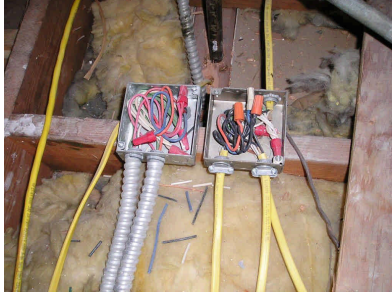
4. [CR] The cover plates for one or more receptacles in living room are damaged or missing. This can expose live wires which can be a shock hazard. We suggest for or electrical safety, any missing cover plate should be replaced.
5. [CR] A dimmer light switch in family room was hot at the time of this inspection. This suggests a defective device, or incompatibility between the ratings of the bulb(s) and the dimmer. This condition is a fire risk. We suggest a qualified electrician could replace the switch.



[SC] Safety Concern [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

WIRING CONDITIONS:

6. [CR] In the attic there are open junction boxes. Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. We suggest a qualified electrician should check the system and install a proper cover on all junction boxes.



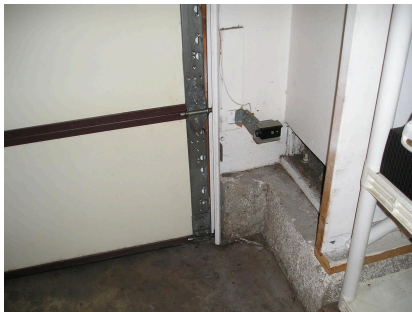
7. [CR] In the garage extension cords are being used as permanent wiring. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock or fire hazard. We suggest removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.



GARAGE

GARAGE DOOR & OPENER CONDITIONS:

8. [SC] [CR] The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at the incorrect height. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern. We suggest the optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications by a qualified garage door technician.



*This ends the **ACTION ITEMS**, next page begins the **ATTENTION ITEMS***

[SC] Safety Concern [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTENTION ITEMS

SITE & GROUNDS

LIMITATIONS & EXCLUSIONS:

1. [FE] Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection and was not inspected. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.

EXTERIOR

DOOR & WINDOW CONDITIONS:

2. [CR] Several of the window screens are torn, damaged and/or missing. We suggest all window screens should be repaired or replaced as necessary.

EXTERIOR DETAIL CONDITIONS:

3. [CR] Bushes are in contact with the building. This can lead to moisture intrusion and pest infestation. We suggest the bushes should be pruned and or removed as part of routine maintenance.

ROOF

LIMITATIONS & EXCLUSIONS:

4. Some areas of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roofing material. Therefore, comments in this report are based on a limited visual inspection.

ROOF DRAINAGE CONDITIONS:

5. [CR] Some of the downspouts have no splashblock or extension. Splashblocks and extensions help divert water away from the foundation. We suggest splashblocks or extensions should be installed at the base of every downspout.

ELECTRICAL

FIXTURE CONDITIONS:

6. [CR] A light in garage is not functional. The bulb may have burned out. We suggest try replacing the bulb, and test the fixture. If a new bulb does not correct the problem, a qualified electrician could make repairs or modifications as necessary.

HEATING

FORCED AIR UNIT:

7. [CR] The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present. We suggest changing or washing the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.

COOLING

AIR CONDITIONING CONDITIONS:

8. [CR] Shrubs block air circulation around the condensing unit, which can promote damage to internal components and reduce its efficiency. We suggest all shrubs in the area of the condenser should be cut back to provide a minimum of two feet of clearance around it.

ATTIC

ATTIC CONDITIONS:

[SC] Safety Concern [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

Client: Smith
Inspection Date:
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9. [CR] Some of the insulation in the attic missing, or is out of place. We suggest where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.

INTERIOR

DOOR CONDITIONS:

10. [CR] The door into the master bedroom does not latch properly. We suggest the hinges, latches, and strike plates on all non-latching doors can be adjusted to restore full operation. Any missing hardware can be replaced with compatible pieces.

SMOKE & CARBON MONOXIDE DETECTORS:

11. [RU] There are no permanently installed carbon monoxide detectors in the property. We suggest any property with any gas burning appliances such as furnaces, space heaters or water heaters, should have a carbon monoxide detector installed according to the device manufacture's instructions.

BATHROOM

BATHROOM: MASTER

12. [CR] The tub/shower grout and caulk is cracked, deteriorated and/or missing. Water leakage through unsealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection. We suggest all cracked or missing grout and caulking should be replaced to prevent moisture intrusion of the wall.

*This ends the **ATTENTIONS ITEMS***

[SC] Safety Concern [FE] Further Evaluation [CR] Corrections Recomend [RU] Recomend Upgrade

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INSPECTION INFORMATION

This report is conducted and based on the California Real Estate Inspectors Association (CREIA) Standards of Practice, some areas have been expanded for ease of review, a copy of the standards is available upon request, others may view or download the standards on the CREIA web site at www.creia.org.

