



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 26, 2016  
SUBJECT: Conditional Use Permit No. 924-12  
APPLICANT: Henry Espiritu  
REQUEST: To approve a conditional use permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district  
PROPERTY INVOLVED: 20807-20807 ½ Margaret Street

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#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Diaz			Mitoma
		Madrigal			Pimentel
		Andrews			Post
		Fe'esago			Thomas
		Guidry			

***Item No. 9-B***



## I. **Introduction**

### *Property Owner*

Jed Espiritu  
20807 Margaret Street  
Carson, CA 90745

### *Applicant*

Henry Espiritu  
20807 Margaret Street  
Carson, CA 90745  
[hzespiritu@yahoo.com](mailto:hzespiritu@yahoo.com)

### *Project Address*

20807-20807 ½ Margaret Street

### *Project Description*

The applicant requests approval of Conditional Use Permit (CUP) No. 924-12 for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district pursuant to Carson Municipal Code (CMC) Section 9172.21, "Conditional Use Permit" and 9182.3, "Nonconforming Residential Density".

### *Current Improvements*

There are two single-family dwellings and a detached one-car garage on-site.

### *Previously Approved Discretionary Projects:*

There were no approved discretionary permits found on record.

### *Public Safety Issues:*

There is an open code enforcement case to restore the family room within the front (primary) single-family dwelling, install landscape within the front yard, and obtain a CUP for the detached second dwelling unit located in the rear of the property.

## II. **Project Site and Surrounding Land Uses**

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Low Density
Zone District	RS (Residential Single-Family)
Site Size	4,016 square feet
Present Use and Development	2 Single-Family Dwellings and 1 Detached Garage
Surrounding Uses/Zoning	North, South, East & West: Single-Family Dwellings All zoned RS (Residential, Single-Family)
Access	Ingress/Egress: Margaret Street

### III. Analysis

#### *Site Plan*

The subject site consists of the following:

- 4 bedroom, 3 bath main dwelling unit (approximately 1,400 square feet);
- Studio, 1 bathroom second dwelling unit (458 square feet); and a
- Detached 2-car garage (18'x18').

The main dwelling unit, garage, and second dwelling unit were built in 1924, 1936 and 1948 respectively. The main dwelling unit is located in the front (20807) and the second dwelling unit (20807 ½) and garage are located in the rear of the property.

#### *Architecture and Landscaping*

The structures are architecturally similar in terms of features, materials and colors. There is minimal landscaping located throughout the site: a planter adjacent to the front porch and at the rear of the property. The applicant is currently installing landscape to abate the excessive pavement located within the front yard setback. Condition No. 24 has been added to install landscape within the front yard setback preventing excessive paving for a single-car driveway (CMC 9162.3 Location of Parking).

#### *Parking*

There is an existing 2-car detached garage for the main dwelling unit and 1 uncovered parking space available within the driveway located outside of the front yard setback.

#### *Property Inspection Report*

The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector, per the requirements of the conditional use permit. Both dwellings are in good physical condition. The applicant will address the items identified in the property inspection report within 90 days to the satisfaction of the Planning Division. Condition No. 13 has been added to mitigate the identified items in the property inspection report. (Exhibit No. 4)

#### *Nonconformities - Lot Size and Setbacks*

The structures were permitted and constructed prior to the incorporation of the City and in compliance with the zoning and building standards at that time. Adequate fire and safety access is provided on-site. However, pursuant to CMC Section 9125.6, the minimum lot size for a second dwelling unit within the RS zone is 7,500 square feet; and the minimum side yard setback either 1-inch or 3-feet or more setback distance from the side yard property line for detached garages located 60 or more feet from the front property line. The existing property lot size and the required side yard setback for garages do not meet the minimum required standards: the property lot size is 4,016 square feet and the side yard setback is 2 feet. (Exhibit No. 3).

Although the site does not meet all of the development standards within CMC Section 9125.6, the Planning Commission has discretion to determine if the existing



nonconformities of side yard setback and the minimum lot size are appropriate and can continue pursuant to CMC Section 9182.3. Staff recommends the nonconformities be allowed to continue with the approval of a conditional use permit since the second dwelling unit was lawfully constructed in 1948 prior to the codification of the Zoning Ordinance; and the applicant agrees to the conditions of approval addressing the nonconformities and recommendations stated in the inspection report.

In order to prevent further intensifications of nonconformities, staff has included Condition Nos. 14, 17, 20, and 22 requiring a deed restriction with the County Recorder's Office, ensuring all required setbacks are to remain clear for safe access, and restricting any additions to the property.

#### **IV. Environmental Review**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. The existing second dwelling unit does not have the potential to cause a significant effect on the environment.

#### **V. Recommendation**

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 924-12 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. 16-\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 924-12 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 20807-20807 ½ MARGARET STREET."

#### **VI. Exhibits**

1. Draft Resolution
2. Site Map
3. Second Dwelling Unit Checklist
4. Property Inspection Report
5. Development Plans (submitted under separate cover)

Prepared by: McKina Alexander, Associate Planner

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 924-12 FOR AN EXISTING SECOND DWELLING UNIT FOR  
A PROPERTY LOCATED AT 20807-20807 ½ MARGARET  
STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,  
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Henry Espiritu for property owner Jed. R. Espiritu, with respect to real property located at 20807-20807 ½ Margaret Street, and described in Exhibit "A" attached hereto, requesting approval of the following:

- Conditional Use Permit No. 924-12 for an existing legal non-conforming second dwelling unit within the RS (Residential, Single-Family) zoning district.

A public hearing was duly held on January 26, 2016, at 6:30 P.M. at City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** In regards to Section 9172.21(D), Conditional Use Permit; and Section 9143 – Conditional Use Criteria the Planning Commission finds that:

- a) The main unit is 1,404 square feet with four-bedrooms and is located in the front of the property (20807). The 458-square-foot second dwelling unit (20807 ½) and a two-car garage are located in the rear of the property. The existing second dwelling unit was legally permitted in 1948 prior to the adoption of Ordinance No. 03-1290 which requires a conditional use permit for legal nonconforming second dwelling units that do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).
- b) The existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. The subject property is designated for Low Density Residential and zoned RS (Residential, Single Family). The adjacent properties to the north, south, east, and west share the same zoning designation. The surrounding properties are developed with residential single-family dwellings and the proposed project is compatible with the neighborhood.
- c) The site is adequate in size, shape, topography, location, and utilities to accommodate the second dwelling unit. The property is legal nonconforming with respect to lot size and side yard setback, but is allowed to continue since

EXHIBIT NO. 01

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the nonconformities were legally developed prior to the City's incorporation and do not pose a health, safety or welfare concern.

- d) The 10-foot-wide driveway located adjacent to Margaret Street provides adequate access and will not affect or impact the safe circulation of either pedestrian or vehicular traffic.
- e) The neighborhood is developed and adequate water supply and other utilities are provided. The permitted second dwelling unit and primary structure were constructed with appropriate permits so adequate water supply for fire protection already exists.
- f) The second dwelling unit is consistent with the architectural style of the main dwelling unit and is compatible with existing development in the neighborhood. The property will not change the intended character of the area as a single-family neighborhood.
- g) The property will not generate or intensify nonconformities with the implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution restrict future expansions and/or additions to the site unless site development standards are met.
- h) The second dwelling unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.6, "Second Dwelling Unit Development Standards" of the Carson Municipal Code.
- i) CMC Section 9182.3 (B) states, "In the RS or RA Zone, a lawfully established residential use of a type or with a density of dwelling units no longer permitted in the RS or RA Zone shall be considered to be a nonconforming use subject to the provisions of CMC Section 9182.21 through 9282.23." Therefore per CMC Section 9182.21, "conditions may be included which provide for either the continuation or termination of each nonconformity existing on the site" when granting a conditional use permit. Also, CMC 9122.8(C) indicates if standards in CMC 9125.6 are not met then a conditional use permit is required for the existing lawfully established unit.
- j) All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

**Section 4.** The proposed project is subject to the requirements in CMC Section 9182.3, "Nonconforming Residential Density" and Section 9125.6, "Second Dwelling Unit Development Standard." The specific requirements of these sections have been discussed above under Section III.

**Section 5.** The Planning Commission further finds that the second dwelling unit will not have a significant effect on the environment. The second dwelling unit will not alter the predominantly residential single-family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Structures or Facilities).

**Section 6.** Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 924-12 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 8.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY OF January, 2016.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

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ORDER NO. 4363434-63

EXHIBIT A  
LEGAL DESCRIPTION

LOT 27 IN BLOCK F OF TRACT NO. 8245, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93, PAGES 36-38 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-EIGHTH OF ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN SAID LAND OR HEREAFTER PRODUCED THEREFROM AS RESERVED BY T.J. NESTOR, A WIDOWER, IN THE DEED RECORDED JANUARY 9, 1925 IN BOOK 4241, PAGE 312 AS INSTRUMENT NO. 354, OFFICIAL RECORDS.

02 3217922

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**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 924-12**

**GENERAL CONDITIONS**

1. If a building permit for Conditional Use Permit No. 924-12 is not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission, if applicable.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all of the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions may be considered upon filing of an application by the owner of the subject



property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. The Indemnification. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 924-12. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.
13. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the inspection report shall be eliminated or mitigated within 90 days of this approval to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
14. Per Carson Municipal Code Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction stating that:
  - a. The second dwelling unit shall not be sold separately;



- b. The second dwelling unit is restricted to the maximum size allowed per the conditional use permit;
  - c. Any expansion/addition of the secondary unit or primary unit is restricted unless site development requirements can be satisfied;
  - d. The garage cannot be used as a dwelling unit; and
  - e. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
15. The deed restriction shall be reviewed and approved by the Planning Division and shall be recorded at the County Recorder's Office within 90 days after this approval. Proof of recordation shall be furnished to the Planning Division.
16. The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.
17. All required setbacks are to remain clear for safe access.
18. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.
19. All exterior walls and exterior improvements must be consistent in using the same finishing materials and colors.
20. There shall be no un-authorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient off-street parking.

#### **SECOND DWELLING UNIT EXPANSION/ALTERATIONS/AESTHETICS**

21. Any changes to the second dwelling unit shall be limited to minor alterations, improvements, repairs, or changes of use which do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use.
22. Any expansions and/or alterations of the secondary unit will constitute as an intensification of use and the nonconforming parking privilege will no longer be continued.
23. Any minor alterations, improvements and or repairs shall require review and approval (where applicable) by the Planning Division and issuance of a building permit.





## **LANDSCAPE**

24. *Remove excessive paving by installing new landscape within the front yard setback.*

## **BUILDING & SAFETY**

25. All building improvements shall comply with City of Carson Building and Safety Division requirements.
26. The applicant shall provide a separate water, gas, and electrical meter per Building Code requirements for the second dwelling unit within 60 days of Planning Commission approval, if applicable.

## **FIRE DEPARTMENT - COUNTY OF LOS ANGELES**

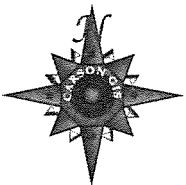
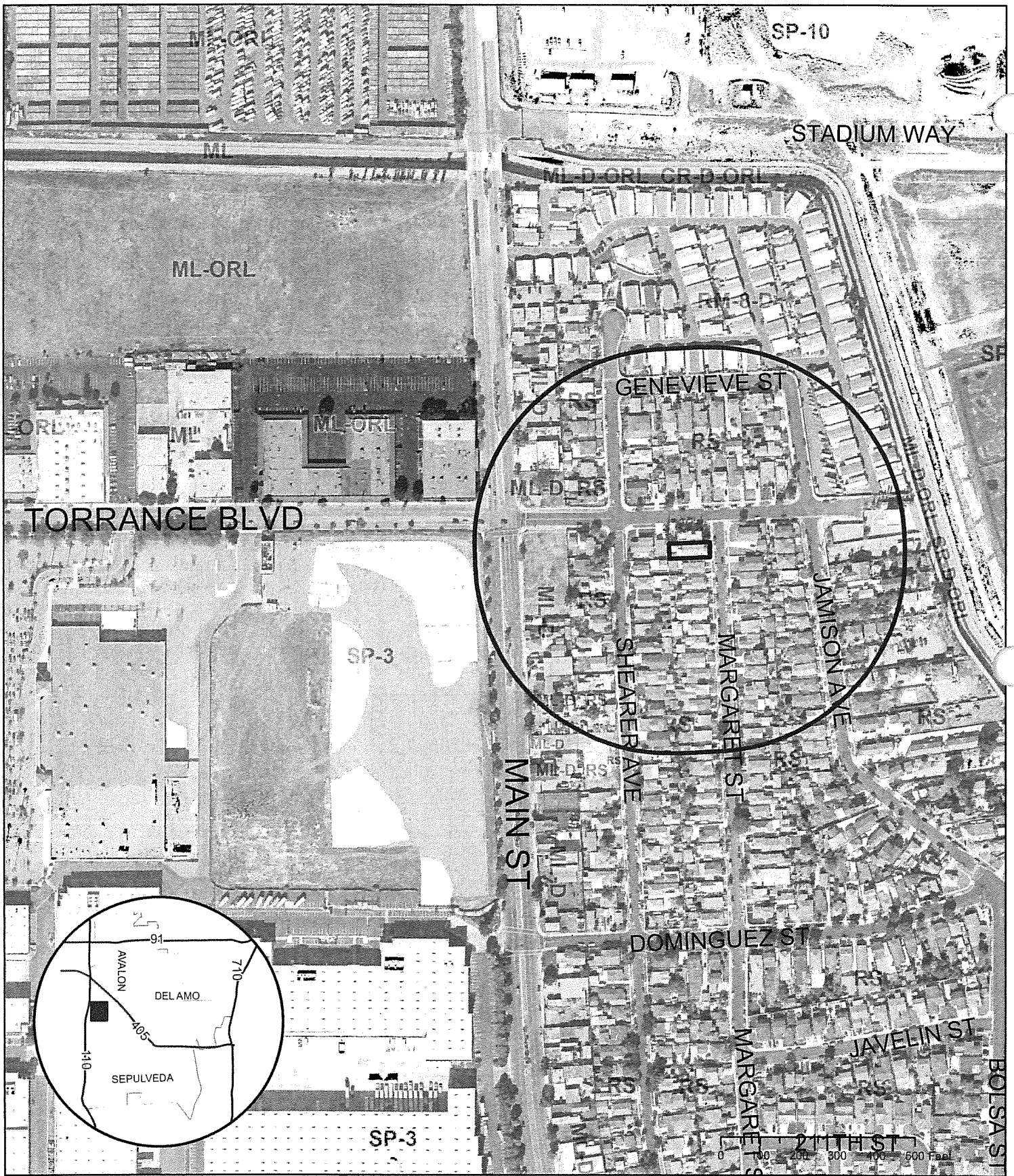
27. All requirements by the Los Angeles County Fire Department shall be met.
28. There shall be no storage allowed within any required building setback yard area to promote fire safety.

## **ENGINEERING SERVICES**

29. Any City-owned improvement damaged during the construction of a proposed project shall be removed and reconstructed per City Standard Plan and to the satisfaction of the City Engineer prior to the issuance of a building permit.

## **BUSINESS LICENSE DEPARTMENT - CITY OF CARSON**

30. All parties involved in the subject project located at 20807-20807 ½ Margaret Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.



City of Carson  
500 Foot Radius Map  
20807 Margaret Street

EXHIBIT NO. 02

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Property Address: 20807-20807 ½ Margaret Street

Application #: CUP No. 924-12

Date 1<sup>st</sup> Dwelling Unit Built: 1924

Date 2<sup>nd</sup> Dwelling Unit Built: 1948

**Applicable Development Standards per Section 9125.6**

**MINIMUM LOT SIZE**

Meets Code: No

7,500 square feet for RS zone

**Comments:**

Lot size = 4,016 sq.ft.

**UNIT SIZE**

Meets Code: Yes

0 bdrm, 1 bthrm and kitchen: 500 s.f. max.

Attached d.u. same as above, but no more than 40% of main d.u.

1 bdrm, 1 bthrm and kitchen: 650 s.f. max.

2 bdrms, 1 bthrm and kitchen: 700 s.f. max.

**Comments:**

Front Dwelling (20807) – 1 kitchens, 4 bedrooms 3 bathrooms, family room and living room at (1404 sq.ft); and Rear 2nd Dwelling Unit (20807 ½) – Studio, 1 kitchen and 1 bathroom (458 sq.ft).

**SETBACK REQUIREMENTS**

Meets Code: No

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

**Comments:**

Located at the side yard property line

**OFF-STREET PARKING**

Meets Code: Yes

Studio: 1 uncov. sp. outside of FYSB

2 bdrms or over 700 s.f.: 2 spcs. within garage

1 bdrm: 1 sp. in 10'x20' gar. or 9'x20' carport

Main dwelling unit parking provided

**Comments:**

Detached 2-car garage on-site; Uncovered space on-site

**OWNER OCCUPIED**

Meets Code: Not Applicable

**Comments:**

May 11, 2010, PC determined – no longer require owner occupation and require inspection condition.

**Per Section 9122.8, the Commission may require additional improvements to the property, or any buildings or structure thereon, which may include but are not limited to the following:**

**1. Condition of landscaping**

**Staff's evaluation:** Unacceptable

**Comments:**

Excessive front yard pavement. Require landscape: CONDITION REQUIRING FY LANDSCAPE PER CODE.

**2. Exterior changes to promote compatibility of buildings and structures with surrounding development**

Wall Paint:	Fair	Doors:	Fair
Building Material:	Fair	Windows:	Fair
Building Trim:	Fair	Porch:	Fair
Roof:	Fair	Accessory structure:	Fair
Eaves:	Fair	Other:	Not applicable

**Comments:**

See the home inspection report for repairs: re: roof, window, electrical, plumbing, mechanical, garage door, walkway repairs.

**3. General repairs to vehicular maneuvering or parking areas**

**Staff's evaluation:** Fair

**Comments:**

Aproximately 70' Long driveway – parking available on-site.

**4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for second dwelling units.**

**Staff's evaluation:** Existing is Acceptable

**Comments:**

Remove excessive fy paving/Restore landscape.