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representations as to the advisability of its purchase. The report expresses the personal opinion of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furnishings, 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 this report.

CLIENT & SITE INFORMATION:

REPORT #:

1450

PROPERTY ADDRESS:

1234 Avenue D Torrance, CA 90505

DATE:

January 1, 2006

TIME:

9:00 AM

CLIENT(S) NAME:

John Smith

ATTENDEES:

The following people were present during or at the end of the inspection: client(s) and both agents.

BUILDING INFORMATION:

TYPE OF INSPECTION:

This inspection and subsequent report was conducted on a single family residence. At the time of the inspection the building was occupied and access to some items such as; electrical outlets, windows, wall or floor surfaces and cabinet interiors are or may be restricted by furniture or personal belongings. Any such items are excluded from the inspection.

BUILDING ORIENTATION:

For purpose of identification, the front of this building faces West, with the primary entrance on the front, when viewed from the street.

BUILDING AGE:

The age of the building was reported to be 12 year(s) old.

WEATHER CHARACTERISTICS:

WEATHER/SOIL:

Weather conditions at the start of the inspection: It was clear and the outside temperature was between 70-80 degrees and the ground was dry.

PRIOR WEATHER

No rain fell during the inspection, or in the preceding 24 to 48 hours.

LOCATION OF EMERGENCY CONTROLS:

ELECTRIC SHUT OFF LOCATION:

The electric panel and/or shut off location is on the right side of the building exterior.

WATER SHUT OFF LOCATION

The water shut off valve is located on the front side of the building exterior.

GAS METER AND SHUT OFF

The gas meter and/or shut off valve are located on the left side of the building exterior.

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INTRODUCTORY NOTES:

CLIENT INFORMATION:

Any statements made in the body of the inspection report pertaining to left, right, front or rear are referenced as if the inspector is standing at the front of the building as references in "Building Orientation" above.

We recommend the buyer(s) ask the sellers to provide any and all owners manuals and warranties that they may have for the equipment installed at the property.

We also recommend asking the sellers for any permits and inspection records with finalized signatures for any changes or additions that may have been made to the structure, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

Other than new construction, we recommend having the locks on all of the exterior doors rekeyed after taking possession of the property for security reasons.

Photographs when used, are simply a tool to convey our findings as observed, they are not intended to enhance the findings or diminish those findings not photographed. Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. We suggest you consult with your inspector and/or agent to gain a comfort level about any defect(s) cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow. While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building. We suggest budgeting annually for unforeseen repairs and/or the purchase of a comprehensive home warranty policy.

INSPECTION SCOPE:

The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

ENVIRONMENTAL CONCERNS:

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, toxic mold, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

The latest "hot topic" in the home inspection industry, lawyers and experts in the field of toxicology is mold spores. Many "home inspection companies" have entered the highly lucrative business of delivering mold seminars and mold inspection test results to the home inspection client. As of this date the Center for Disease Control, The Environmental Protection Agency or any other independent authority have yet to set standards for toxicity levels. Without any specific standards to refer to, the collected information can be interpreted very differently depending on the inspector or the tester's personal opinion.

Our perspective on mold is simple, "If you see mold or smell mold, you have mold". You do not need to test for mold if you see it or smell it. Knowing the type of mold does not change the way you should respond. All MOLD should be treated the same way. It should be removed without exposing people to high levels of mold spores or fragments and the underlying cause of the moisture problem causing the mold should be fixed. Knowing the specific type of mold does not affect what must be done to correct the moisture problem or to safely clean up the mold.

If you have any questions regarding mold or other indoor air contaminants, we recommend you contact the Center for Disease Control or The Environment Protection Agency.

[FE] Recent studies have shown that Americans spend up to 90 percent of their time at home. Indications from a growing body of scientific evidence suggest that the air within homes and other buildings can be more polluted than the outdoor air in even the largest and most industrialized cities. Thus for many people, the risks to health may be greater due to indoor rather than outdoor air pollution. For more information regarding indoor air quality we recommend reviewing, "The Inside Story" a guide to indoor air quality. Published by the Environmental Protection Agency, in conjunction with: The Consumer Product Safety Commission, Office of Radiation and Indoor Air. Or visit the website at: <http://www.epa.gov/iaq/pubs/insidest.html>

DEFINITIONS:

ACCEPTABLE:

As defined in the Websters Dictionary; "Act of being accepted, or in a state of being accepted". 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.

IMPORTANT: This report is CONFIDENTIAL. The complete report consists of: Summary Section, Full Report and Inspection Agreement.
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Client: Smith
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FUNCTIONED:

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

FAILED:

As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

SPECIALIST:

As defined in the Websters Dictionary; "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 and/or components. Trade school and/or factory trained individuals in specific fields of expertise may be considered as a "*Specialist*" as well as qualified state licensed contractors in specific occupations.

SITE & GROUNDS

The items listed are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

LIMITATIONS & EXCLUSIONS:

IRRIGATION:

[FE] Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection and was not inspected. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.

DESCRIPTION:

WALKWAYS:

The walkway surface material is concrete.

DRIVEWAY:

The driveway surface material is concrete.

SITE CONDITIONS:

GRADING:

The grading of the lot adequately drains surface water and roof runoff away from the building, other than any exceptions noted.

WALKWAYS:

The walkways are in acceptable condition.

DRIVEWAY:

The driveway is in acceptable condition.

GATES:

The gate(s) are in acceptable condition.

MASONRY FENCEING/WALLS:

The masonry fencing is in acceptable condition.

LANDSCAPE IRRIGATION:

[CR] Sprinkler heads spray the house. This can promote damage to the siding, trim or structure. We suggest the sprinkler heads be adjusted or repaired to ensure that they do not spray the building.

EXTERIOR

The exterior surfaces and materials of the structure are visually observed to determine their current condition. 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 extend the service life and minimize deterioration of the exterior surfaces. Areas hidden from view by vegetation and/or stored items can not be observed and are not included in this inspection.

DESCRIPTIONS

COVERINGS:

The exterior wall covering is wood siding, stucco and stone veneer.

WINDOWS:

The exterior window material is vinyl.

TRIM:

The predominant material used to trim the exterior features is wood.

SIDING CONDITIONS:

STUCCO:

Stucco is comprised of a mixture of sand, water and Portland cement, which is usually trowel-applied over wire lath. The lath is attached to the sheathing with spacer nails. The stucco is in adequate condition.

WOOD SIDING:

The exterior wood siding is in acceptable condition. Periodic maintenance is recommended to extend the materials service life.

DOOR & WINDOW CONDITIONS:

DOOR BELL:

The doorbell is functional.

DOORS GENERAL:

The exterior doors are in adequate condition.

DOOR LOCKS & LATCHES:

Exterior door locks should be re-keyed after transfer of ownership to increase personal safety and security.

WINDOWS GENERAL:

The exterior portions of the windows are in adequate condition, other than any exceptions noted. We cannot report on hidden or inaccessible damage.

WINDOW SCREENS:

[CR] Several of the window screens are torn, damaged and/or missing. We suggest all window screens should be repaired or replaced as necessary.

FASCIA, EAVES & TRIM CONDITIONS:

FASCIA:

The fascia (boards nailed across the ends of the rafters at the eaves) is in adequate condition, other than any exceptions noted. We do not physically "touch" the trim areas, and cannot report on hidden or inaccessible damage.

EAVES/SOFFITS

The eaves and overhangs are in adequate condition, other than any exceptions noted. We do not physically "touch" the trim areas, and cannot report on hidden or inaccessible damage.

EXTERIOR DETAIL CONDITIONS:

VEGETATION:

[CR] Bushes are in contact with the building. This can lead to moisture intrusion and pest infestation. We suggest the bushes should be pruned and or removed as part of routine maintenance.

ROOF

The visible portions of the roof and components are observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall which is beyond the scope of this report. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report.

LIMITATIONS & EXCLUSIONS:

Client: Smith
1234 Avenue D Torrance, CA 90505

INSPECTION LIMITATIONS:

Some areas of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roofing material. Therefore, comments in this report are based on a limited visual inspection.

GUTTERS & DOWNSPOUTS

Physical constraints posed by the building or site limited our examination of the gutter system. We made our observations from below the level of the roof surface. We checked for signs of leakage, but were unable to determine other conditions that might exist.

DESCRIPTIONS:

INSPECTION METHOD:

The accessible, visible areas of the roof were inspected from the ground, aided by binoculars.

MATERIALS:

The material in the roof covering, or its type, is concrete tile.

SLOPE:

The slope or pitch of the roof is medium.

PENETRATIONS:

The connections and penetrations in the roofing surface are sealed with sheet metal and mastic.

VALLEYS:

The valleys are flashed with sheet metal.

ROOF DRAINAGE:

The roof drainage system is comprised of gutters and downspouts.

COVERING CONDITIONS:

TILE:

The tile roof system is in adequate condition.

FLASHING CONDITIONS:

FLASHINGS OVERALL:

The accessible, visible flashings are in adequate condition. Flashings should be periodically examined for signs of leakage, and repairs performed as necessary.

ROOF DRAINAGE CONDITIONS:

GUTTER CONDITIONS:

The gutters are in adequate condition. Regular maintenance is suggested.

DOWNSPOUT CONDITIONS:

[CR] Some of the downspouts have no splashblock or extension. Splashblocks and extensions help divert water away from the foundation. We suggest splashblocks or extensions should be installed at the base of every downspout.