**OTHER ISSUES:** Garage Conversion: No

Unpermitted additions Yes  
(rooms, patio, etc.):

Planner: McKina Alexander  
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Date Completed: 10/19/2015

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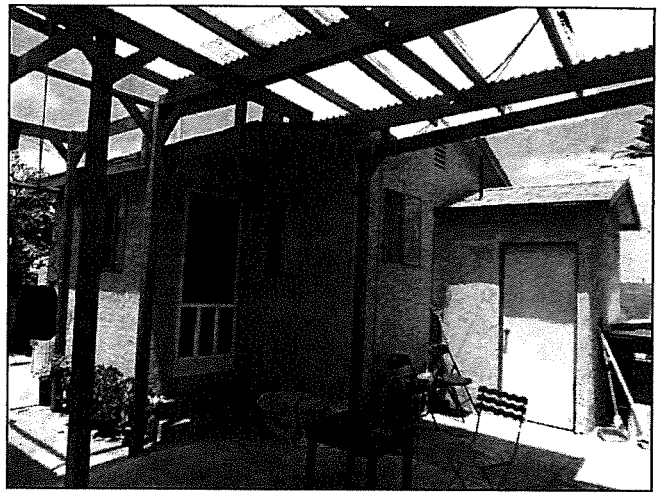
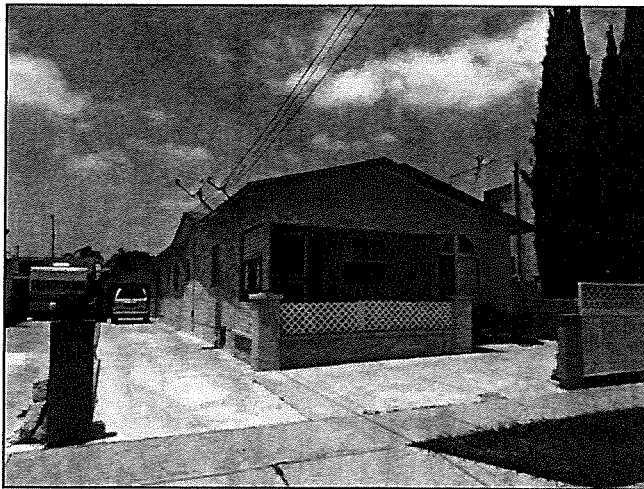
EX4



# Inspection Report

**Henry Espiritu**

**Property Address:**  
20807 Margaret Street  
Carson CA 90745



## PRO INSPECTIONS

**Ernest Lefferman**  
1101 View Crest Court  
Corona CA 92882  
(714) 692-6624  
(951) 734-7381



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<b>Date:</b> 5/27/2015	<b>Time:</b>	<b>Report ID:</b> 052715-02
<b>Property:</b> 20807 Margaret Street Carson CA 90745	<b>Customer:</b> Henry Espiritu	<b>Real Estate Professional:</b> Joel Dalguntas BERKSHIRE HATHAWAY HOME SERVICES

This home is older than 25 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

It is a pleasure serving you,

**In Attendance:**

Customer and their agent

**Type of building:**

Units

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

Yes

Type : Volume Pressure



1(A) . Unit 20807

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or normal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to serve the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		Y	G	F	SC	N	Styles & Materials
1.0.A	ROOF COVERINGS				.		Viewed roof covering
1.1.A	RIDGE CAPS AND EDGES				.		from: Walked roof
1.2.A	ROOF CLEAR OF DEBRIS	.					Roof-Type: Slope
1.3.A	FLASHINGS/DRIP EDGE				.		Roof Covering: Composition Shingle
1.4.A	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				.		Chimney (exterior): N/A
1.5.A	ROOF VENTILATION		.				Sky Light(s): None
1.6.A	ATTIC ACCESS AND PANEL		.				Roof Ventilation: Turbines Passive
1.7.A	ROOF STRUCTURE AND ATTIC				.		Method used to observe attic: From entry
1.8.A	VENTILATION, FANS AND THERMOSTATIC CONTROLS (ATTIC)		.				Roof Structure: 2 X 4 Rafters Lateral bracing Common board
1.9.A	INSULATION IN ATTIC		.				Ceiling Structure: 2X4
1.10.A	VISIBLE ELECTRIC WIRING IN ATTIC				.		Attic info: Scuttle hole No Storage
1.11.A	LIGHT FIXTURE					.	Attic Insulation: Fiberglass
1.12.A	ANY DEBRIS IN ATTIC					.	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:

MI

Roof covering

RidgeCaps

Flashings

Roof Repairs:

1.0 Repair roof as needed

1.1A Ridgecaps

1.3A Install flashing @ Eket of house along the siding

Roof Repairs

1.4A Repair roof plumbing vent pipes

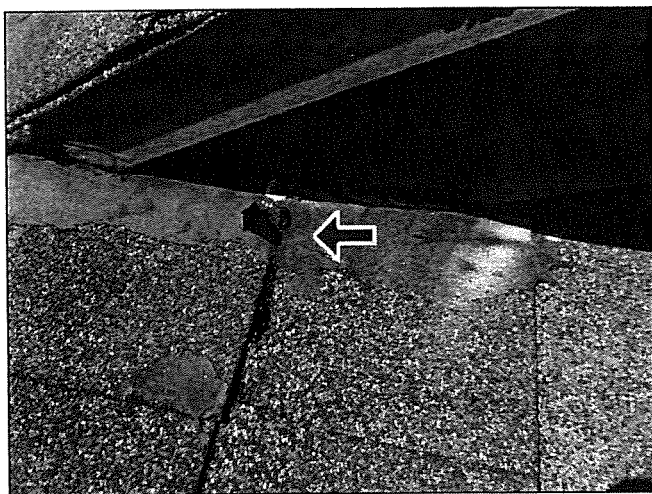
1.0A, 1.1A, 1.3A, 1.4A(1) & (2), 1.7A

RAFTERS 1.7A

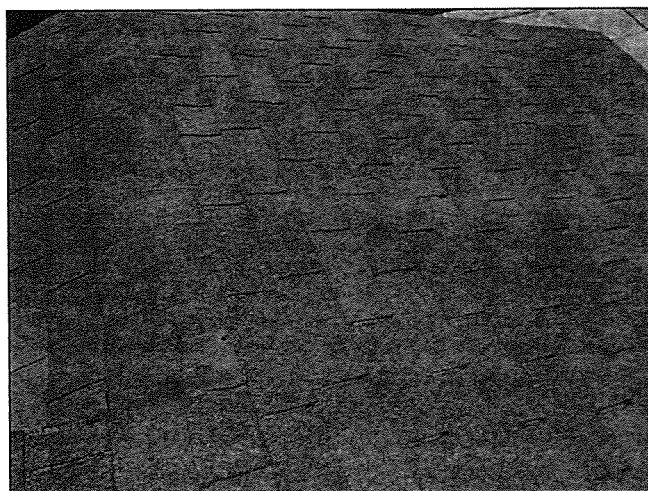
Electrical 1.10A (Attic)

~~GARAGE~~ 1.1A  
weathered,  
Cracked, torn, Shingles

**1.0.A** Missing cracked and weathered shingles noted at various areas of the house. Advise to have a Roofer inspect and repair as needed.



1.0.A Item 1(Picture)



1.0.A Item 2(Picture)



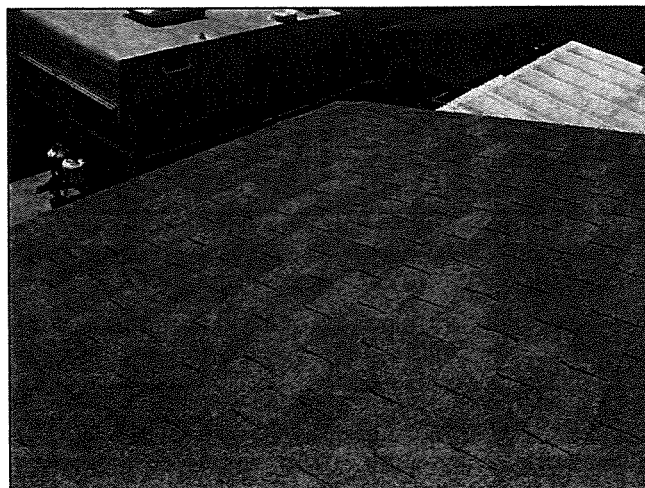
1.0.A Item 3(Picture)



1.0.A Item 4(Picture)



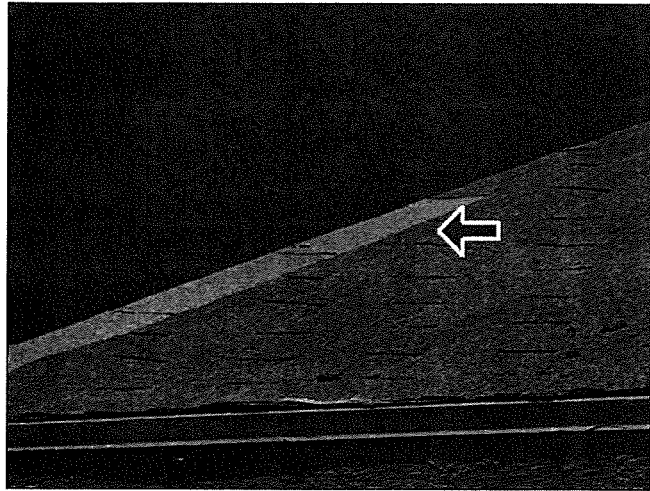
1.0.A Item 5(Picture)



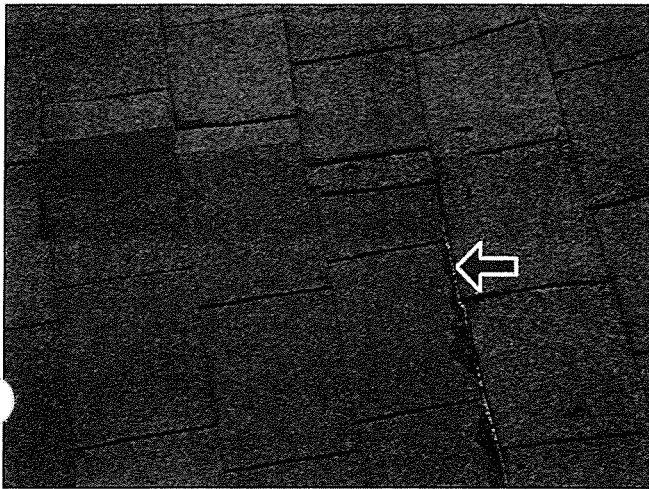
1.0.A Item 6(Picture)



1.0.A Item 7(Picture)



1.0.A Item 8(Picture)



1.0.A Item 9(Picture)



1.0.A Item 10(Picture)

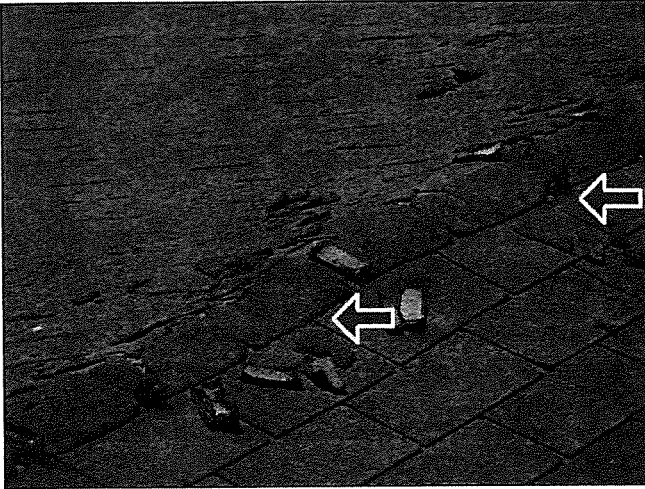


1.0.A Item 11(Picture)

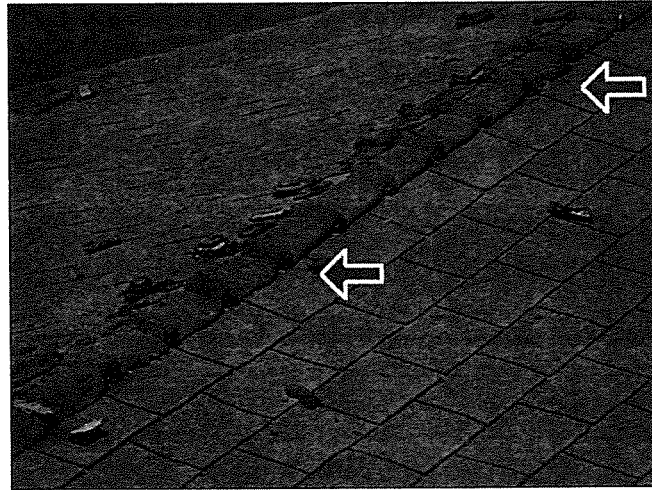


1.0.A Item 12(Picture)

**1.1.A** Cracked weathered and torn shingles noted at Ridge caps on the garage. Advise to have a Roofer inspect and repair as needed.

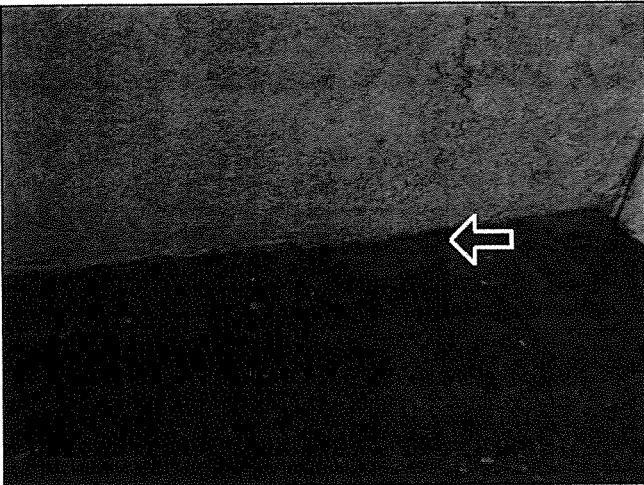


1.1.A Item 1(Picture)



1.1.A Item 2(Picture)

**1.3.A** No flashing installed at the front of the house along the siding. Advise to have a Roofer inspect and repair as needed.



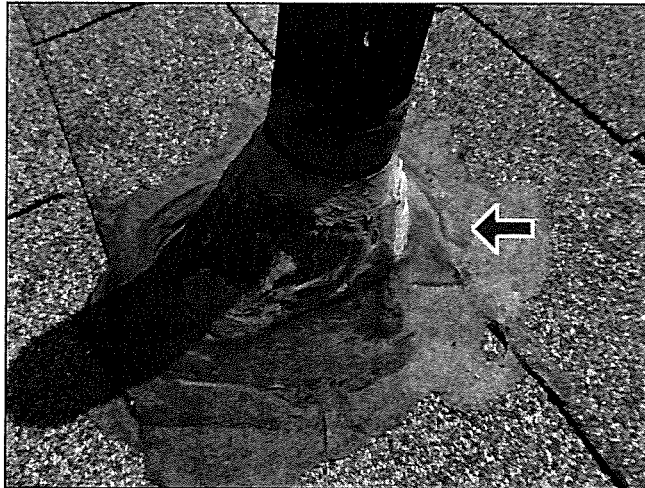
1.3.A Item 1(Picture)



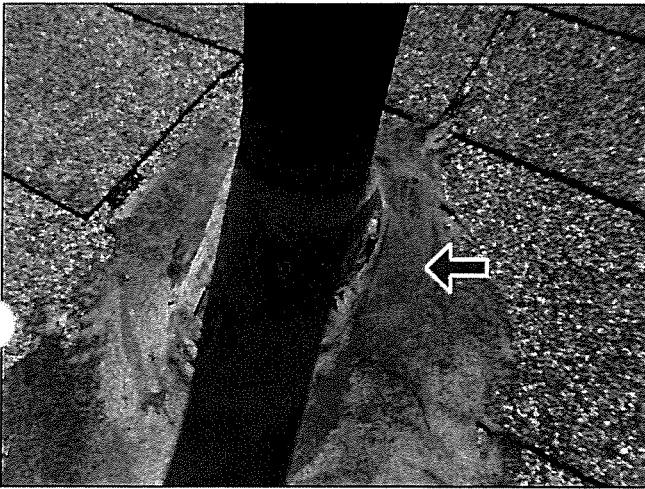
**1.4.A (1)** The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed. Advise to have a Roofer inspect and repair as needed.



1.4.A Item 1(Picture)



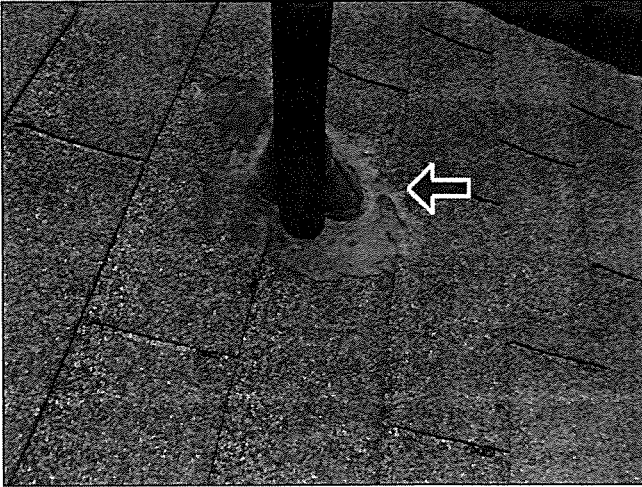
1.4.A Item 2(Picture)



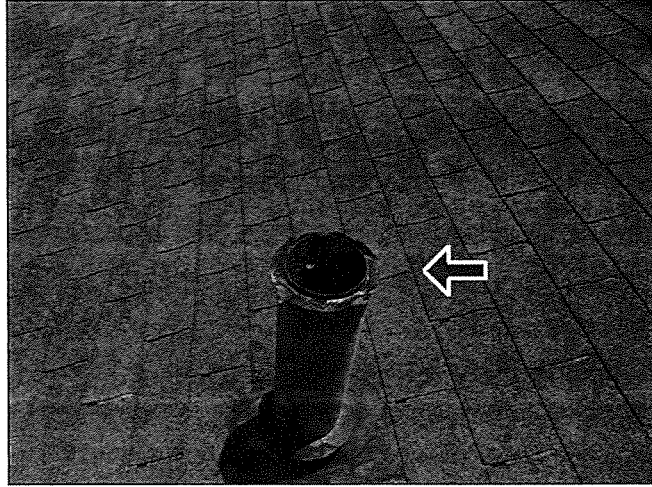
1.4.A Item 3(Picture)

(2) Boots are installed improperly at several areas of roof, boots are tarred around base and will need periodical maintenance.

Vent pipe cap is missing. Advise to replace as needed.



1.4.A Item 4(Picture)

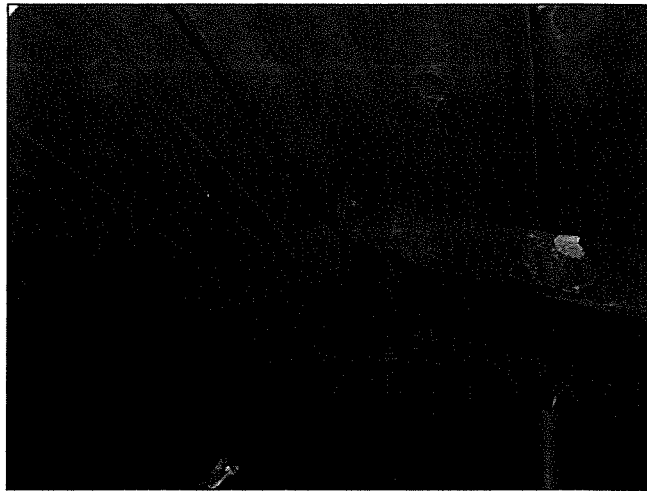


1.4.A Item 5(Picture)

**1.7.A** Rafter supports are not level along the Ridge. Advise to have a Contractor inspect and repair as needed.



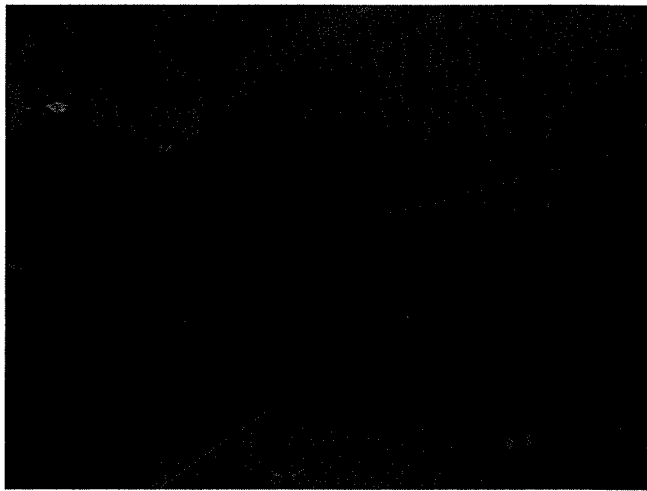
1.7.A Item 1(Picture)



1.7.A Item 2(Picture)



1.7.A Item 3(Picture)



1.7.A Item 4(Picture)

**1.9.A** View of the insulation.

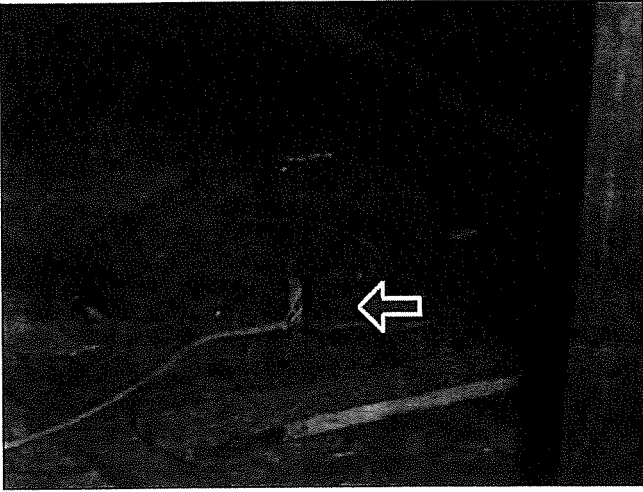


1.9.A Item 1(Picture)



1.9.A Item 2(Picture)

1.10.A (1) Several loose wire splice needs placing inside a box with a cover-plate at various areas in attic in attic. . I recommend a qualified licensed electrical contractor correct.