STRUCTURE

Sections of the foundation and/or structural components of the building are inaccessible because they are installed at or below grade level, and/or behind walls. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspector's visual observations take into account the age of the building and the construction standards of that time, older structures may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted away from the foundation system.

LIMITATIONS & EXCLUSIONS:

ANCHOR BOLTS:

Because of the design and/or configuration of the slab construction, we cannot verify the presence or condition of anchor bolts or straps.

DESCRIPTIONS:

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FOUNDATION:

The foundation material and design is concrete slab on grade.

WALL SYSTEMS:

The load bearing walls are conventional wood stud construction.

CEILING SYSTEMS:

The ceiling system consists of wood joists.

ROOF SYSTEMS:

The roof structure covering this building is a conventional rafter system. The predominant rafters in the roof structure are 2" x 8" nominal lumber on 16" centers. In residential construction, the roof sheathing is the material directly supporting the roof covering. The sheathing used in this building is plywood nailed across the rafters.

FOUNDATION & SEISMIC CONDITIONS:

SLAB FOUNDATION:

Because finishes conceal virtually all floor and wall surfaces, the floor slab is mostly inaccessible and could not be thoroughly inspected. However, no signs of significant settlement or related interior cracking were observed.

VENTILATION & MOISTURE CONDITIONS:

CRAWLSPACE MOISTURE:

The soil in the crawl space was dry at the time of this inspection. No adverse conditions or damage related to excessive moisture was observed, other than any exceptions noted.

FLOOR & WALL CONDITIONS:

FLOOR JOISTS:

In the areas where the floor framing is visible, all components are in adequate condition, other than exceptions noted.

SUBFLOOR:

Where visible, the subfloor is in adequate condition, other than any exceptions noted.

ROOF STRUCTURE CONDITIONS:

CEILING JOISTS:

The ceiling joists are in adequate condition, other than any exceptions noted. Ceiling joists are the structural members that support the finished ceiling below.

RAFTERS:

The roof structure is constructed in a manner typical of buildings of this type and age. The rafters, the boards that support the roof sheathing, are in adequate condition, other than any exceptions noted.

COLLAR TIES:

The collar ties, which are structural members connecting opposing paired rafters, are important elements in the roof system. They are in adequate condition, other than any exceptions noted.

SHEATHING:

The roof sheathing is in adequate condition, other than any exceptions noted.

STRUCTURE OVERALL:

GENERAL COMMENTS:

After examination of the visible and readily accessible portions of the structure, we conclude that it is in adequate condition for its age, other than any exceptions noted.

PLUMBING

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply lines, water heater, drain, waste and vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted. If desired, review of such systems should be performed by qualified specialists prior to the close of escrow.

LIMITATIONS & EXCLUSIONS:

SUPPLY:

We did not test the quality of the water supplied by the municipality. We suggest for information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

DESCRIPTIONS:

INTERIOR SUPPLY PIPING:

Where visible, the water supply piping inside the structure used to deliver water to the fixtures is copper.

DRAIN, WASTE & VENT:

The visible drain, waste and vent (DWV, the "sewer pipe") piping within the structure is ABS plastic.

SUPPLY CONDITIONS:

INTERIOR WATER PIPES:

The accessible supply piping is in adequate condition, other than any exceptions noted.

WATER PRESSURE:

The water pressure, as measured from the exterior of the building, is in the high range of normal water pressure.

WATER FLOW:

All accessible plumbing fixtures were operated during the inspection, and reasonable water flow was confirmed when other fixtures were operated simultaneously. The system appears satisfactory, other than any exceptions noted.

DRAIN, WASTE & VENT CONDITIONS:

DRAIN & WASTE LINES:

The visible drain and waste piping is in adequate condition, other than any exceptions noted.

PLUMBING FIXTURES CONDITIONS:

FAUCETS:

[CR] The faucet at the bathtub in the master bathroom is dripping. We suggest all dripping faucets should be repaired or replaced by a qualified plumber.

WATER HEATER

DESCRIPTIONS:

LOCATION:

The water heater is located in the garage.

AGE:

The age of the water heater is estimated to be four years.

CAPACITY OF THE WATER HEATER:

The capacity of the water heater is 75 gallons.

ENERGY SOURCE:

The energy source for the water heater is natural gas.

CONDITIONS:

CONNECTIONS & VALVES:

The water heater piping and valve installation is acceptable, other than any exceptions noted.

T&P VALVE:

The water heater is equipped with a T&P (temperature and pressure) relief valve with a discharge pipe that terminates away from the water heater at an appropriate location, other than any exceptions noted.

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GAS VALVES:

The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

VENTS:

The water heater vents are in adequate condition, other than any exceptions noted.

COMBUSTION AIR:

The combustion air supply for the water heater is adequate, other than any exceptions noted.

SEISMIC RESTRAINT:

[CR] The water heater tank lacks seismic restraint. As an upgrade, the water heater should be secured, to help limit damage and to provide a source of usable domestic water in the event of significant seismic activity. We suggest review of the California Office of the State Architect that has published standards with which all water heater installations in the state must comply when buildings are sold or transferred. These standards require adequate restraint provided by an approved metal strapping, located one third down from the top and another approximately 4" above the control valve. If the heater is larger than 52 gallons, then additional strapping or engineered strapping is required.

INSTALLATION:

The gas water heater is elevated above the garage floor in accordance with modern standards and manufacturer's advice. This is a beneficial configuration that helps prevent the ignition of fumes from spilled flammable liquids.

GENERAL:

The water heater is a newer model, and is operating satisfactorily.

ELECTRICAL

Our examination of the electrical system includes a visual examination of the exposed and accessible service entry wiring, service panels, subpanels, overcurrent protection devices, branch circuit wiring, light fixtures, switches and receptacles. Service equipment, proper wiring methods, grounding, bonding and overcurrent protection are focal points. We inspected for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, overfusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCIs. The hidden nature of the electrical wiring prevents inspection of every length of wire. Performing voltage tests, load calculations or determining the adequacy of the electrical system is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. We recommend you have the seller or a qualified specialist demonstrate the serviceability of such systems to you.

LIMITATIONS & EXCLUSIONS:

Determining if various electrical circuits will support the use of high load appliances such as hair dryers, toasters, microwave ovens, space heaters, etc., and testing the overcurrent protective protection to see if they 'trip' is beyond the scope of this inspection. Evaluation of any low voltage wiring, including but not necessarily limited to telephone, security systems, data transfer lines, TV antenna and cables, alarm, intercom, and stereo wiring is beyond the scope of this inspection. We recommend that you have a qualified technician (or technicians) evaluate the low voltage wiring as desired.

DESCRIPTIONS:**SERVICE ENTRY:**

The service entrance supplying electricity into the building is an underground service lateral.

AMPS & VOLTS:

The voltages available at the building are both 120 and 240. The service ampacity is 200 amps. Determination of service capacity was based upon the labeled rating of the main electrical service disconnect.

CONDUCTORS:

The branch circuit conductor wire material is copper, exclusively.

WIRING TYPE:

The wiring used in this structure is non-metallic sheathed cable "Romex", flexible metal conduit & rigid metal conduit.

GROUNDING:

The electrical system is grounded to a driven rod and water supply piping.

CIRCUIT PROTECTION:

Branch circuit overload protection is provided by circuit breakers.

GFCI PROTECTION:

GFCI PROTECTION DEFINED - Ground Fault Circuit Interrupters (GFCI) are a special type of electrical device, available as a receptacle or a circuit breaker, designed to monitor the current entering and leaving the circuit or receptacle it protects. If the device detects a minute difference in the current balance indicating and electrical leak (ground fault), it will immediately trip or open the circuit. GFCI protection can provide an increased margin of safety.

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SUBPANELS:

A subpanel is located in the garage.

ELECTRICAL SYSTEM CONDITIONS:

SERVICE CAPACITY:

The size of the service capacity is normal for a building of this size and age and appears to be adequate for the existing demand.

SERVICE GROUNDING & BONDING:

The visible system and equipment grounding are acceptable, other than any exceptions noted.

MAIN PANEL CONDITIONS:

MAIN DISCONNECT:

The main electrical disconnect mechanism appears to be in adequate condition, other than any exceptions noted. To avoid disrupting power to the building, we did not operate the switch(es).

ENCLOSURE:

The main service panel and interior components are in adequate condition, other than any exceptions noted.

CIRCUIT BREAKERS:

Circuits in the main panel are labeled. We did not verify the accuracy of the labeling. We suggest checking the labeling by operating the breakers and observing what equipment or room is controlled by each breaker.

SUBPANEL CONDITIONS:

CIRCUIT BREAKERS:

Some circuits in the subpanel are labeled, some are not. We did not verify the accuracy of the labeling. We suggest checking the labeling by operating the breakers and observing what equipment or room is controlled by each breaker. All of the circuits should be labeled.

FIXTURE CONDITIONS:

RECEPTACLES ALL AREAS:

[CR] The cover plates for one or more receptacles in living room are damaged or missing. This can expose live wires which can be a shock hazard. We suggest for or electrical safety, any missing cover plate should be replaced.

GFCI's ALL AREAS:

GFCI (ground fault circuit interrupter) protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices monthly.

GFCI's ALL AREAS:

We tested the installed GFCI devices. All are functioning normally, other than any exceptions noted.

SWITCHES ALL AREAS:

[CR] A dimmer light switch in family room was hot at the time of this inspection. This suggests a defective device, or incompatibility between the ratings of the bulb(s) and the dimmer. This condition is a fire risk. We suggest a qualified electrician could replace the switch.