1.10.A Item 1(Picture)

(2) The attic is insulated and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. An electrical contractor should replace knob and tubing wires with updated wiring.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**1(B) . Unit 20807 1/2**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

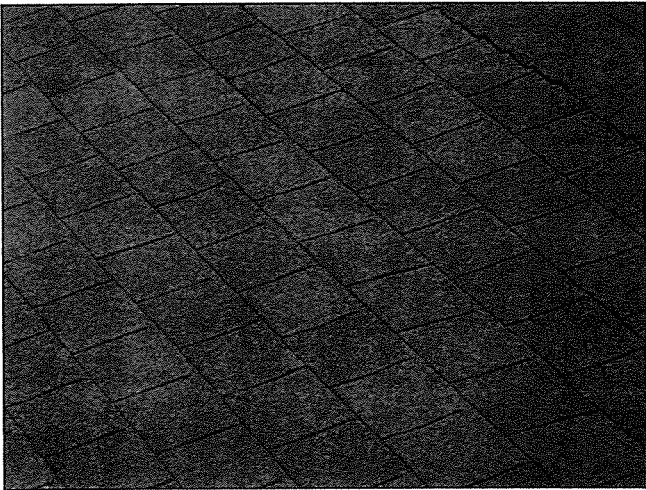
		Y	G	F	SC	N	Styles & Materials
1.0.B	ROOF COVERINGS				•		Viewed roof covering
1.1.B	RIDGE CAPS AND EDGES		•				from: Main House
1.2.B	ROOF CLEAR OF DEBRIS	•					Roof-Type: Gambrel
1.3.B	FLASHINGS/DRIP EDGE				•		Roof Covering: Composition Shingle
1.4.B	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				•		Chimney (exterior): N/A
1.5.B	ROOF VENTILATION		•				Sky Light(s): None
1.6.B	ATTIC ACCESS AND PANEL		•				Roof Ventilation: Passive
1.7.B	ROOF STRUCTURE AND ATTIC		•				Method used to observe attic: From entry
1.8.B	VENTILATION, FANS AND THERMOSTATIC CONTROLS (ATTIC)		•				Roof Structure: 2 X 4 Rafters Lateral bracing Common board
1.9.B	INSULATION IN ATTIC		•				Ceiling Structure: 2X4
1.10.B	VISIBLE ELECTRIC WIRING IN ATTIC		•				Attic info: Scuttle hole No Storage
1.11.B	LIGHT FIXTURE					•	Attic Insulation: Fiberglass
1.12.B	ANY DEBRIS IN ATTIC					•	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Comments:

Roof  
1.0B, 1.3B, 1.4B,

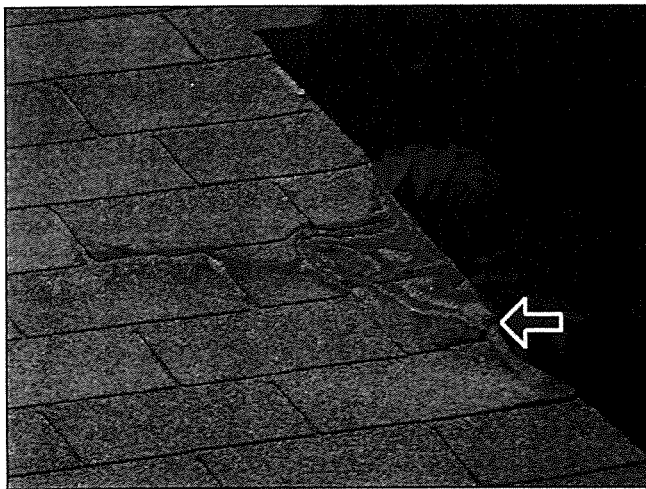
1.0.B Torn and weathered shingles noted at several areas. Advise to have a Roofer inspect and repair as needed.



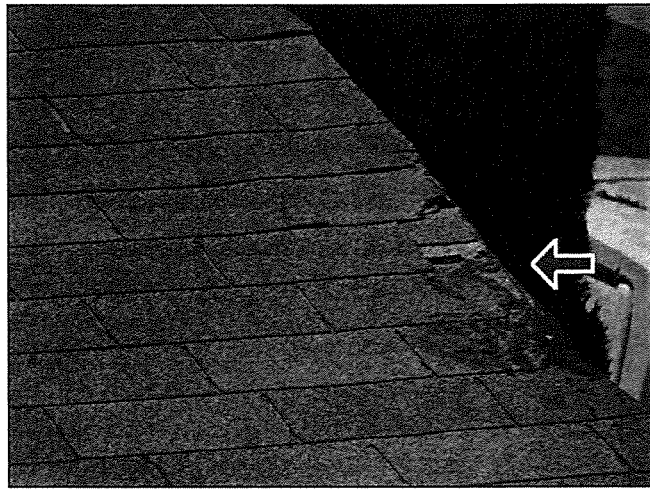
1.0.B Item 1(Picture)



1.0.B Item 2(Picture)



1.0.B Item 3(Picture)

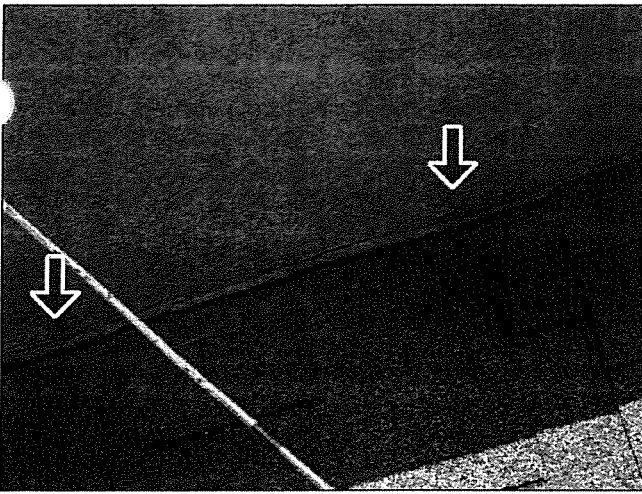


1.0.B Item 4(Picture)

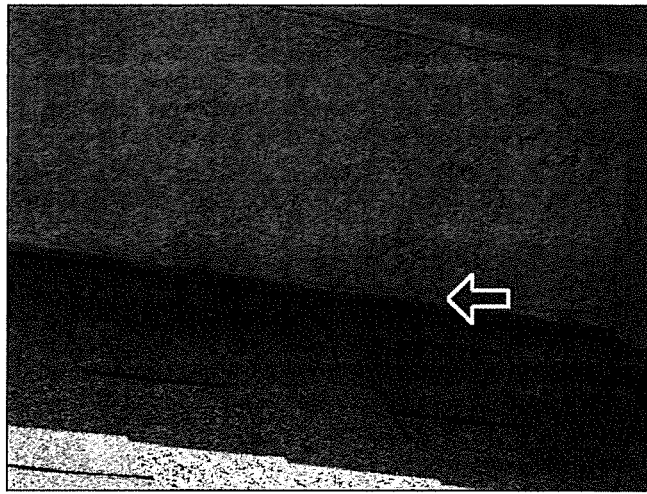


1.0.B Item 5(Picture)

**1.3.B** No flashing installed along the siding at the front of the house. Advise to have a Roofer inspect and repair as needed.

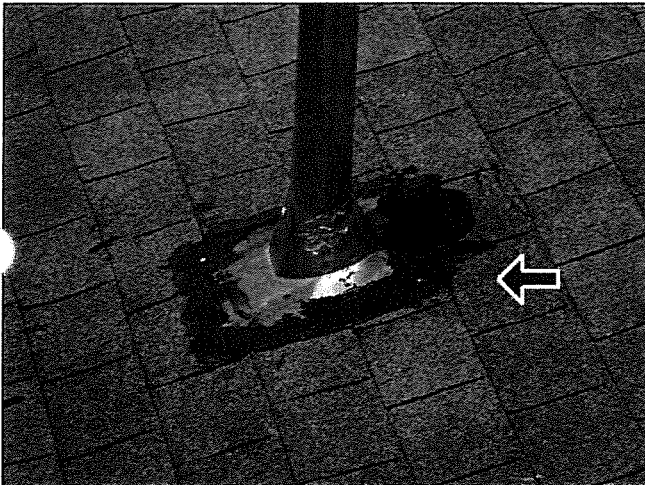


1.3.B Item 1(Picture)



1.3.B Item 2(Picture)

**1.4.B** Boots are installed improperly at several areas of roof, boots are tarred around base and will need periodical maintenance.



1.4.B Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2(A) . Unit 20807

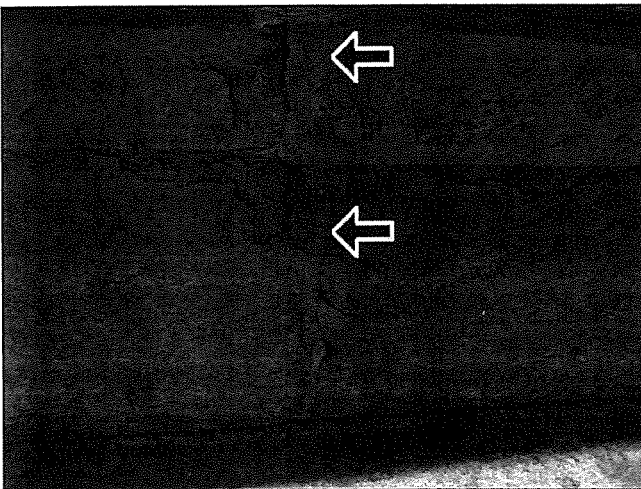
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		Y	G	F	SC	N	Styles & Materials
2.0.A	WALL CLADDING FLASHING AND TRIM		•				Siding: Cement stucco
2.1.A	DOORS (Exterior)		•				Siding Material: Cement-Fiber
2.2.A	WINDOWS				•		Exterior Entry Doors: Wood Patio Door
2.3.A	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•		Appurtenance: Porch Patio
2.4.A	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•		Driveway: Concrete
2.5.A	EAVES, SOFFITS AND FASCIAS		•				
2.6.A	PLUMBING WATER FAUCETS (hose bibs)		•				
2.7.A	OUTLETS (exterior)				•		
2.8.A	EXTERIOR LIGHTS AND ELECTRICAL				•		
2.9.A	OTHER				•		
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No		Y	G	F	SC	N	

### Comments:

2.2.A Window ledge is not sealed properly at the front porch.

2.3.A (1) Cracks noted to the concrete flooring at the front porch.



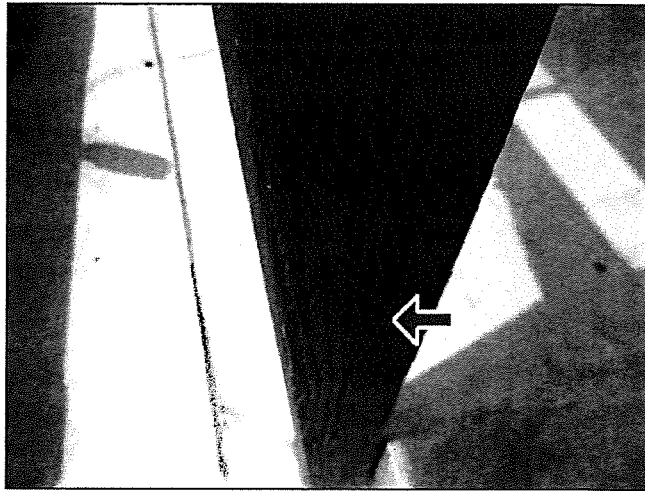
2.3.A Item 1(Picture)

(2) The patio awning is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 16 inches.

Decay noted to the awning post. Refer to the termite report.



2.3.A Item 2(Picture)



2.3.A Item 3(Picture)

**2.4.A** Cracks noted to the concrete driveway and walkway.

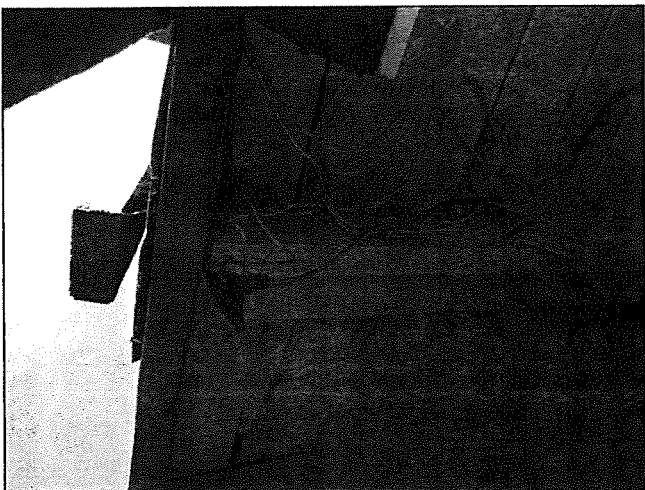
Uneven area noted to the concrete walkway right side of the house.



2.4.A Item 1(Picture)

**2.7.A** Exterior outlets are three prong grounded outlets. Advise to upgrade to GFCI with weather covers.

**2.8.A** Discontinued wires at the rear patio area should be removed.



2.8.A Item 1(Picture)

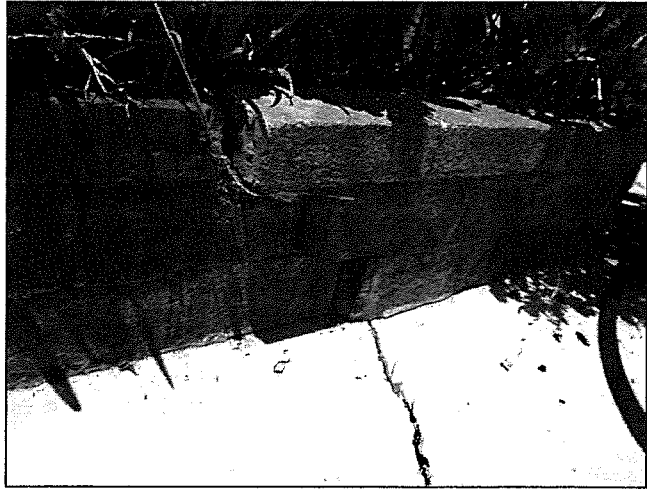
2.9.A Fencing at the front has been removed.

Bricks are damaged and loose at the front planter.

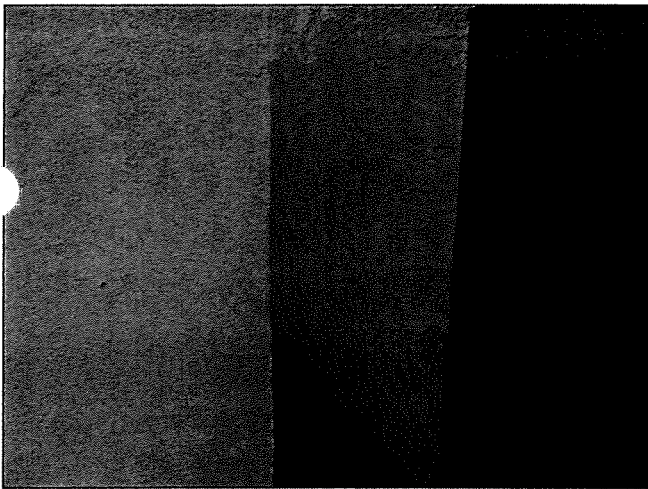
No common wall between properties.



2.9.A Item 1(Picture)



2.9.A Item 2(Picture)



2.9.A Item 3(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2(B) . Unit 20807 1/2

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		Y	G	F	SC	N	Styles & Materials
2.0.B	WALL CLADDING FLASHING AND TRIM		•				Siding: Cement stucco
2.1.B	DOORS (Exterior)		•				Siding Material: Cement-Fiber
2.2.B	WINDOWS		•				Exterior Entry Doors: Wood Patio Door
2.3.B	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•		Appurtenance: Patio
2.4.B	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•		Driveway: Concrete
2.5.B	EAVES, SOFFITS AND FASCIAS		•				
2.6.B	EXTERIOR LIGHTS AND ELECTRICAL				•		

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

**2.3.B** Uneven area noted to the concrete flooring at the left side of the house.

Cracks noted to the concrete flooring.

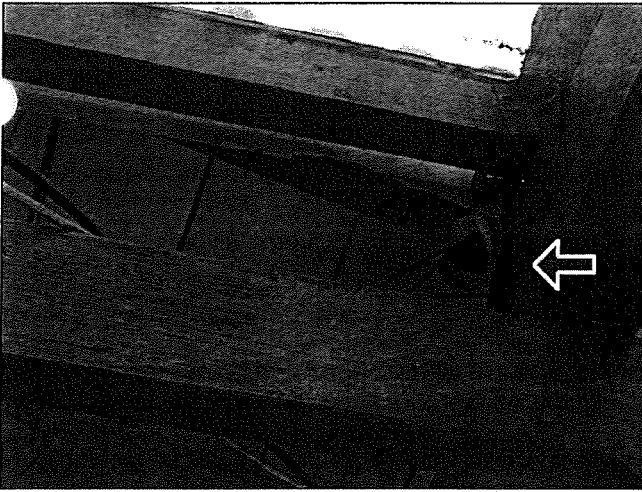


2.3.B Item 1(Picture)

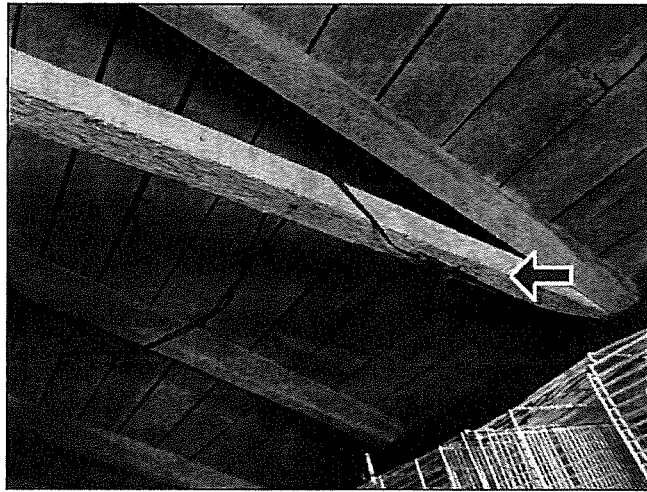
**2.4.B** Cracks noted to the concrete walkway.



**2.6.B** Improper wiring noted at the front for a light fixture. Advise to have a Electrician inspect and repair as needed.



2.6.B Item 1(Picture)



2.6.B Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

		Y	G	F	SC	N	Styles & Materials
3.0	GARAGE CEILINGS		•				Garage Door Type: One manual
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)		•				Garage Door Material: Wood
3.2	GARAGE FLOOR				•		Auto-opener
3.3	GARAGE WIRING				•		Manufacturer: N/A
3.4	GARAGE DOOR (S)				•		

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

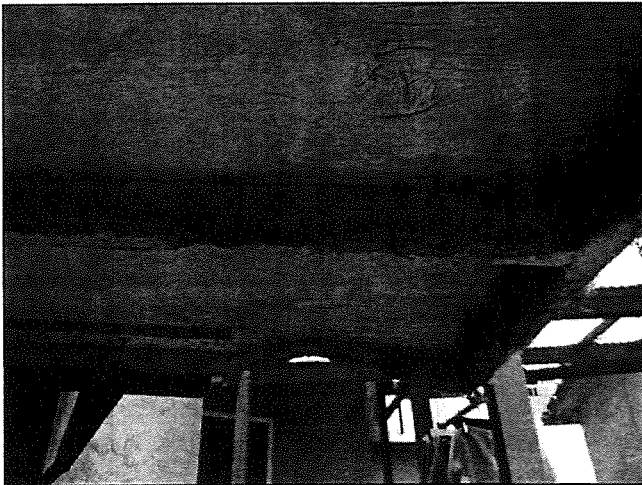
Y G F SC N

#### Comments:

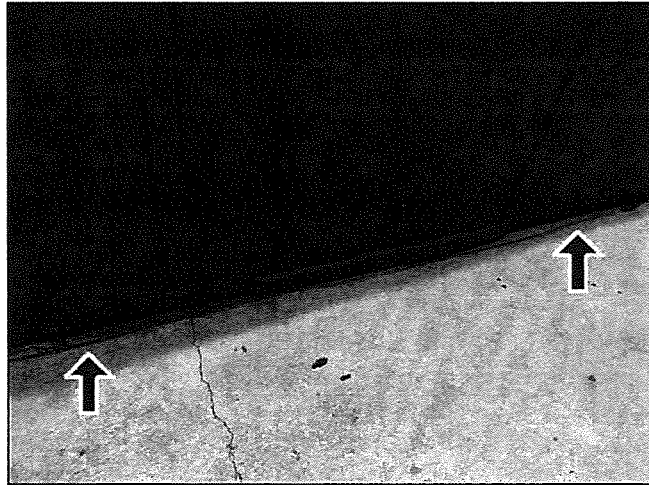
3.2 Cracks noted to the concrete flooring.

3.3 Loose and improper wires and open exposed splices noted in the garage. Advise to have a Electrician inspect and repair as needed.

3.4 Decay and damage noted to the garage door. Refer to the termite report.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

# 4(A) . Unit 20807

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		Y	G	F	SC	N	Styles & Materials
4.0.A	CEILINGS		.				Dishwasher: NONE
4.1.A	WALLS		.				Disposer Brand: SINKMASTER
4.2.A	FLOORS		.				Exhaust/Range hood: VENTED NUTONE
4.3.A	WINDOWS		.				Range/Oven: WHIRLPOOL
4.4.A	COUNTERS AND CABINETS				.		Microwave: NONE
4.5.A	PLUMBING DRAIN AND VENT SYSTEMS		.				Trash Compactors: NONE
4.6.A	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES				.		Cabinetry: Wood
4.7.A	OUTLETS WALL SWITCHES and FIXTURES				.		Countertop: Laminate
4.8.A	RANGES/OVENS/COOKTOPS		.				Clothes Dryer Vent
4.9.A	RANGE HOOD				.		Material: Flexible Metal
4.10.A	FOOD WASTE DISPOSER		.				Dryer Power Source: Gas Connection
4.11.A	CLOTHES DRYER VENT PIPING		.				
4.12.A	WASHER CONNECTIONS		.				

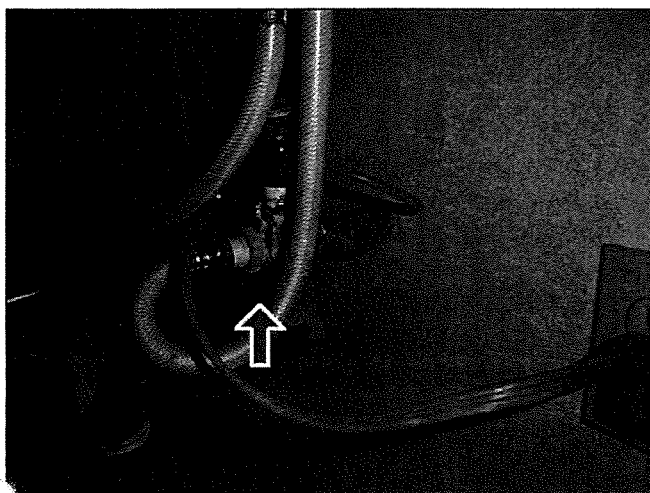
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

## Comments:

4.4.A Cabinet facings are weathered.

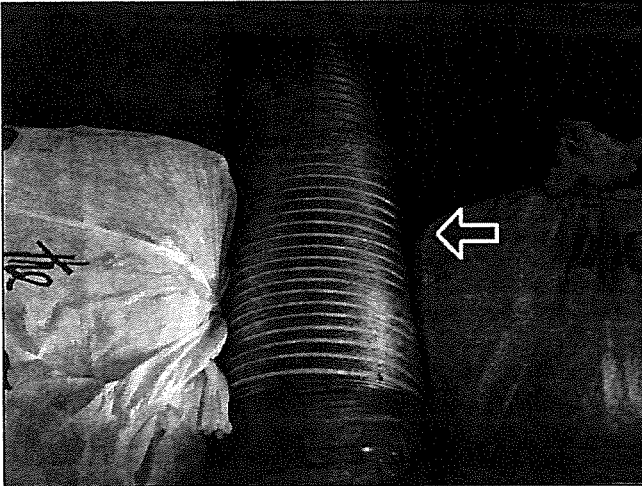
4.6.A Improper connection between copper and galvanized piping under the sink. Advise to have a Plumber inspect and repair as needed.



4.6.A Item 1(Picture)

4.7.A Three prong outlet at the left side of the sink should be upgraded to GFCI outlets.

4.9.A (1) Improper type of tubing used for vent pipe. Advise to replace with proper tubing.



4.9.A Item 1(Picture)

(2) Improper type of tubing tape used for vent pipe. Advise to replace with Aluminum tape.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4(B) . Unit 20807 1/2**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		Y	G	F	SC	N	Styles & Materials
4.0.B	CEILINGS		•				Dishwasher: NONE
4.1.B	WALLS		•				Disposer Brand: NONE
4.2.B	FLOORS				•		Exhaust/Range hood: NONE
4.3.B	WINDOWS		•				Range/Oven: AMANA
4.4.B	COUNTERS AND CABINETS		•				Microwave: NONE
4.5.B	PLUMBING DRAIN AND VENT SYSTEMS		•				Trash Compactors: NONE
4.6.B	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES		•				Cabinetry: Wood
4.7.B	OUTLETS WALL SWITCHES and FIXTURES				•		Countertop: Laminate
4.8.B	RANGES/OVENS/COOKTOPS				•		Clothes Dryer Vent
4.9.B	RANGE HOOD				•		Material: None

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Dryer Power Source:  
None

**Comments:**

**4.2.B** Grout is worn at the tiled flooring.

**4.7.B** Three prong outlets should be upgraded to GFCI outlets.

**4.8.B** Rear burners would not ignite properly. Advise to repair as needed.

**4.9.B** No range vent installed.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(A) . Unit 20807 Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.A	SMOKE DETECTORS					•	Ceiling Materials: Drywall
5.1.A	CEILINGS		•				Wall Material: Drywall
5.2.A	WALLS		•				Floor Covering(s): Tile
5.3.A	FLOORS		•				
5.4.A	OUTLETS/SWITCHES		•				
5.5.A	LIGHT FIXTURE		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(B) . Unit 20807 Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.B	SMOKE DETECTORS					•	Ceiling Materials: Acoustic
5.1.B	CEILINGS		•				Wall Material: Drywall
5.2.B	WALLS		•				Floor Covering(s): Tile
5.3.B	FLOORS		•				Window Types: Aluminum
5.4.B	DOORS				•		Window Manufacturer: UNKNOWN
5.5.B	WINDOWS		•				
5.6.B	OUTLETS/SWITCHES		•				
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No		Y	G	F	SC	N	

### Comments:

**5.4.B** Weather seal needed at the entry door.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(C) . Unit 20807 Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.C	SMOKE DETECTORS					•	Ceiling Materials: Drywall
5.1.C	CEILINGS		•				Wall Material: Drywall
5.2.C	WALLS		•				Floor Covering(s): Carpet
5.3.C	FLOORS		•				Closet Door: Sliders
5.4.C	DOORS				•		Window Types: Aluminum
5.5.C	WINDOWS		•				Window Manufacturer: UNKNOWN
5.6.C	OUTLETS/SWITCHES		•				
5.7.C	LIGHT FIXTURE		•				
5.8.C	CLOSET/RAILS		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

**5.4.C** Entry door is damaged at the spline.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5(D) . Unit 20807 Right Front Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.D	SMOKE DETECTORS					•	Ceiling Materials: Drywall
5.1.D	CEILINGS		•				Wall Material: Drywall
5.2.D	WALLS		•				Floor Covering(s): Carpet
5.3.D	FLOORS		•				Closet Door: Sliders
5.4.D	DOORS		•				Window Types: Aluminum
5.5.D	WINDOWS				•		Window Manufacturer: UNKNOWN
5.6.D	OUTLETS/SWITCHES		•				
5.7.D	LIGHT FIXTURE		•				
5.8.D	CLOSET/RAILS		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

**5.5.D** Bottom rollers are worn or damaged and window is difficult to open or close.

One window does not lock properly. Advise to repair as needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(E) . Unit 20807 Right Rear Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

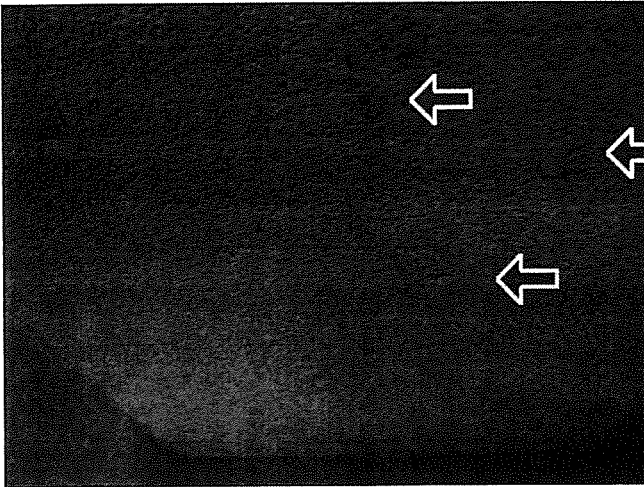
		Y	G	F	SC	N	Styles & Materials
5.0.E	SMOKE DETECTORS					•	Ceiling Materials: Acoustic
5.1.E	CEILINGS				•		Wall Material: Drywall
5.2.E	WALLS		•				Floor Covering(s): Carpet
5.3.E	FLOORS		•				Closet Door: Sliders
5.4.E	DOORS		•				Window Types: Aluminum
5.5.E	WINDOWS				•		Window Manufacturer: UNKNOWN
5.6.E	OUTLETS/SWITCHES		•				
5.7.E	CLOSET/RAILS		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

5.1.E Acoustic ceiling is peeling at several areas.



5.1.E Item 1(Picture)

5.5.E One window does not lock properly. Advise to repair as needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(F) . Unit 20807 Left Rear Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.F	SMOKE DETECTORS					•	Ceiling Materials: Acoustic
5.1.F	CEILINGS		•				Wall Material: Drywall
5.2.F	WALLS				•		Floor Covering(s): Carpet
5.3.F	FLOORS		•				Closet Door: Doors Missing
5.4.F	DOORS				•		Window Types: Aluminum
5.5.F	WINDOWS		•				Window Manufacturer: UNKNOWN
5.6.F	OUTLETS/SWITCHES		•				
5.7.F	CLOSET/RAILS				•		

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

5.2.F Patchwork noted to the wall at the doorway.



5.2.F Item 1(Picture)

5.4.F Entry door is missing.

5.7.F Closet doors are missing.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(G) . Unit 20807 1/2 Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Y	G	F	SC	N	Styles & Materials
5.0.G	SMOKE DETECTORS	.					<b>Ceiling Materials:</b> Sheetrock
5.1.G	CEILINGS		.				<b>Wall Material:</b> Sheetrock
5.2.G	WALLS		.				<b>Floor Covering(s):</b> Laminated T&G
5.3.G	FLOORS		.				<b>Closet Door:</b> Solid
5.4.G	DOORS		.				<b>Window Types:</b> Aluminum
5.5.G	WINDOWS		.				<b>Window Manufacturer:</b> UNKNOWN
5.6.G	OUTLETS/SWITCHES		.				
5.7.G	LIGHT FIXTURE		.				
5.8.G	CLOSET/RAILS		.				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6(A) . Unit 20807 Master Bedroom

		Y	G	F	SC	N	Styles & Materials
6.0.A	CEILING				•		Exhaust Fans: Fan only
6.1.A	WALLS				•		
6.2.A	FLOOR		•				
6.3.A	COUNTERS CABINETS AND FIXTURES		•				
6.4.A	SHOWER STALL/BATHTUB				•		
6.5.A	DOORS		•				
6.6.A	WINDOWS		•				
6.7.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•				
6.8.A	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•				
6.9.A	OUTLETS SWITCHES AND FIXTURES		•				
6.10.A	EXHAUST FAN		•				

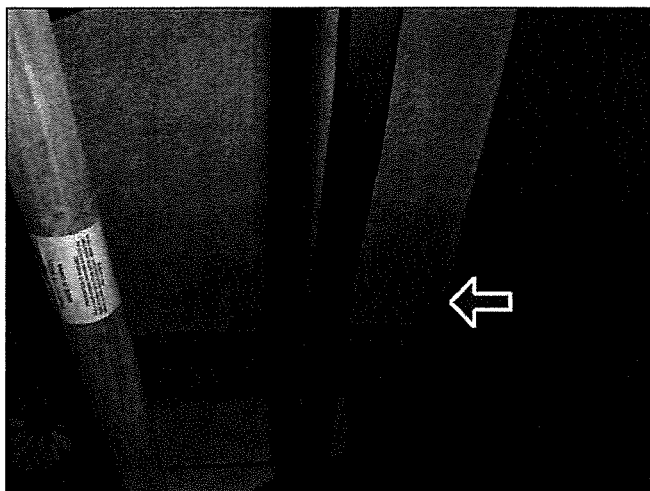
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

### Comments:

**6.0.A** Mildew noted to the ceiling.

**1.A** Water damage Mold/Mildew noted to the wall and base trims behind the toilet. Advise to have a Contractor inspect and repair as needed.



6.1.A Item 1(Picture)



6.1.A Item 2(Picture)

**6.4.A** Chips noted to the bathtub liner.

## 6(B) . Unit 20807 Private Bath

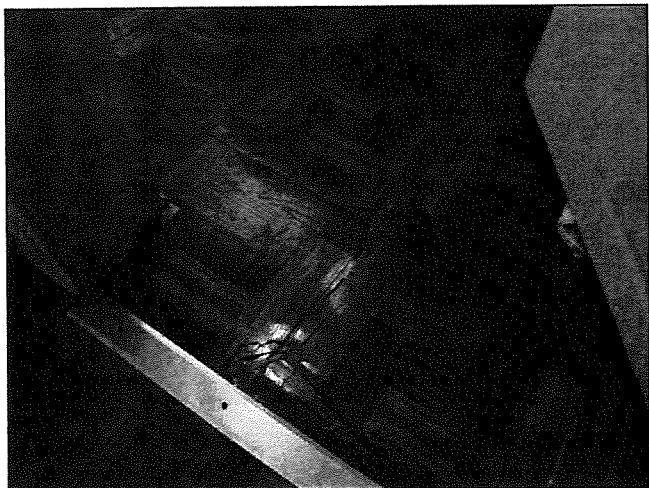
		Y	G	F	SC	N	Styles & Materials
6.0.B	CEILING		•				Exhaust Fans: None
6.1.B	WALLS		•				
6.2.B	FLOOR				•		
6.3.B	COUNTERS CABINETS AND FIXTURES				•		
6.4.B	SHOWER STALL/BATHTUB		•				
6.5.B	DOORS		•				
6.6.B	WINDOWS		•				
6.7.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•				
6.8.B	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•				
6.9.B	OUTLETS SWITCHES AND FIXTURES				•		
		Y	G	F	SC	N	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

### Comments:

**6.2.B** Subfloor is damaged and decayed at the front of the shower stall. Advise to have a Contractor inspect and repair as needed.

Self adhesive tiles are lifting and damaged at several areas.



6.2.B Item 1(Picture)



6.2.B Item 2(Picture)

**6.3.B** Cabinet facings are weathered.

**6.9.B** GFCI (Ground Fault Circuit Interrupter) outlet at the private bath is damaged or defective wont "trip" when tested. . A qualified licensed electrical contractor should correct as needed.

**6(C) . Unit 20807 Hall Bath**

		Y	G	F	SC	N	Styles & Materials
6.0.C	CEILING				•		Exhaust Fans: Fan only
6.1.C	WALLS				•		
6.2.C	FLOOR		•				
6.3.C	COUNTERS CABINETS AND FIXTURES		•				
6.4.C	SHOWER STALL/BATHTUB		•				
6.5.C	DOORS		•				
6.6.C	WINDOWS		•				
6.7.C	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		•				
6.8.C	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•				
6.9.C	OUTLETS SWITCHES AND FIXTURES				•		
6.10.C	EXHAUST FAN		•				

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

**Comments:**

**6.0.C** Joint tape is peeling and lifting along the wall.

**1.C** Cracks noted to the drywall at several areas.

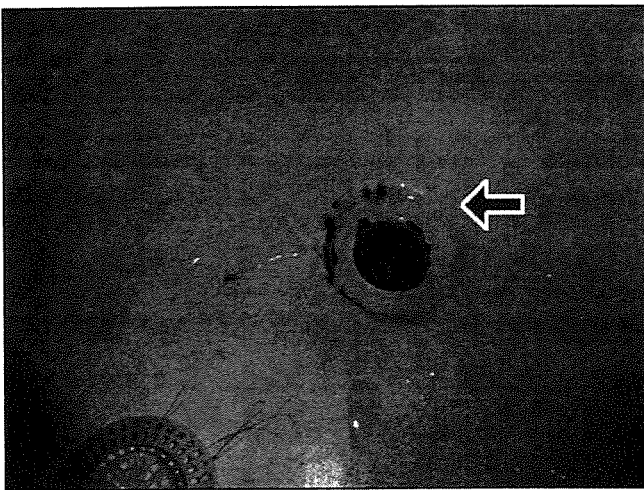
**6.9.C** GFCI (Ground Fault Circuit Interrupter) outlet at the hall bath is damaged or defective wont "trip" when tested. . A qualified licensed electrical contractor should correct as needed.

**6(D) . Unit 20807 1/2 Bath**

		Y	G	F	SC	N	Styles & Materials
6.0.D	CEILING		.				Exhaust Fans: None
6.1.D	WALLS		.				
6.2.D	FLOOR		.				
6.3.D	COUNTERS CABINETS AND FIXTURES		.				
6.4.D	SHOWER STALL/BATHTUB				.		
6.5.D	DOORS		.				
6.6.D	WINDOWS		.				
6.7.D	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		.				
6.8.D	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		.				
6.9.D	OUTLETS SWITCHES AND FIXTURES				.		
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No		Y	G	F	SC	N	

**Comments:**

**6.4.D** Bathtub is rusted and decayed around the drain. Advise to repair as needed.



6.4.D Item 1(Picture)

**6.9.D** One "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) . . .



**7(A) . Unit 20807**

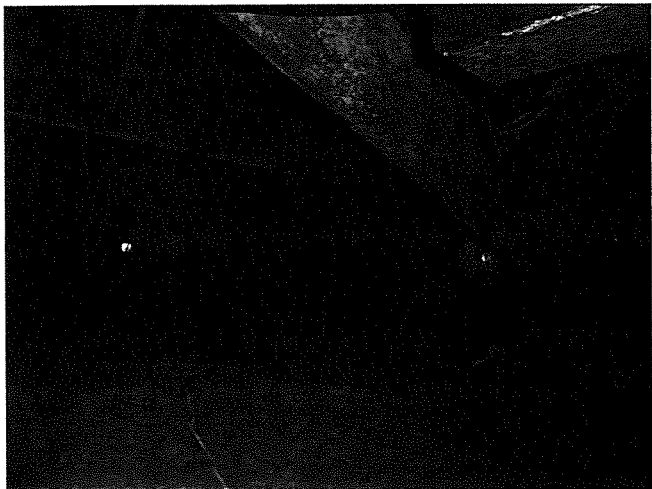
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		Y	G	F	SC	N	Styles & Materials
7.0.A	COLUMNS PIERS OR STANDS		•				Foundation: Poured concrete Raised Foundation
7.1.A	WALLS (Structural)				•		Floor Structure: Wood joists Wood beams
7.2.A	FLOORS (Structural)				•		Wall Structure: Wood
7.3.A	CEILINGS (structural)		•				Method used to observe
7.4.A	INSULATION UNDER FLOOR SYSTEM					•	Crawlspace: Crawled
7.5.A	VENTILATION OF FOUNDATION AREA (crawlspce or basement)	•					Columns or Piers: Concrete piers Supporting walls
7.6.A	HOUSE ANCHORED	•					Floor System Insulation: NONE

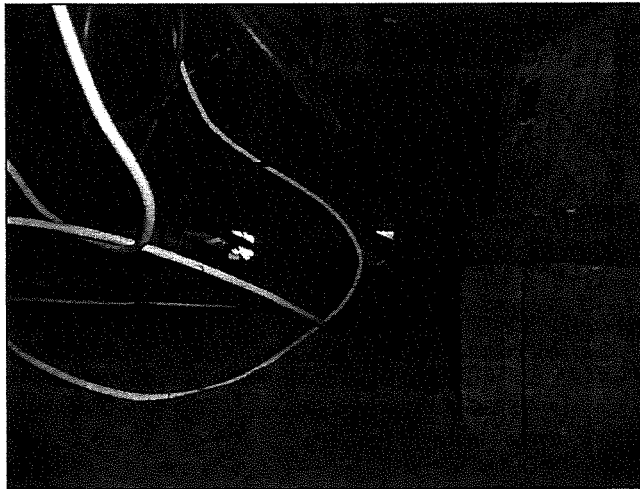
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

**Comments:**

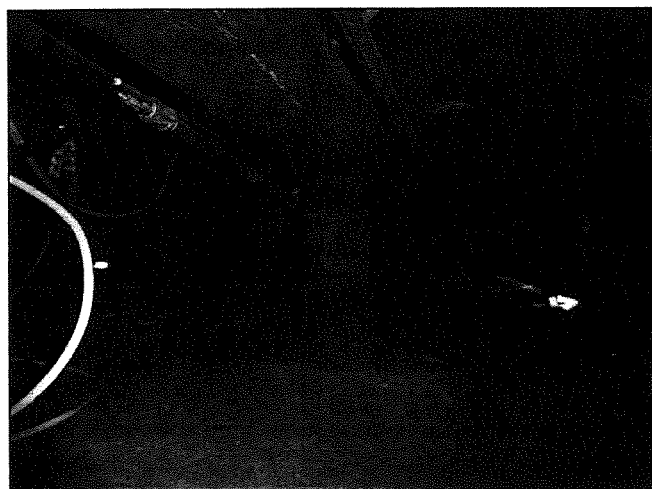
7.0.A View of the post piers and girders.