LIGHTS ALL AREAS:

[CR] A light in garage is not functional. The bulb may have burned out. We suggest try replacing the bulb, and test the fixture. If a new bulb does not correct the problem, a qualified electrician could make repairs or modifications as necessary.

WIRING CONDITIONS:

BRANCH CIRCUITRY INTERIOR:

[CR] In the attic there are open junction boxes. Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. We suggest a qualified electrician should check the system and install a proper cover on all junction boxes.

BRANCH CIRCUITRY INTERIOR:

[CR] In the garage extension cords are being used as permanent wiring. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock or fire hazard. We suggest removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.

HEATING

Our examination of the heating system includes a visual examination of the exposed and accessible equipment, thermostat, safety controls, venting and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Our inspection of a heating system includes activating it via the thermostat and checking for appropriate temperature response. Modern furnace heat exchangers are inaccessible by design,

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which would require significant dismantling of the furnace to be evaluated. Our inspection does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection. To obtain maximum efficiency and reliability from your heating system, we recommend annual seasonal servicing and inspection by a qualified technician.

FORCED AIR UNIT:

LIMITATIONS & EXCLUSIONS: HEAT EXCHANGER:

The design and construction of a typical modern furnace heat exchanger prevents visual access to most of its surfaces. Disassembling a furnace is beyond the scope of this inspection. Therefore, our view of heat exchangers is necessarily limited. We suggest if you have any concerns, a more exhaustive and invasive inspection can be done by a qualified heating technician, who could remove burners, fan, or plenum as needed to gain access to the heat exchanger components.

DESCRIPTIONS: TYPE & FUEL:

The heating system is gas forced air furnace.

Forced air furnaces operate by heating a stream of air which is moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting. Average life of a gas furnace is 15-20 years.

DESCRIPTIONS: APPROX. AGE:

The age of the heating unit as estimated by the inspector, is twelve years.

DESCRIPTIONS: LOCATION:

The heating system is located in the attic.

DESCRIPTIONS: BTU(S):

The input rating of the heating plant is 110-120,000 BTU's.

DESCRIPTIONS: FILTER:

The filter type in this system is a disposable device.

CONDITIONS: FORCED AIR UNIT:

The inducer fan is in operating condition, other than any exceptions noted.

CONDITIONS: FILTERS:

[CR] The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present. We suggest changing or washing the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.

CONDITIONS: RETURN AIR:

The return air for the heating system installation is functional, other than any exceptions noted.

CONDITIONS: BLOWER & AIR HANDLER:

The blower was functioning at the time of inspection, other than any exceptions noted. Regular routine maintenance is suggested to keep the blower functioning as designed.

CONDITIONS: DUCTS & INSULATION:

The accessible distribution ducts are functioning, other than any exceptions noted.

CONDITIONS: THERMOSTAT:

The unit responded to the user controls on the thermostat. Keep in mind that the thermostat is a programmable device with many options for setback settings, timed events, etc. We made no attempt to test all of the functions of this thermostat.

CONDITIONS: GAS VALVES:

The gas supply piping installation includes a hand operated 90-degree shutoff valve in the vicinity of the appliance. Operation of the valve is not within the scope of this inspection.

CONDITIONS: COMBUSTION AIR:

The combustion air supply is adequate, other than any exceptions noted.

CONDITIONS: VENTING:

The visible components of the furnace venting system appears to be in acceptable condition, other than any exceptions noted.

CONDITIONS: BURNERS:

The burners were inspected and are functional, other than any exceptions noted.

CONDITIONS: IGNITION SYSTEM:

The burner is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light. The ignition system was activated during the inspection and is in adequate condition, other than any exceptions noted.

CONDITIONS: INSTALLATION & CLEARANCE:

There is adequate clearance to combustible materials in the area around the heating unit. However, the space should not be used for storage.

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CONDITIONS: GENERAL CONDITIONS:

The heating system is in the middle of its expected service life. It responds to normal operating controls, and with routine maintenance should be reliable for a number of years.

COOLING

Our examination of the cooling system includes a visual examination of the exposed and accessible equipment, thermostat and the means of distribution. These items are examined for excessive or unusual wear and general state of repair. Weather permitting, our inspection of a cooling system includes activating it via the thermostat and checking for appropriate temperature response. We did not test amperage draw or refrigerant pressures. A full technical evaluation of the condition of central air conditioning equipment requires extensive invasive testing that is beyond the scope of this inspection. To obtain maximum efficiency and reliability from your cooling system, we recommend annual seasonal servicing and inspection by a qualified technician.

LIMITATIONS & EXCLUSIONS:

CAPACITY:

It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition. We suggest if you have concerns about capacity, we suggest you have the system reviewed by a qualified HVAC contractor to determine the capacity of the unit and if it is adequately sized for the building.