7.0.A Item 1(Picture)



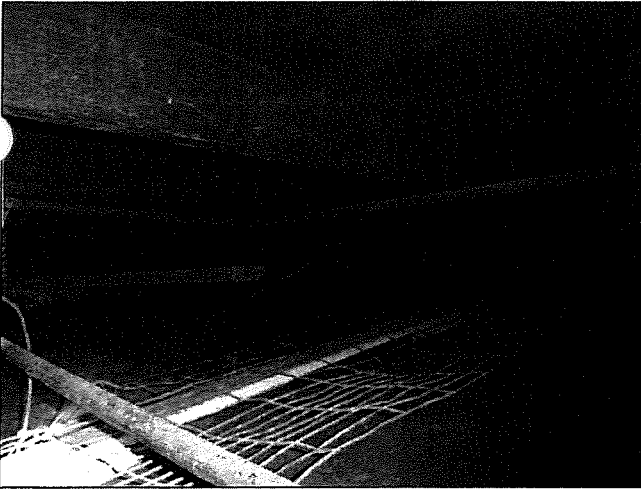
7.0.A Item 2(Picture)



7.0.A Item 3(Picture)



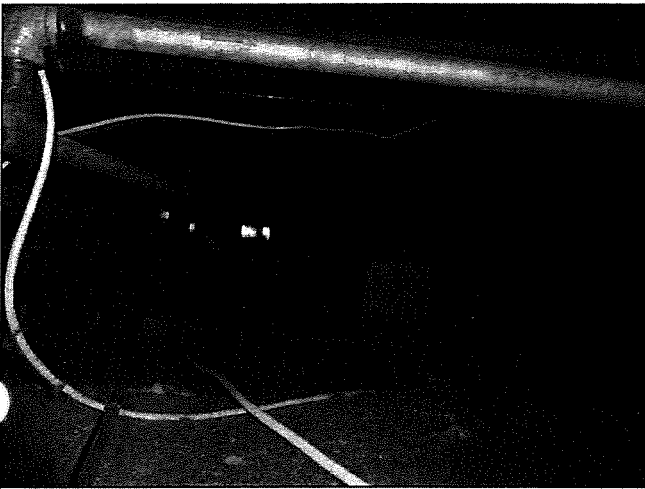
7.0.A Item 4(Picture)



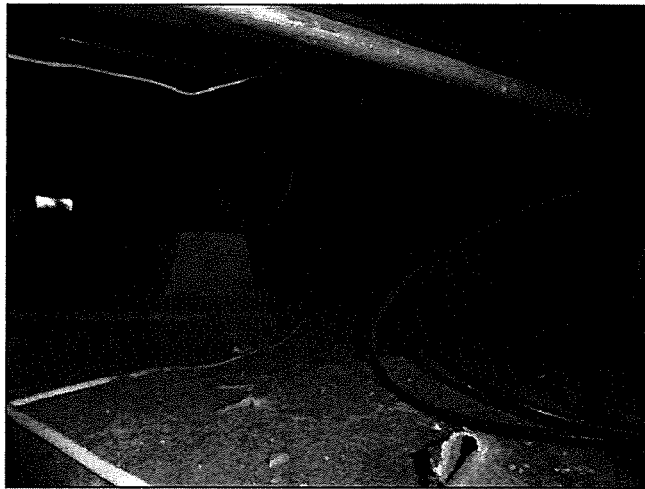
7.0.A Item 5(Picture)



7.0.A Item 6(Picture)



7.0.A Item 7(Picture)



7.0.A Item 8(Picture)

**7.1.A** Foundation walls are deteriorated at various areas and cracks noted at several areas, no repairs needed or foreseen at this time however since opinions vary I recommend a Contractor inspect further.

**7.2.A** Decay and water damage noted to the subfloor girder and common boards in the crawlspace under the master bath from leaking water. Advise to have a Contractor inspect and repair as needed.

Subfloor is not level at several areas of the house. Advise to have a Contractor inspect and repair as needed.



7.2.A Item 1(Picture)



7.2.A Item 2(Picture)



7.2.A Item 3(Picture)



7.2.A Item 4(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7(B) . Unit 20807 1/2**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		Y	G	F	SC	N	Styles & Materials
7.0.B	COLUMNS PIERS OR STANDS		•				Foundation: Poured concrete Raised Foundation
7.1.B	WALLS (Structural)		•				Floor Structure: Wood joists Wood beams
7.2.B	FLOORS (Structural)				•		Wall Structure: Wood
7.3.B	CEILINGS (structural)		•				Method used to observe
7.4.B	INSULATION UNDER FLOOR SYSTEM					•	Crawlspace: From entry
7.5.B	VENTILATION OF FOUNDATION AREA (crawlspce or basement)		•				Columns or Piers: Concrete piers Supporting walls
7.6.B	HOUSE ANCHORED	•					Floor System Insulation: NONE

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

**Comments:**

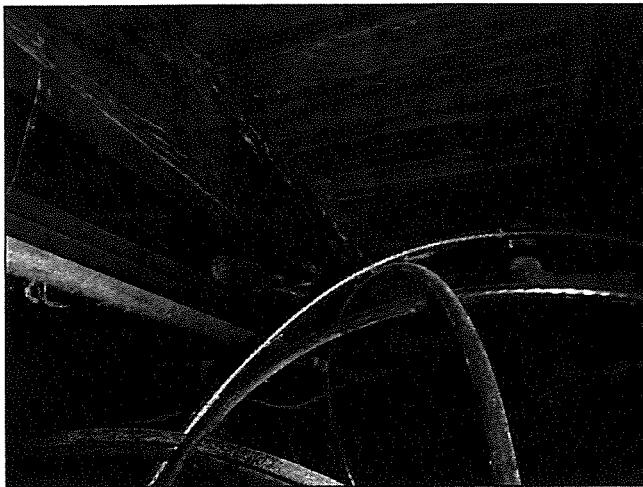
**7.0.B View of the post piers and girders.**



7.0.B Item 1(Picture)



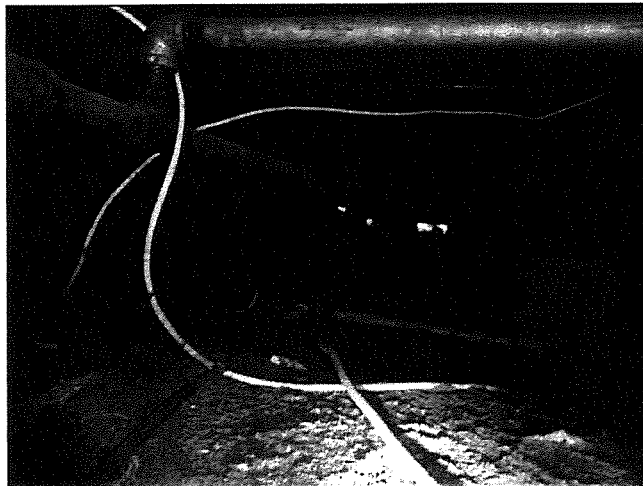
7.0.B Item 2(Picture)



7.0.B Item 3(Picture)



7.0.B Item 4(Picture)



7.0.B Item 5(Picture)

**7.2.B** Decay noted to the subfloor under the kitchen and bath. Advise to have a Contractor inspect and repair as needed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8(A) . Unit 20807

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		Y	G	F	SC	N	Styles & Materials
8.0.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•		Water Source: Public
8.1.A	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•		Water Filters: None
8.2.A	VOLUME PRESSURE		•				Plumbing Water Supply (into home): Copper
8.3.A	HOT WATER SYSTEMS, EXPANSION TANK, CONTROLS, CHIMNEYS, FLUES VENTS AND LOCATION		•				Plumbing Water Distribution (inside home): Copper
8.4.A	WATER HEATER STRAPPED	•					Washer Drain Size: 1 1/2" Diameter (undersized)
8.5.A	TPI PRESSURE VALVE PIPE INSTALLED	•					Plumbing Waste Line: Cast iron ABS
8.6.A	WATER HEATER DRAIN PAN INSTALLED					•	Water Heater Power Source: Gas (quick recovery)
8.7.A	WATER HEATER RAISED FROM GROUND					•	Water Heater Capacity: 40 Gallon (1-2 people)
8.8.A	MAIN WATER HEATER SHUT-OFF VALVE/DRAIN VALVE		•				Manufacture: BRADFORD-WHITE
8.9.A	MAIN FUEL SHUT OFF		•				Water Heater Location: Exterior Cabinet
8.10.A	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		•				
8.11.A	EARTHQUAKE SHUT OFF VALVE AND OR WRENCH INSTALLED AT THE GAS METER					•	

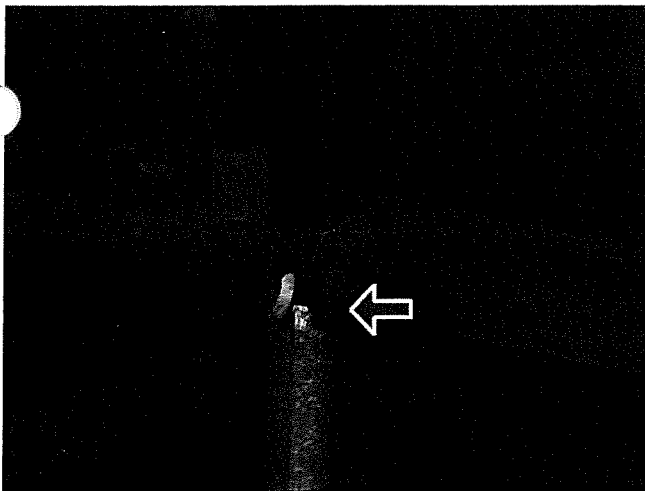
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Comments:



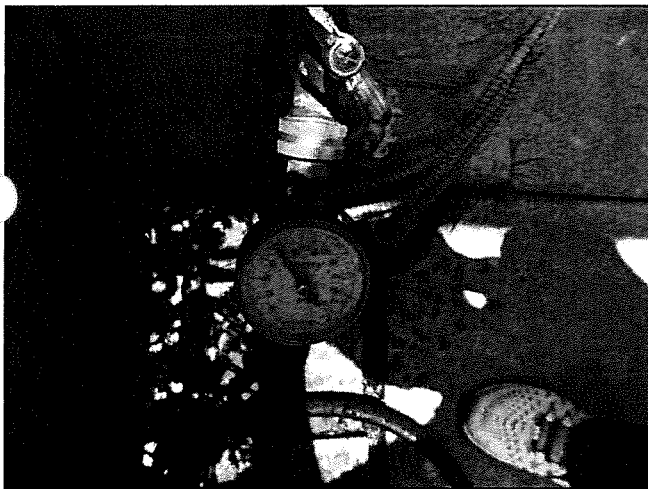
**8.0.A** Plumbing vent pipe is disconnected in the attic. Advise to have a Plumber inspect and repair as needed.



8.0.A Item 1(Picture)

**8.1.A** Plumbing supply line is leaking in the crawlspace under the bath. Advise to have a Plumber inspect and repair as needed.

**8.2.A** Volume pressure is good, 80 PSI.

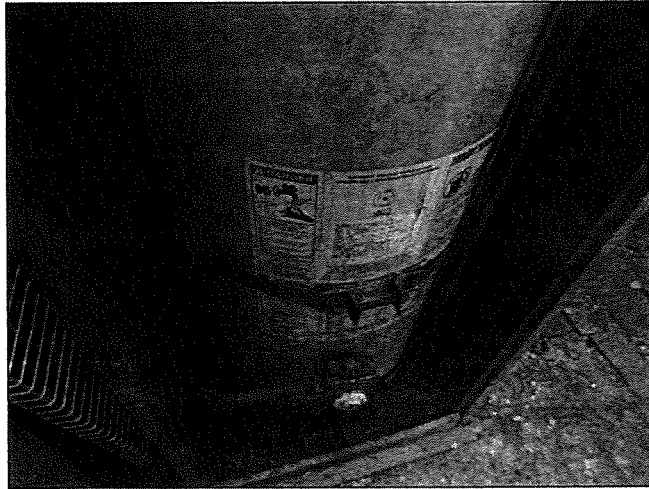


8.2.A Item 1(Picture)

### 8.3.A View of the water heater.

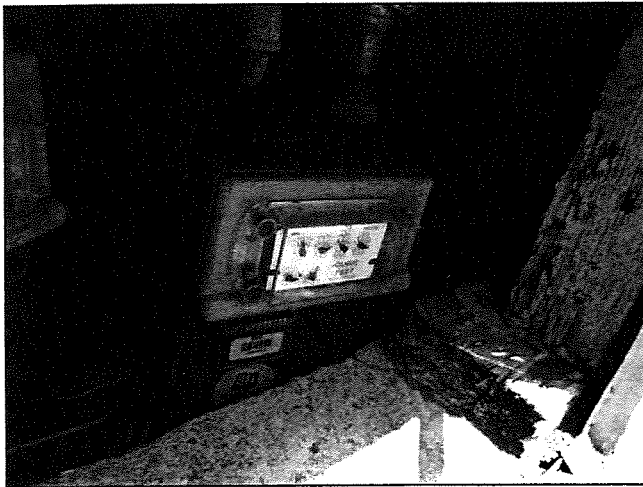


8.3.A Item 1(Picture)

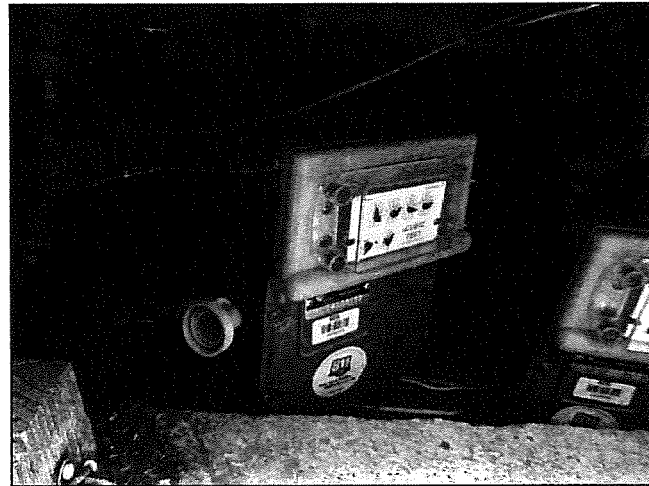


8.3.A Item 2(Picture)

### 8.10.A View of the gas meter.



8.10.A Item 1(Picture)



8.10.A Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8(B) . Unit 20807 1/2

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Y G F SC N Styles & Materials

8.0.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•	
8.1.B	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•			
8.2.B	HOT WATER SYSTEMS, EXPANSION TANK, CONTROLS, CHIMNEYS, FLUES VENTS AND LOCATION		•			
8.3.B	WATER HEATER STRAPPED	•			•	
8.4.B	TPI PRESSURE VALVE PIPE INSTALLED				•	•
8.5.B	WATER HEATER DRAIN PAN INSTALLED					•
8.6.B	WATER HEATER RAISED FROM GROUND					•
8.7.B	MAIN WATER HEATER SHUT-OFF VALVE/DRAIN VALVE		•			
8.8.B	MAIN FUEL SHUT OFF		•			
8.9.B	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		•			
8.10.B	EARTHQUAKE SHUT OFF VALVE AND OR WRENCH INSTALLED AT THE GAS METER					•

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

**Water Source:**  
Public

**Water Filters:**  
None

**Plumbing Water Supply**  
(into home):  
Copper

**Plumbing Water**  
**Distribution (inside home):**  
Copper

**Washer Drain Size:**  
1 1/2" Diameter  
(undersized)

**Plumbing Waste Line:**  
ABS

**Water Heater Power**  
**Source:**  
Gas (quick recovery)

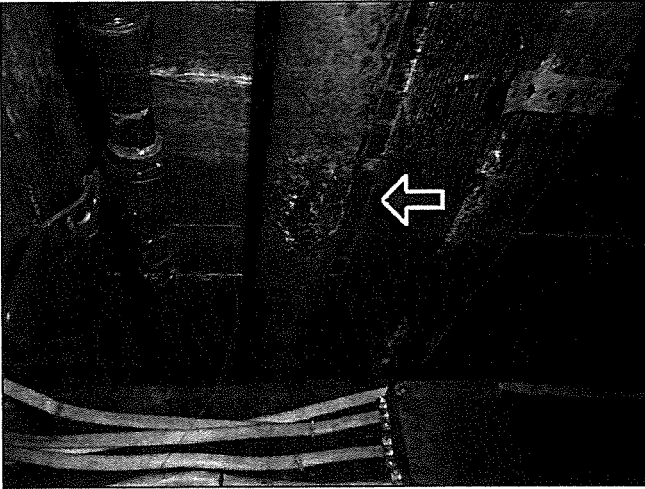
**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Manufacture:**  
RHEEM

**Water Heater Location:**  
Exterior Cabinet

**Comments:**

**8.0.B** Plumbing waste line is oozing or deteriorated in the crawlspace.



8.0.B Item 1(Picture)

**8.2.B** View of the water heater.



8.2.B Item 1(Picture)



8.2.B Item 2(Picture)

**8.3.B** Water heater is not strapped properly. Advise to strap with two proper size straps around the water heater then anchor to the wall studs.

**8.4.B** The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9(A) . Unit 20807

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their capacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

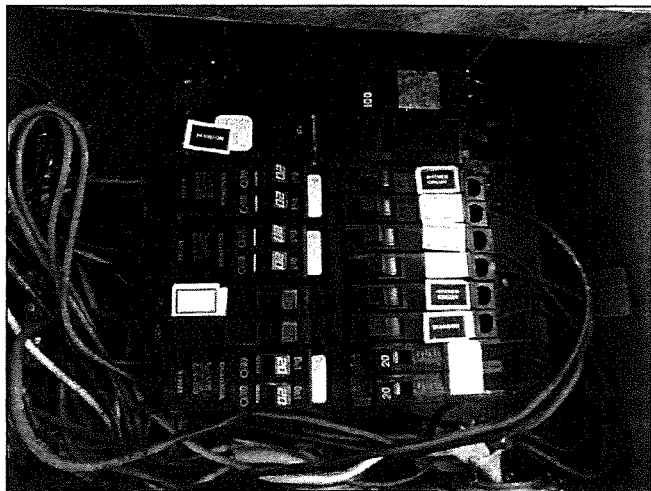
		Y	G	F	SC	N	Styles & Materials
9.0.A	SERVICE ENTRANCE CONDUCTORS		•				Electrical Service
9.1.A	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		•				Conductors: Overhead service
9.2.A	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		•				Panel capacity: 100 AMP
9.3.A	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•				Panel Type: Circuit breakers
9.4.A	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE		•				Electric Panel Manufacturer: MURRAY
9.5.A	LOCATION OF MAIN AND DISTRIBUTION PANELS		•				Branch wire 15 and 20 AMP: Copper
9.6.A	CIRCUIT BREAKERS LABELED				•	•	Wiring Methods: Romex
9.7.A	SMOKE DETECTORS	•					
9.8.A	CARBON MONOXIDE DETECTORS				•	•	

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

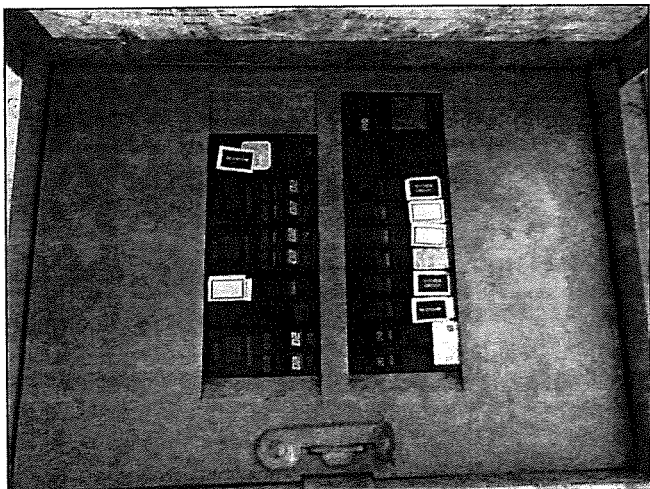
### Comments:

9.2.A View of the wiring inside the panel.



9.2.A Item 1(Picture)

**9.6.A** View of unlabeled panel. Advise to label panel.



9.6.A Item 1(Picture)

**9.7.A** The smoke detector should be tested at common hallway and bedrooms upon moving in to home.

**9.8.A** There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

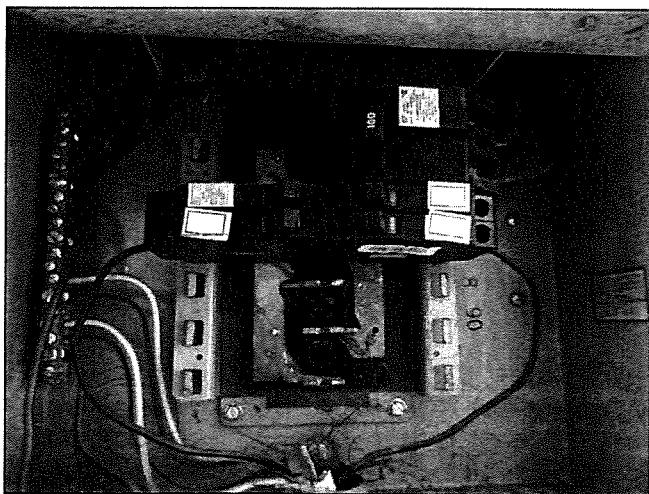
## 9(B) . Unit 20807 1/2

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their capacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		Y	G	F	SC	N	Styles & Materials
9.0.B	SERVICE ENTRANCE CONDUCTORS		.				Electrical Service
9.1.B	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		.				Conductors: Overhead service
9.2.B	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		.				Panel capacity: 100 AMP
9.3.B	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		.				Panel Type: Circuit breakers
9.4.B	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE		.				Electric Panel Manufacturer: MURRAY
9.5.B	LOCATION OF MAIN AND DISTRIBUTION PANELS		.				Branch wire 15 and 20 AMP: Copper
9.6.B	CIRCUIT BREAKERS LABELED				.	.	Wiring Methods: Romex
9.7.B	SMOKE DETECTORS	.					
9.8.B	CARBON MONOXIDE DETECTORS				.	.	
Y= Yes, G= Good, F= Fair, SC= See Comments, N= No		Y	G	F	SC	N	

### Comments:

9.2.B View of the wiring inside the panel.



9.2.B Item 1(Picture)

**9.6.B** View of unlabeled panel. Advise to label panel.



**9.6.B** Item 1(Picture)

**9.7.B** The smoke detector should be tested at common hallway and bedrooms upon moving in to home.

**9.8.B** There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 10(A) . Unit 20807

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		Y	G	F	SC	N	Styles & Materials
10.0.A	HEATING EQUIPMENT				•		Heat Type: Wall Heater
10.1.A	GAS LINE/VALVE		•				Energy Source: Gas
10.2.A	NORMAL OPERATING CONTROLS		•				Number of Heat Systems
10.3.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM					•	(excluding wood): One
10.4.A	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		•				Manufacture: WILLIAMS

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

Y G F SC N

Ductwork:  
N/A

Filter Type:  
N/A

Filter Size:  
N/A

Types of Fireplaces:  
None

Operable Fireplaces:  
None

Number of Woodstoves:  
None

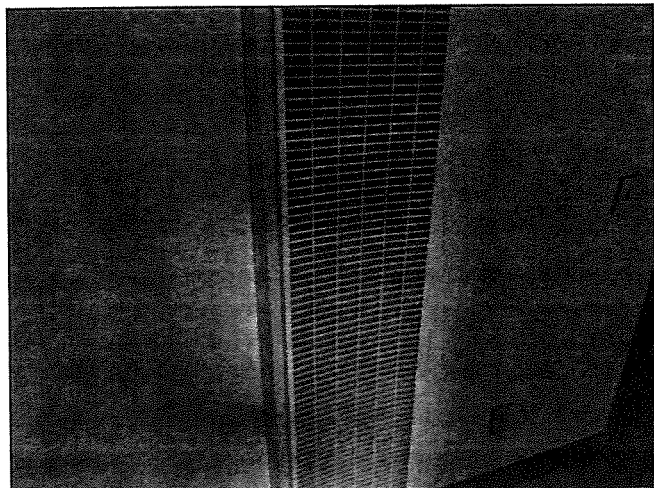
Central Air Manufacturer:  
NONE

Number of AC Only Units:  
None

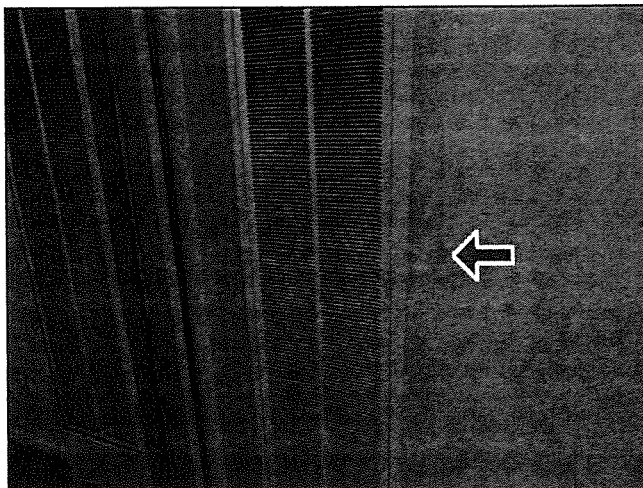
Comments:

**10.0.A** Could not test wall heater, pilot is shut off. Advise to have the Gas Company light and inspect and needed.

Advise to remove the wall heater from the bedroom.



10.0.A Item 1(Picture)



10.0.A Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10(B) . Unit 20807 1/2**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		Y	G	F	SC	N	Styles & Materials
10.0.B	HEATING EQUIPMENT				•		Heat Type: Wall Heater
10.1.B	GAS LINE/VALVE		•				Energy Source: Gas
10.2.B	NORMAL OPERATING CONTROLS		•				Number of Heat Systems (excluding wood): One
10.3.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM					•	Manufacture: WILLIAMS
10.4.B	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		•				Ductwork: N/A Filter Type: N/A Filter Size: N/A Types of Fireplaces: None Operable Fireplaces: None Number of Woodstoves: None Central Air Manufacturer: NONE Number of AC Only Units: None

Y= Yes, G= Good, F= Fair, SC= See Comments, N= No

**Comments:**

**10.0.B** Could not test wall heater, pilot is shut off. Advise to have the Gas Company light and inspect and needed.



0.0.B Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



### PRO INSPECTIONS

1101 View Crest Court  
Corona CA 92882  
(714) 692-6624  
(951) 734-7381

**Customer**  
Henry Espiritu

**Address**  
20807 Margaret Street  
Carson CA 90745

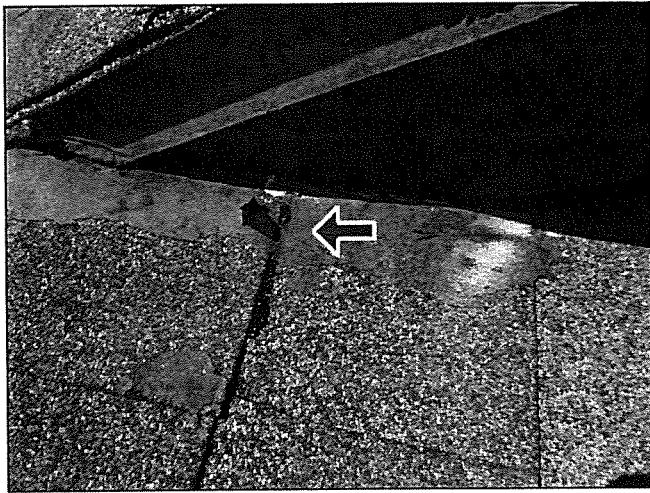
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1(A). Unit 20807

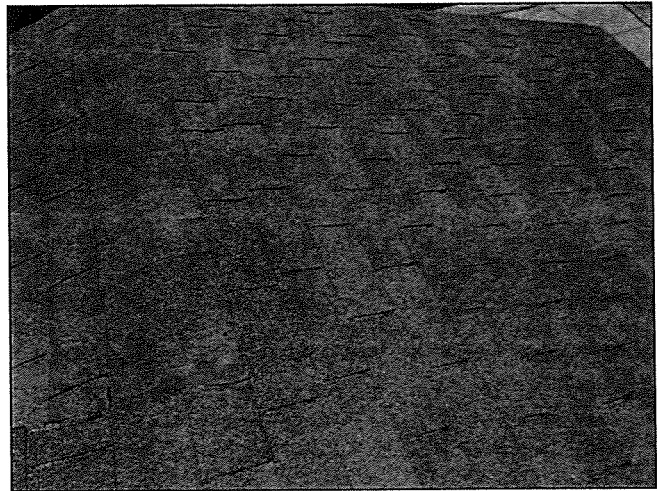
#### 1.0.A ROOF COVERINGS

##### **See Comments**

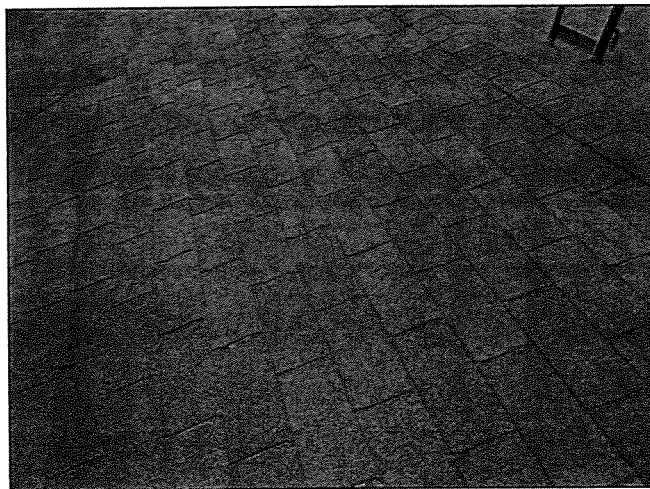
Missing cracked and weathered shingles noted at various areas of the house. Advise to have a Roofer inspect and repair as needed.



1.0.A Item 1(Picture)



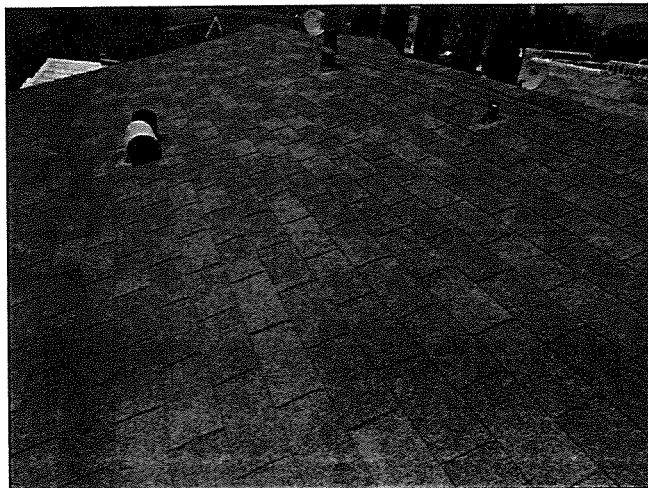
1.0.A Item 2(Picture)



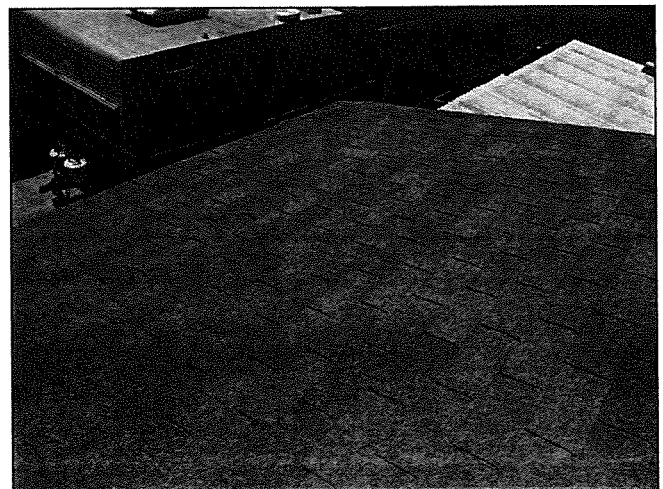
1.0.A Item 3(Picture)



1.0.A Item 4(Picture)



1.0.A Item 5(Picture)

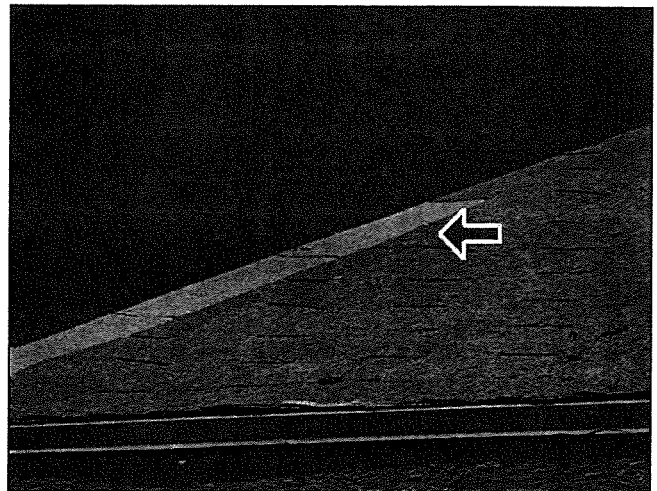


1.0.A Item 6(Picture)

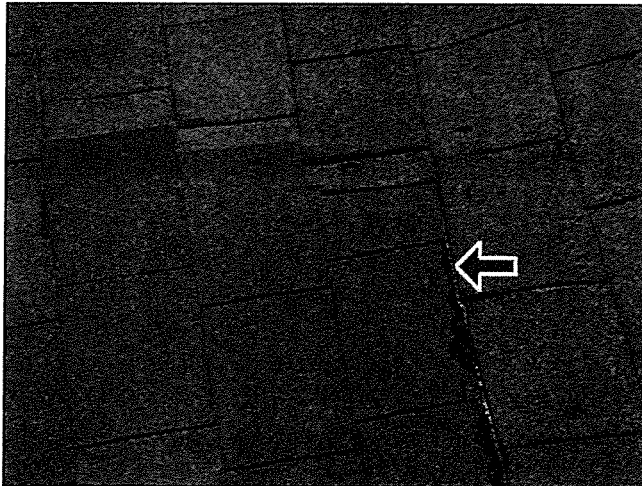




1.0.A Item 7(Picture)



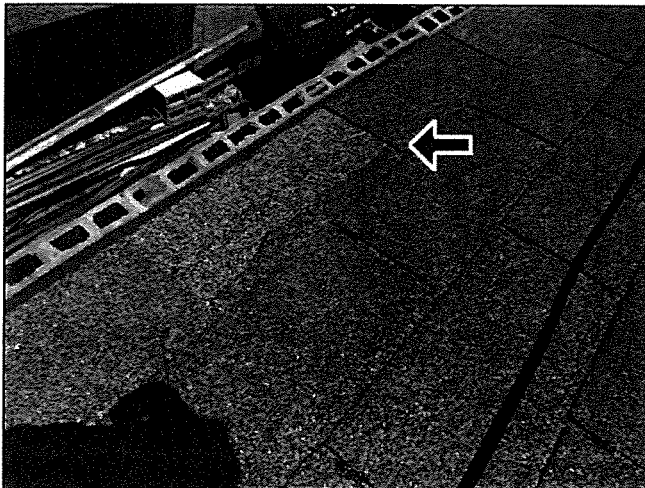
1.0.A Item 8(Picture)



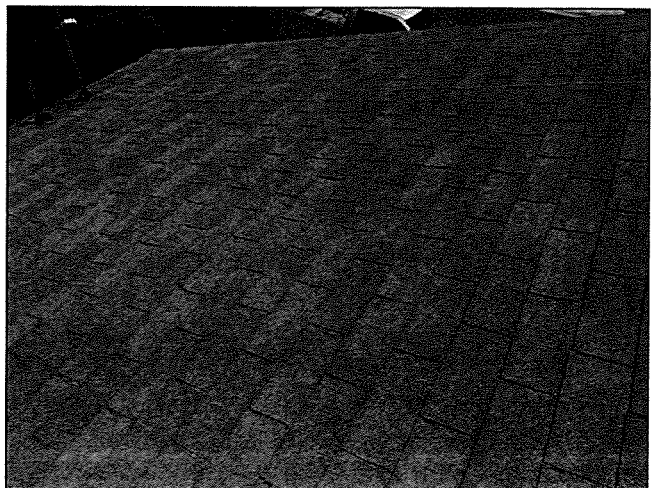
1.0.A Item 9(Picture)



1.0.A Item 10(Picture)



1.0.A Item 11(Picture)

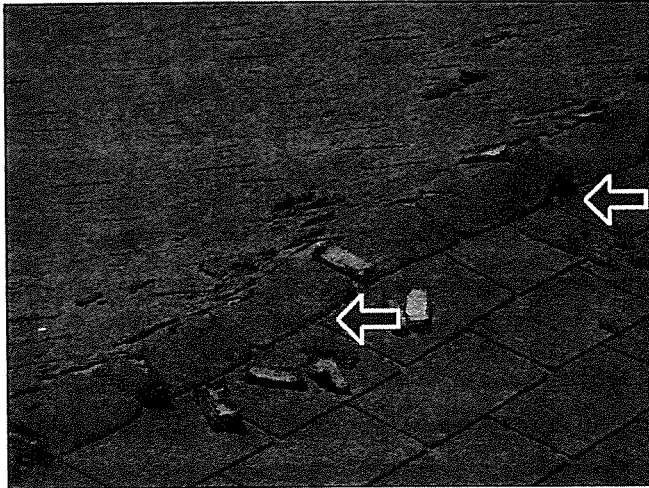


1.0.A Item 12(Picture)

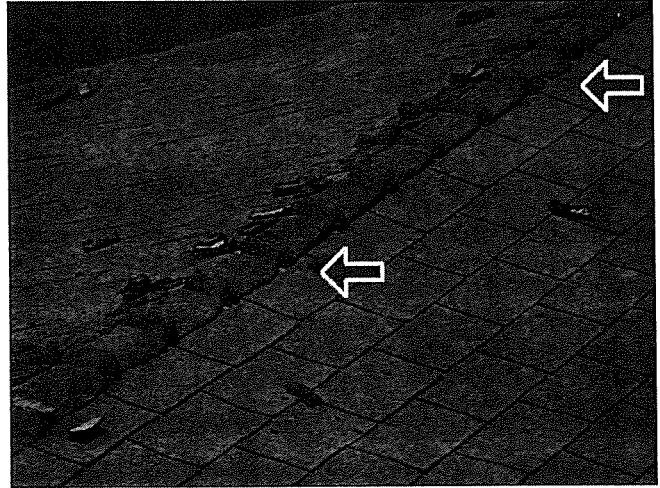
1.A RIDGE CAPS AND EDGES  
See Comments

## 1(A). Unit 20807

Cracked weathered and torn shingles noted at Ridge caps on the garage. Advise to have a Roofer inspect and repair as needed.



1.1.A Item 1(Picture)

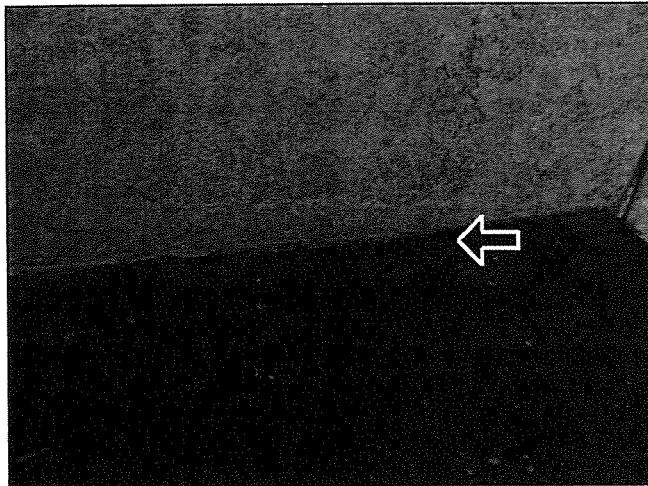


1.1.A Item 2(Picture)

### 1.3.A FLASHINGS/DRIP EDGE

#### See Comments

No flashing installed at the front of the house along the siding. Advise to have a Roofer inspect and repair as needed.



1.3.A Item 1(Picture)

### 1.4.A SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### See Comments

(1) The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed. Advise to have a Roofer inspect and repair as needed.



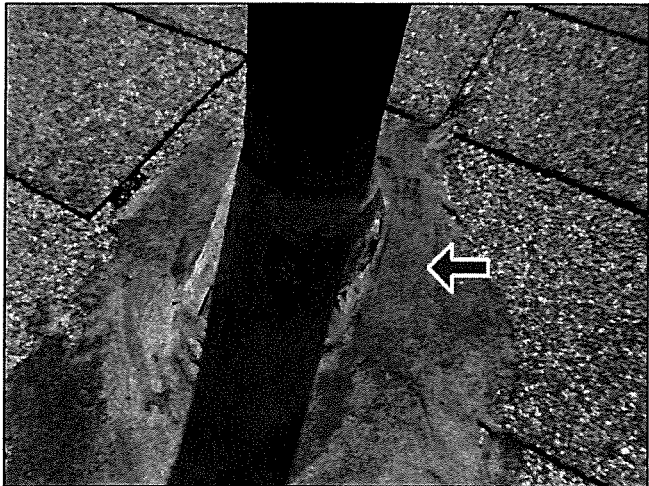
1(A). Unit 20807



1.4.A Item 1(Picture)



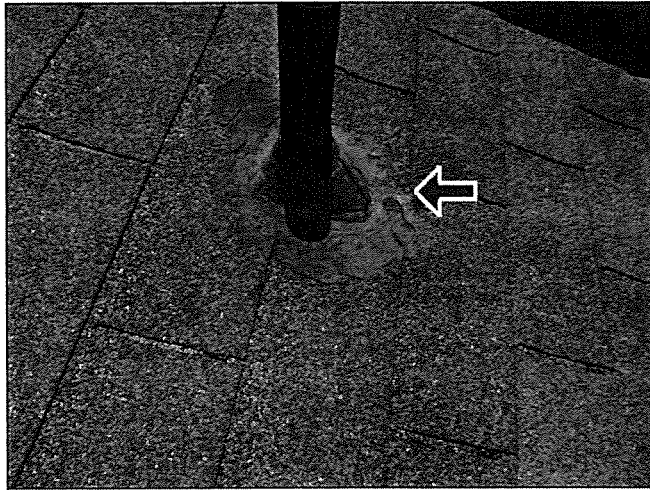
1.4.A Item 2(Picture)



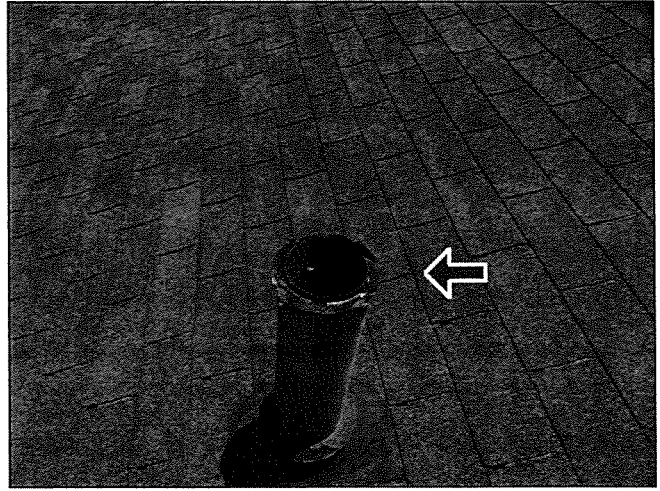
1.4.A Item 3(Picture)

(2) Boots are installed improperly at several areas of roof, boots are tarred around base and will need periodical maintenance.