DESCRIPTIONS:

LOCATION & CONFIGURATION:

The cooling system for this building is a forced air split, or remote, central air conditioning system. The compressor is physically separated from the evaporator coil and air handling unit. In this case, the compressor is located outside at the left rear, and the evaporator coil is located inside adjacent to the heating plant or air handling unit.

AGE:

The age of the condenser is estimated to be twelve years old, as determined from the data plate other than any exceptions noted. Average life of an air conditioning condenser is 12-15 years.

SIZE:

The capacity of the central air conditioning system is estimated to be approximately four tons. Depending on the system efficiency rating and variables of the structure type, one ton can cool approximately 650 square feet of interior space.

AIR CONDITIONING CONDITIONS:

TEMPERATURE DROP:

The temperature difference between the intake air and the supply air being returned to the rooms is the common standard for determining the performance of air conditioning systems. The intake temperature was 72 degrees and supply air temperature was 57 for a differential of 15 degrees, which is within industry standards.

CONDENSER:

[CR] Shrubs block air circulation around the condensing unit, which can promote damage to internal components and reduce its efficiency. We suggest all shrubs in the area of the condenser should be cut back to provide a minimum of two feet of clearance around it.

CONDENSATE DRAINAGE:

The condensate drain is functioning as intended, other than any exceptions noted.

REFRIGERANT LINES:

Accessible refrigerant lines are in adequate condition, other than any exceptions noted.

AIR CONDITIONING OVERALL:

GENERAL COMMENTS:

The cooling equipment is older (10+ years), but responded to user operating controls, with any exceptions noted. Although the equipment is functional, it may need to be replaced in a few years.

ATTIC

Our inspection of the accessible areas of the attic includes a visual examination of the roof framing (see also Structure Section), ventilation, insulation, and any plumbing, electrical and mechanical systems therein. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance and plumbing vents in the attic, some of which may not be accessible. We examine the visible systems and components for excessive or unusual wear and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

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LIMITATIONS & EXCLUSIONS:

LEAKS:

[NOTE] When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

DESCRIPTIONS:

ACCESS:

The attic is accessible at the ceiling hatch in the upper floor hallway.

INSULATION:

The thermal insulation visible in the attic is fiberglass batts.

VENTILATION:

The attic space is ventilated by soffit and gable vents.

ATTIC CONDITIONS:

ACCESS:

The attic access is acceptable for normal entry, other than any exceptions noted. The attic was inspected by physical entry and examination of accessible areas.

INSULATION:

[CR] Some of the insulation in the attic missing, or is out of place. We suggest where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.

ATTIC VENTILATION:

The attic is adequately vented, consistent with industry standards, other than any exceptions noted.

GARAGE

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.

DESCRIPTIONS:

VEHICLE PARKING:

The vehicle parking area for this building is an attached garage.

GARAGE DOOR:

The garage is equipped with roll up type doors.

DOOR OPENER:

The garage doors are controlled by automatic openers.

GARAGE DOOR & OPENER CONDITIONS:

VEHICLE DOOR OPENER:

The garage door opener(s) operated properly to raise and lower the door, other than any exceptions noted, including the auto-reverse mechanism, which stopped and reversed the direction of the door when striking an object in its path.

We recommend regular lubrication of the garage door tracks, rollers, springs and mounting hardware.

Sometimes the automatic self-closing mechanism on a garage door opener gets out of adjustment, and the reversing mechanism will not function as designed. The reversing mechanism is an important safety feature. We recommend monthly testing of the automatic reversing mechanism, per manufacturers specifications and UL standards. The optical sensor, if present, should also be tested. The door, opener, and related parts should be tested frequently, and repaired as necessary. The control switch for the opener(s) should also be mounted out of reach of small children.

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VEHICLE DOOR OPENER:

[SC] [CR] The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at the incorrect height. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern. We suggest the optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications by a qualified garage door technician.

VEHICLE DOOR & FRAME:

The garage door was operated and is in adequate condition, other than any exceptions noted.

GARAGE FIRE SEPARATION CONDITIONS:

FIRE SEPARATION:

The wall and/or ceiling between the garage and the living space is of fire resistive construction as required by modern building standards. The fire separation system is acceptable, other than any exceptions noted.

PASSAGE DOOR:

The door between the garage and the living space is of fire resistant construction. An automatic closer is installed. This is a useful feature, which provides a greater margin of safety.

INTERIOR

Our inspection of the interior includes a visual examination for structural and safety deficiencies of the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and smoke alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering or determination of failed seals in insulated windows and doors. Please note that a representative sample of accessible windows and electrical receptacles and fixtures are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be accessible in an occupied building because of furniture and personal effects. In such cases these items are not inspected.

LIMITATIONS & EXCLUSIONS:

FIREPLACES:

[FE] Since our inspection does not include operation of fireplaces, we cannot offer opinions regarding performance. We suggest for first-hand information, asking the owner or occupant about the performance of the fireplace(s).