Vent pipe cap is missing. Advise to replace as needed.



1.4.A Item 4(Picture)

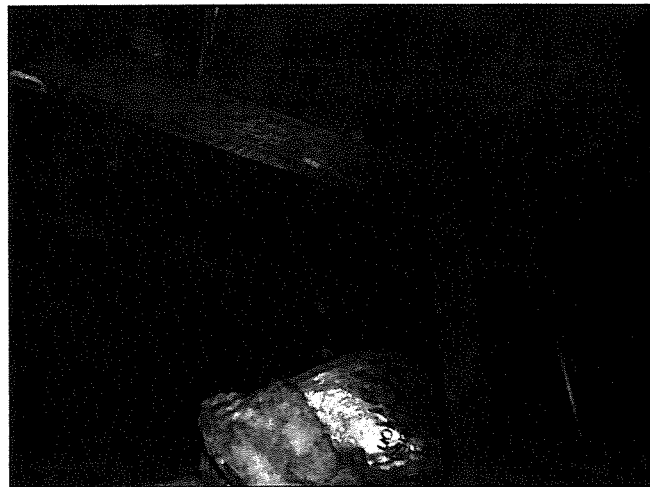


1.4.A Item 5(Picture)

### 1.7.A ROOF STRUCTURE AND ATTIC

#### See Comments

Rafter supports are not level along the Ridge. Advise to have a Contractor inspect and repair as needed.



1.7.A Item 1(Picture)



1.7.A Item 2(Picture)



1.7.A Item 3(Picture)



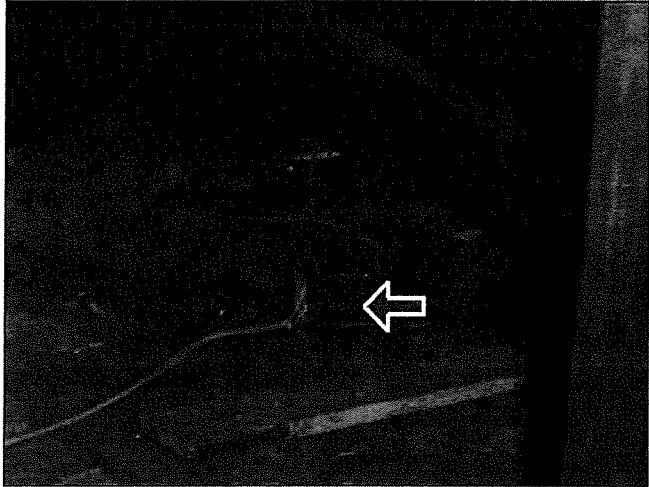
1.7.A Item 4(Picture)

## 1(A). Unit 20807

### 1.10.A VISIBLE ELECTRIC WIRING IN ATTIC

#### See Comments

(1) Several loose wire splice needs placing inside a box with a cover-plate at various areas in attic. . I recommend a qualified licensed electrical contractor correct.



1.10.A Item 1(Picture)

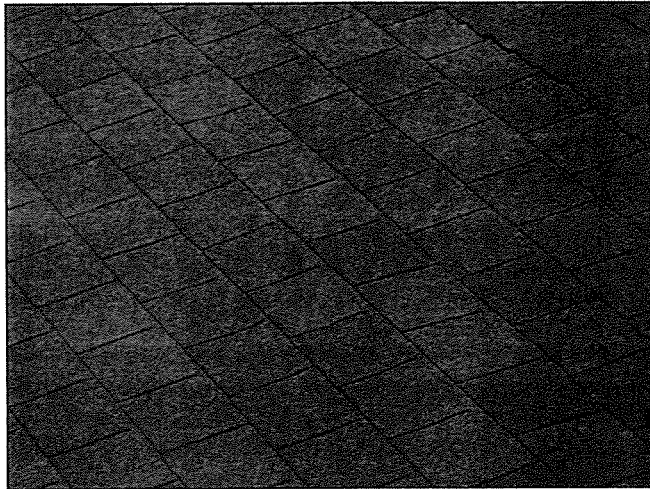
(2) The attic is insulated and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. An electrical contractor should replace knob and tubing wires with updated wiring.

## 1(B). Unit 20807 1/2

### 1.0.B ROOF COVERINGS

#### See Comments

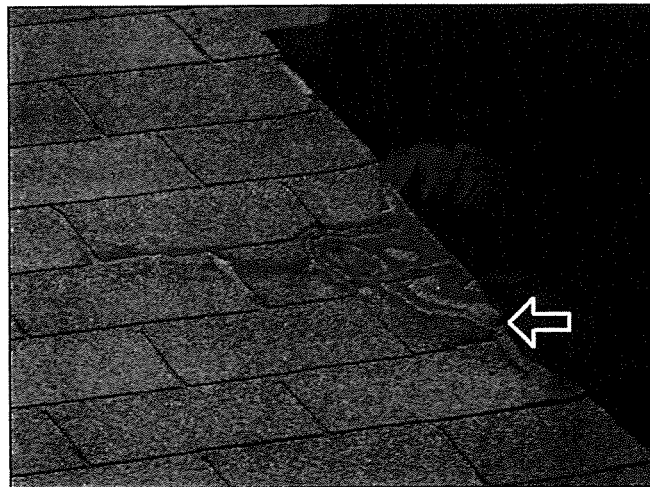
Torn and weathered shingles noted at several areas. Advise to have a Roofer inspect and repair as needed.



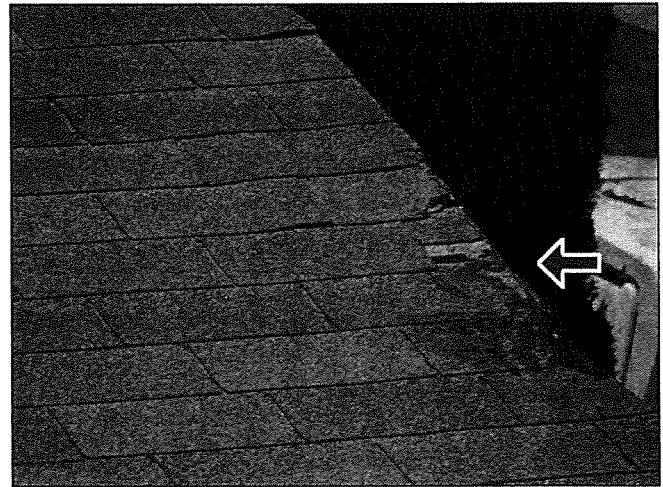
1.0.B Item 1(Picture)



1.0.B Item 2(Picture)



1.0.B Item 3(Picture)



1.0.B Item 4(Picture)

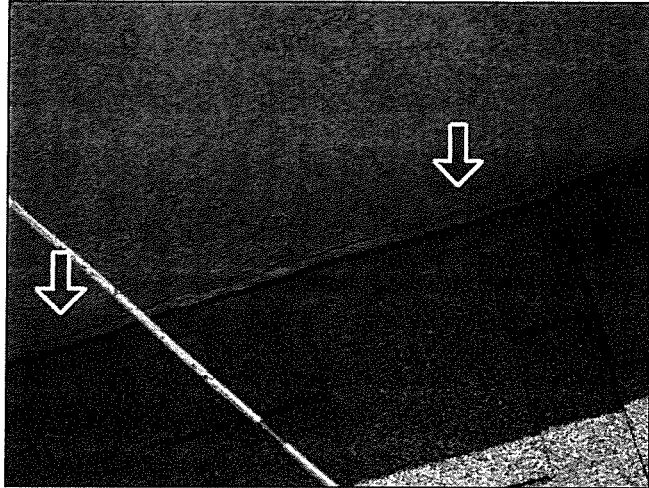


1.0.B Item 5(Picture)

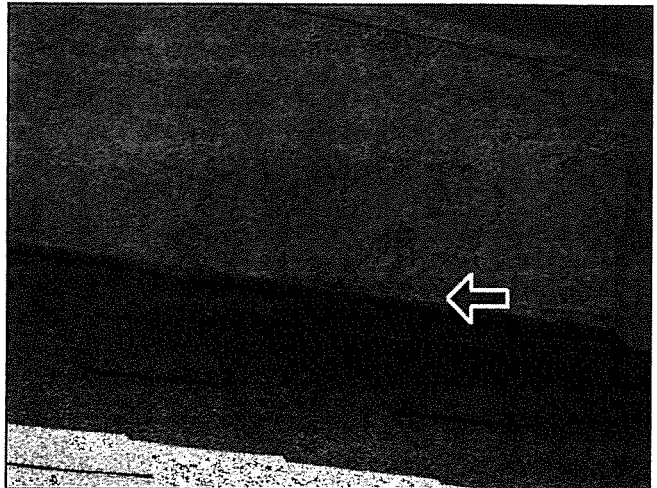
**1.3.B FLASHINGS/DRIP EDGE**  
**See Comments**

## 1(B). Unit 20807 1/2

No flashing installed along the siding at the front of the house. Advise to have a Roofer inspect and repair as needed.



1.3.B Item 1(Picture)

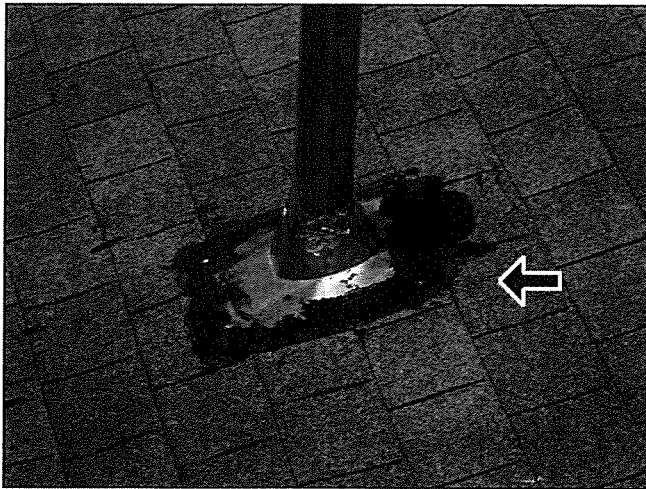


1.3.B Item 2(Picture)

### 1.4.B SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### See Comments

Boots are installed improperly at several areas of roof, boots are tarred around base and will need periodical maintenance.



1.4.B Item 1(Picture)

## 2(A). Unit 20807

### 2.2.A WINDOWS

#### See Comments

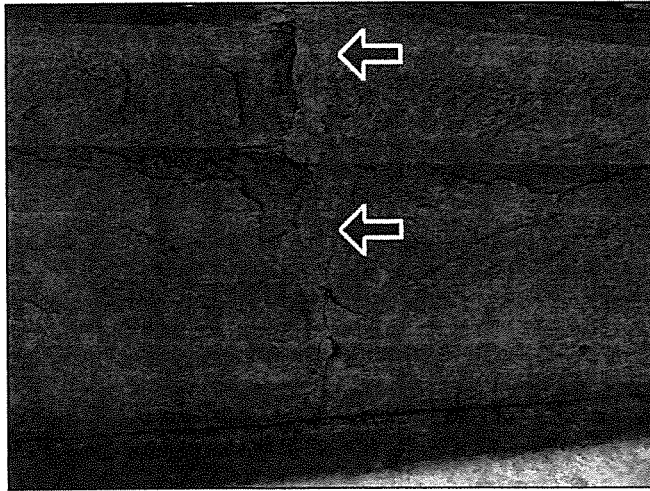
Window ledge is not sealed properly at the front porch.

### 2.3.A DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### See Comments

(1) Cracks noted to the concrete flooring at the front porch.





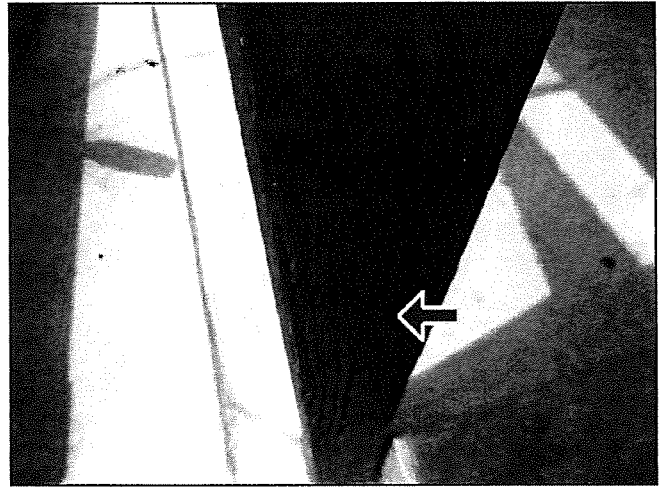
2.3.A Item 1(Picture)

(2) The patio awning is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 16 inches.

Decay noted to the awning post. Refer to the termite report.



2.3.A Item 2(Picture)



2.3.A Item 3(Picture)

**2.4.A VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS  
(With respect to their effect on the condition of the building)**

**See Comments**

Cracks noted to the concrete driveway and walkway.

Uneven area noted to the concrete walkway right side of the house.



2.4.A Item 1(Picture)

**2.7.A OUTLETS (exterior)**

**See Comments**

Exterior outlets are three prong grounded outlets. Advise to upgrade to GFCI with weather covers.

**2.8.A EXTERIOR LIGHTS AND ELECTRICAL**

**See Comments**

Discontinued wires at the rear patio area should be removed.



2.8.A Item 1(Picture)

**2.9.A OTHER**

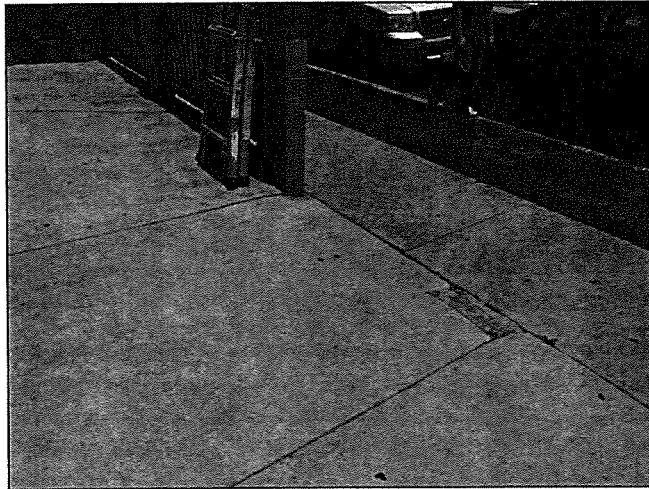
**See Comments**

Fencing at the front has been removed.

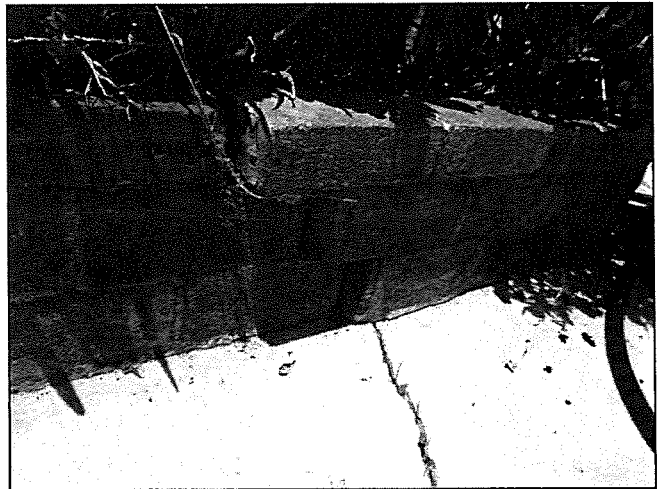
Bricks are damaged and loose at the front planter.

No common wall between properties.

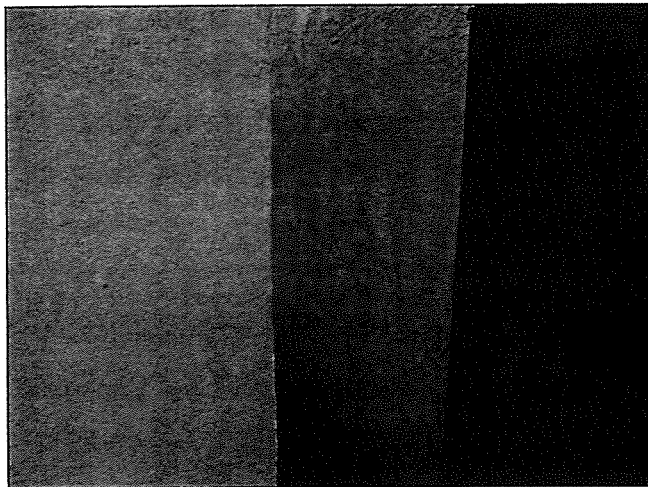
## 2(A). Unit 20807



2.9.A Item 1(Picture)



2.9.A Item 2(Picture)



2.9.A Item 3(Picture)

## 2(B). Unit 20807 1/2

### 2.3.B DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### See Comments

Uneven area noted to the concrete flooring at the left side of the house.

Cracks noted to the concrete flooring.



## 2(B). Unit 20807 1/2



2.3.B Item 1(Picture)

### 2.4.B VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

See Comments

Cracks noted to the concrete walkway.

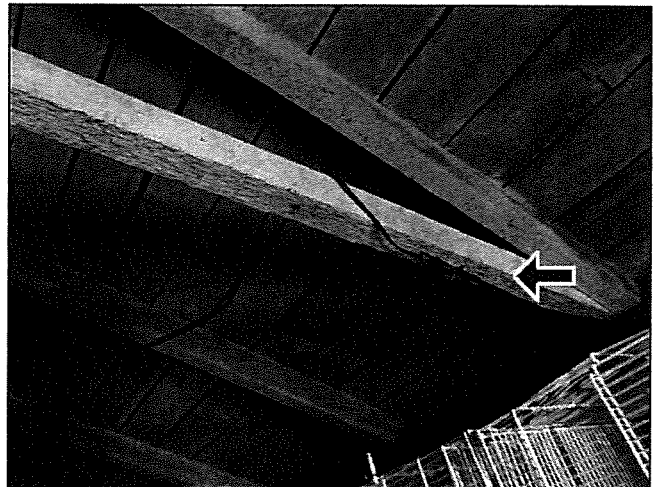
### 2.6.B EXTERIOR LIGHTS AND ELECTRICAL

See Comments

Improper wiring noted at the front for a light fixture. Advise to have a Electrician inspect and repair as needed.



2.6.B Item 1(Picture)



2.6.B Item 2(Picture)

## 3. Garage

### 3.2 GARAGE FLOOR

See Comments

Cracks noted to the concrete flooring.

### 3.3 GARAGE WIRING

See Comments

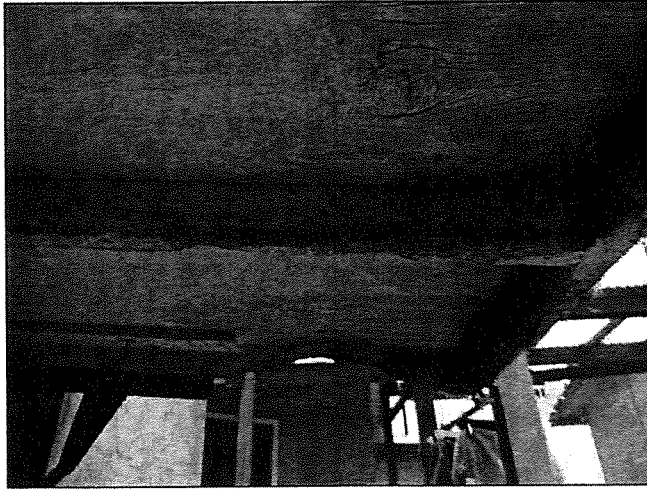
Loose and improper wires and open exposed splices noted in the garage. Advise to have a Electrician inspect and repair as needed.