DESCRIPTIONS:

WALLS & CEILINGS:

The finished walls & ceilings inside this building are drywall.

WINDOW TYPES:

The predominant type, or design, of the operable windows in this structure is single-hung.

WINDOW GLAZING:

The predominant glazing (glass) in the windows in this structure is double pane ("insulated").

FIREPLACE(S):

The fireplace is a factory-built prefabricated fireplace.

FLOOR, WALL & CEILING CONDITIONS:

WALLS & CEILINGS:

The basic structure surfaces of the interior walls, floors, and ceilings are in adequate condition, other than any exceptions noted.

WINDOW CONDITIONS:

WINDOWS OVERALL:

We tested a representative number, but not all, of the windows. Windows not tested could have some defects. Those tested were in acceptable condition, other than any exceptions noted.

DOOR CONDITIONS:

DOOR LATCHES:

[CR] The door into the master bedroom does not latch properly. We suggest the hinges, latches, and strike plates on all non-latching doors can be adjusted to restore full operation. Any missing hardware can be replaced with compatible pieces.

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FIREPLACE CONDITIONS:

GENERAL CONDITIONS:

The prefabricated metal fireplace(s) is/are in adequate condition, other than any exceptions noted.

STAIRWAYS & RAILINGS:

STAIRWAYS:

We used the stairs several times during the inspection. No specific deficiencies were noted at the time of this inspection, other than any exceptions noted.

HANDRAILS:

The stairway handrails are installed and in adequate condition, other than any exceptions noted.

SMOKE & CARBON MONOXIDE DETECTORS:

SMOKE DETECTORS:

The smoke detector(s) are appropriately located. The smoke detector(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

CARBON MONOXIDE DETECTORS:

[RU] There are no permanently installed carbon monoxide detectors in the property. We suggest any property with any gas burning appliances such as furnaces, space heaters or water heaters, should have a carbon monoxide detector installed according to the device manufacture's instructions.

KITCHEN

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using normal operating controls. Where they are present, this included the dishwasher, garbage disposal, venting system, microwave and checking the burners or heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

DESCRIPTIONS:

COOKING FUEL:

The heat source used for cooking is natural gas.

VENTILATION:

Kitchen ventilation is provided by a hood over the cooking surface designed to exhaust to the exterior.

APPLIANCES:

VENT SYSTEM:

We tested the kitchen vent system. It is functional, other than any exceptions noted.

RANGE:

The range was operated with the normal operating controls. It is functional, other than any exceptions noted.

OVEN:

The oven was activated with the normal operating controls. It is functional, other than any exceptions noted.

DISPOSAL:

The disposal was turned on with normal user controls. It is functional, other than any exceptions noted.

DISHWASHER:

The dishwasher responded to normal user controls and is functional, other than any exceptions noted.

DISHWASHER DISCHARGE:

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This ensures separation of the supply water from the waste water.

MICROWAVE:

The microwave oven was checked using the normal operating controls. It is functional, other than any exceptions noted.

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BATHROOM

Our inspection of the bathrooms includes a visual examination of the readily accessible portions of the plumbing fixtures, floors, walls ceilings, cabinets, and countertops. Bathrooms are inspected for active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined where visible. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

BATHROOM: OVERALL

VENTILATION:

Ventilation for the bathroom(s) is adequate, with any exceptions noted.

SHOWER & TUB WALLS:

The shower wall material is in adequate condition, with any exceptions noted. The shower wall(s) will remain acceptable only as long as the joints are watertight. We suggest the joints should be kept properly caulked as part of routine maintenance.

SHOWER ENCLOSURE:

The shower enclosure(s) glass is safety labeled and in adequate condition, other than any exceptions noted.

BATHROOM: MASTER

SHOWER & TUB WALLS:

[CR] The tub/shower grout and caulk is cracked, deteriorated and/or missing. Water leakage through unsealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection. We suggest all cracked or missing grout and caulking should be replaced to prevent moisture intrusion of the wall.

JETTED BATHTUBS:

The jetted tub was filled and turned on with the user controls. It is in adequate condition, other than any exceptions noted. Failure to follow proper cleaning and maintenance procedures for the jetted bath circulation system can result in the growth and transmission of disease-causing microorganisms. We suggest following the manufacturer's instructions to clean the system regularly. The jetted tub is GFCI protected and the equipment is bonded to ground per industry standards. We suggest testing the GFCI device with the built in test button each month is recommended.

LAUNDRY AREA

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

DESCRIPTIONS:

DRYER:

The clothes dryer is served only by a gas connection for the heating method. There is no 240-volt electric connection.

LAUNDRY CONDITIONS:

GENERAL:

The hookups for both the clothes washer and clothes dryer are in adequate condition, other than any exceptions noted. The appliances themselves were not tested, and are not within the scope of this inspection.