### 3. Garage

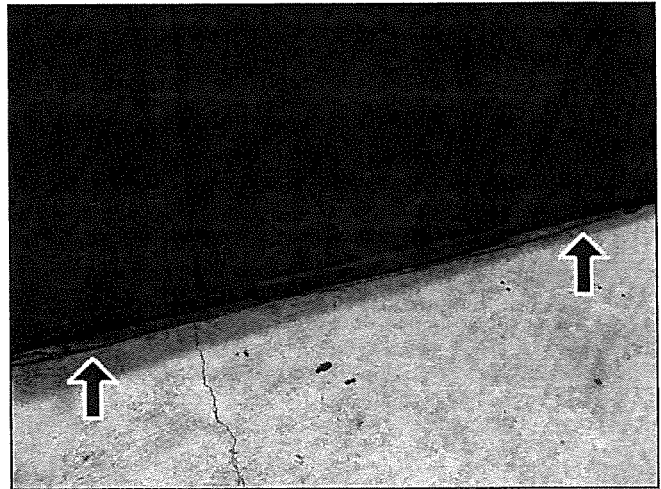
#### 3.4 GARAGE DOOR (S)

##### See Comments

Decay and damage noted to the garage door. Refer to the termite report.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

### 4(A). Unit 20807

#### 4.4.A COUNTERS AND CABINETS

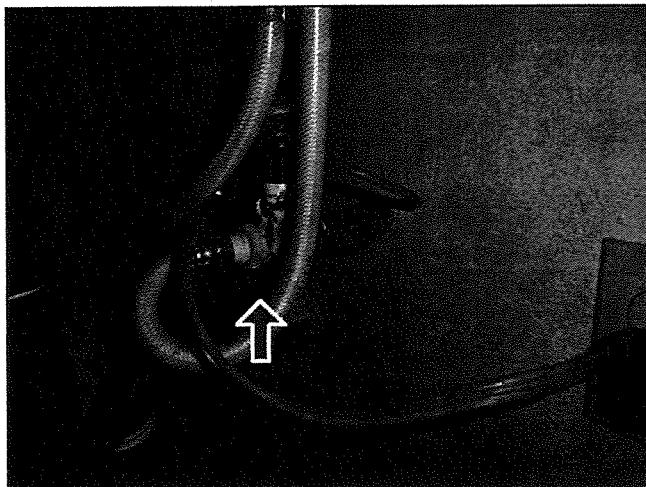
##### See Comments

Cabinet facings are weathered.

#### 4.6.A PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

##### See Comments

Improper connection between copper and galvanized piping under the sink. Advise to have a Plumber inspect and repair as needed.



4.6.A Item 1(Picture)

#### 4.7.A OUTLETS WALL SWITCHES and FIXTURES

##### See Comments

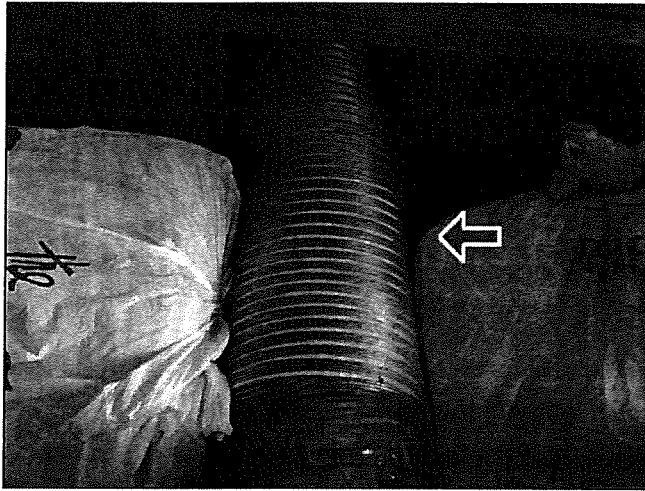
Three prong outlet at the left side of the sink should be upgraded to GFCI outlets.

#### 4.9.A RANGE HOOD

#### 4(A). Unit 20807

**See Comments**

(1) Improper type of tubing used for vent pipe. Advise to replace with proper tubing.



4.9.A Item 1(Picture)

(2) Improper type of tubing tape used for vent pipe. Advise to replace with Aluminum tape.

#### 4(B). Unit 20807 1/2

**4.2.B FLOORS**

**See Comments**

Grout is worn at the tiled flooring.

**4.7.B OUTLETS WALL SWITCHES and FIXTURES**

**See Comments**

Three prong outlets should be upgraded to GFCI outlets.

**4.8.B RANGES/OVENS/COOKTOPS**

**See Comments**

Rear burners would not ignite properly. Advise to repair as needed.

**4.9.B RANGE HOOD**

**See Comments**

No range vent installed.

#### 5(B). Unit 20807 Living Room

**5.4.B DOORS**

**See Comments**

Weather seal needed at the entry door.

#### 5(C). Unit 20807 Master Bedroom

**5.4.C DOORS**

**See Comments**

Entry door is damaged at the spline.

## 5(D). Unit 20807 Right Front Bedroom

### 5.5.D WINDOWS

#### See Comments

Bottom rollers are worn or damaged and window is difficult to open or close.

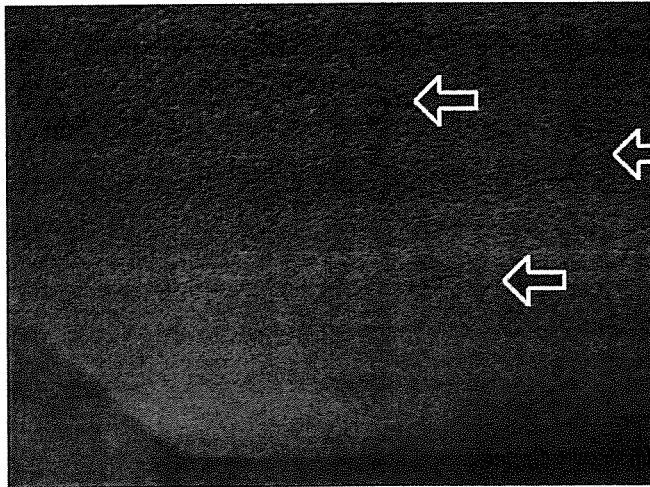
One window does not lock properly. Advise to repair as needed.

## 5(E). Unit 20807 Right Rear Bedroom

### 5.1.E CEILINGS

#### See Comments

Acoustic ceiling is peeling at several areas.



5.1.E Item 1(Picture)

### 5.5.E WINDOWS

#### See Comments

One window does not lock properly. Advise to repair as needed.

## 5(F). Unit 20807 Left Rear Bedroom

### 5.2.F WALLS

#### See Comments

Patchwork noted to the wall at the doorway.

## 5(F). Unit 20807 Left Rear Bedroom



5.2.F Item 1(Picture)

### 5.4.F DOORS

**See Comments**

Entry door is missing.

### 5.7.F CLOSET/RAILS

**See Comments**

Closet doors are missing.

## 6(A). Unit 20807 Master Bedroom

### 6.0.A CEILING

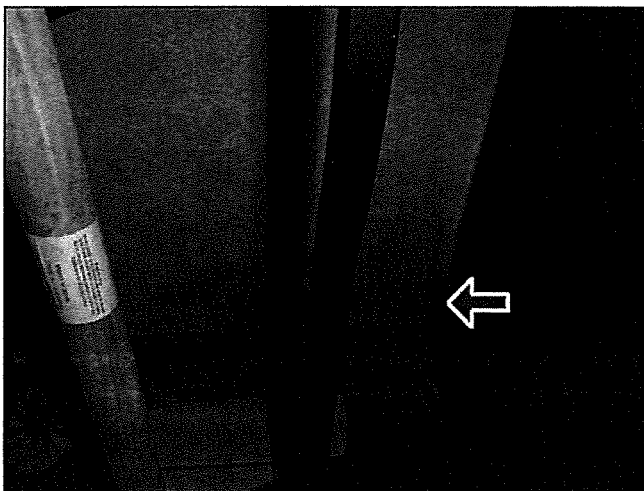
**See Comments**

Mildew noted to the ceiling.

### 6.1.A WALLS

**See Comments**

Water damage Mold/Mildew noted to the wall and base trims behind the toilet. Advise to have a Contractor inspect and repair as needed.



6.1.A Item 1(Picture)



6.1.A Item 2(Picture)

## 6(A). Unit 20807 Master Bedroom

### 6.4.A SHOWER STALL/BATHTUB

#### See Comments

Chips noted to the bathtub liner.

## 6(B). Unit 20807 Private Bath

### 6.2.B FLOOR

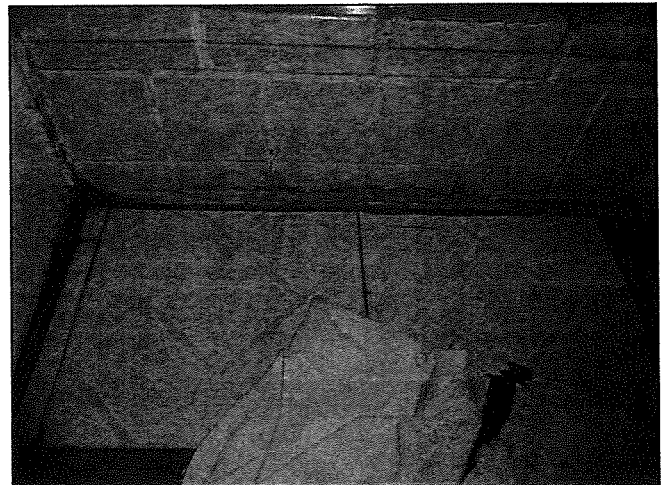
#### See Comments

Subfloor is damaged and decayed at the front of the shower stall. Advise to have a Contractor inspect and repair as needed.

Self adhesive tiles are lifting and damaged at several areas.



6.2.B Item 1(Picture)



6.2.B Item 2(Picture)

### 6.3.B COUNTERS CABINETS AND FIXTURES

#### See Comments

Cabinet facings are weathered.

### 6.9.B OUTLETS SWITCHES AND FIXTURES

#### See Comments

GFCI (Ground Fault Circuit Interrupter) outlet at the private bath is damaged or defective wont "trip" when tested. .  
A qualified licensed electrical contractor should correct as needed.

## 6(C). Unit 20807 Hall Bath

### 6.0.C CEILING

#### See Comments

Joint tape is peeling and lifting along the wall.

### 6.1.C WALLS

#### See Comments

Cracks noted to the drywall at several areas.

### 6.9.C OUTLETS SWITCHES AND FIXTURES

#### See Comments

### 6(C). Unit 20807 Hall Bath

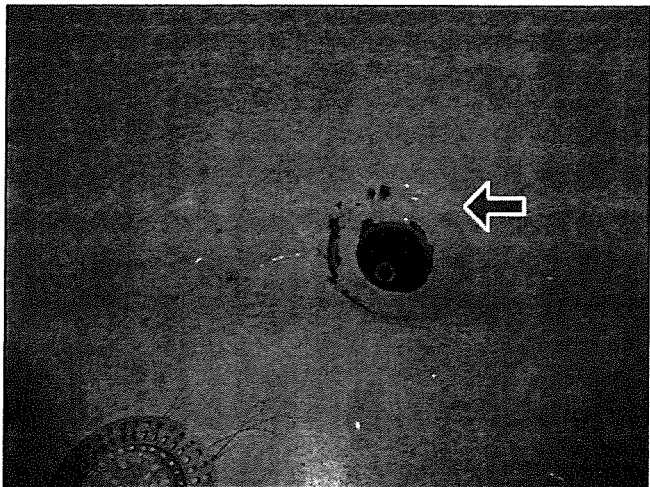
GFCI (Ground Fault Circuit Interrupter) outlet at the hall bath is damaged or defective wont "trip" when tested. . A qualified licensed electrical contractor should correct as needed.

### 6(D). Unit 20807 1/2 Bath

#### 6.4.D SHOWER STALL/BATHTUB

##### See Comments

Bathtub is rusted and decayed around the drain. Advise to repair as needed.



6.4.D Item 1(Picture)

#### 9.D OUTLETS SWITCHES AND FIXTURES

##### See Comments

One "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) . . .

### 7(A). Unit 20807

#### 7.1.A WALLS (Structural)

##### See Comments

Foundation walls are deteriorated at various areas and cracks noted at several areas, no repairs needed or foreseen at this time however since opinions vary I recommend a Contractor inspect further.

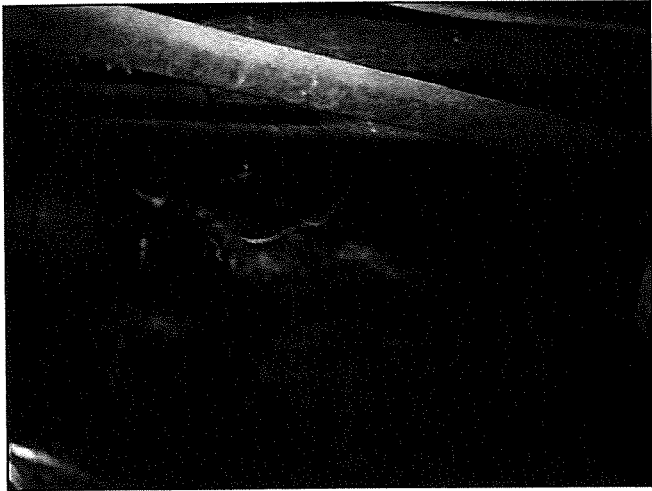
#### 7.2.A FLOORS (Structural)

##### See Comments

Decay and water damage noted to the subfloor girder and common boards in the crawlspace under the master bath from leaking water. Advise to have a Contractor inspect and repair as needed.

Subfloor is not level at several areas of the house. Advise to have a Contractor inspect and repair as needed.

## 7(A). Unit 20807



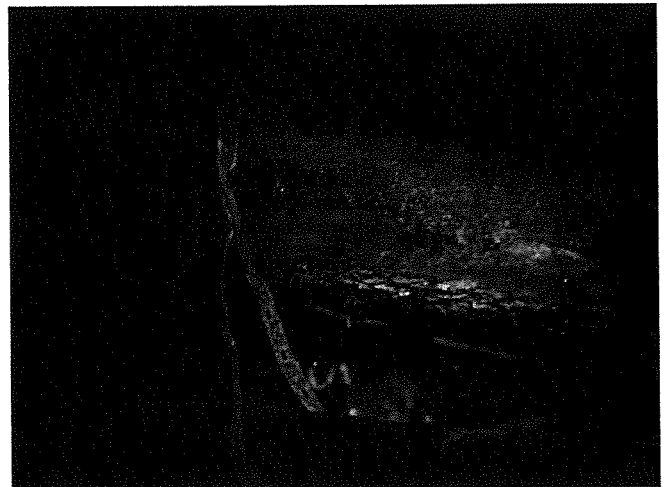
7.2.A Item 1(Picture)



7.2.A Item 2(Picture)



7.2.A Item 3(Picture)



7.2.A Item 4(Picture)

## 7(B). Unit 20807 1/2

### 7.2.B FLOORS (Structural)

#### See Comments

Decay noted to the subfloor under the kitchen and bath. Advise to have a Contractor inspect and repair as needed.

## 8(A). Unit 20807

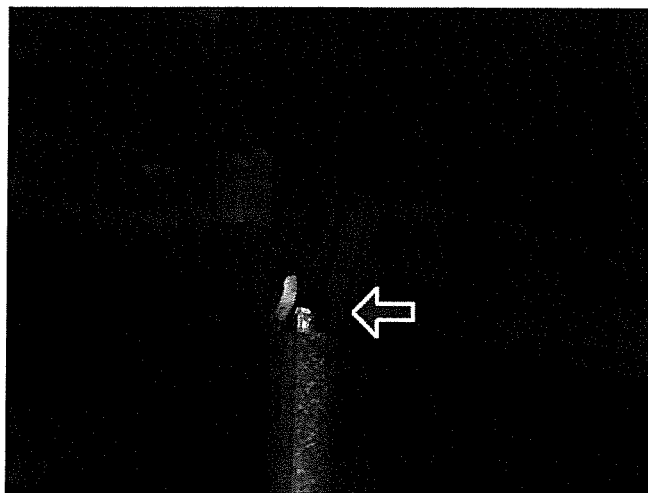
### 8.0.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### See Comments

Plumbing vent pipe is disconnected in the attic. Advise to have a Plumber inspect and repair as needed.



## 8(A). Unit 20807



8.0.A Item 1(Picture)

### 8.1.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### See Comments

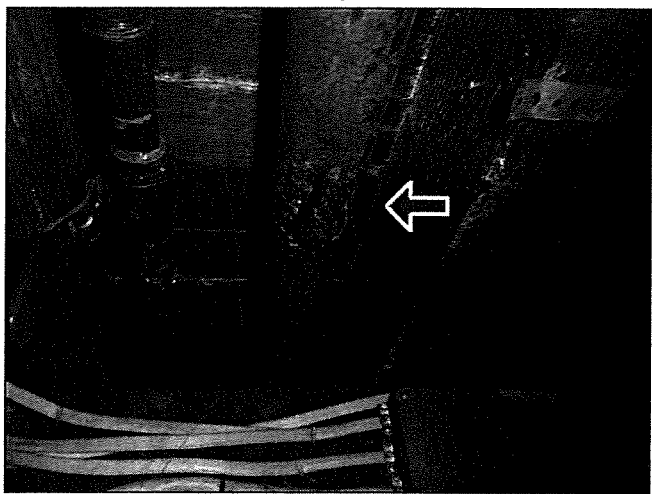
Plumbing supply line is leaking in the crawlspace under the bath. Advise to have a Plumber inspect and repair as needed.

## 8(B). Unit 20807 1/2

### 8.0.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### See Comments

Plumbing waste line is oozing or deteriorated in the crawlspace.



8.0.B Item 1(Picture)

### 8.3.B WATER HEATER STRAPPED

#### Yes, See Comments

Water heater is not strapped properly. Advise to strap with two proper size straps around the water heater then anchor to the wall studs.

### 4.B TPI PRESSURE VALVE PIPE INSTALLED

#### See Comments, No

### 8(B). Unit 20807 1/2

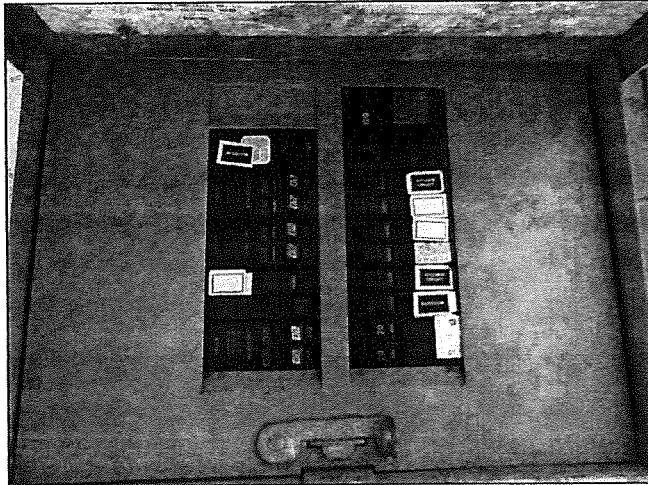
The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

### 9(A). Unit 20807

#### 9.6.A CIRCUIT BREAKERS LABELED

**See Comments, No**

View of unlabeled panel. Advise to label panel.



9.6.A Item 1(Picture)

#### 9.8.A CARBON MONOXIDE DETECTORS

**See Comments, No**

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

### 9(B). Unit 20807 1/2

#### 9.6.B CIRCUIT BREAKERS LABELED

**See Comments, No**

View of unlabeled panel. Advise to label panel.

## 9(B). Unit 20807 1/2



9.6.B Item 1(Picture)

### 9.8.B CARBON MONOXIDE DETECTORS

#### See Comments, No

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

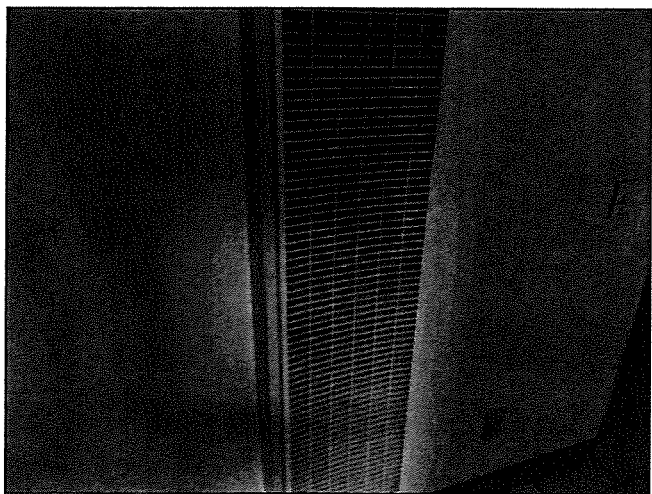
## 10(A). Unit 20807

### 10.0.A HEATING EQUIPMENT

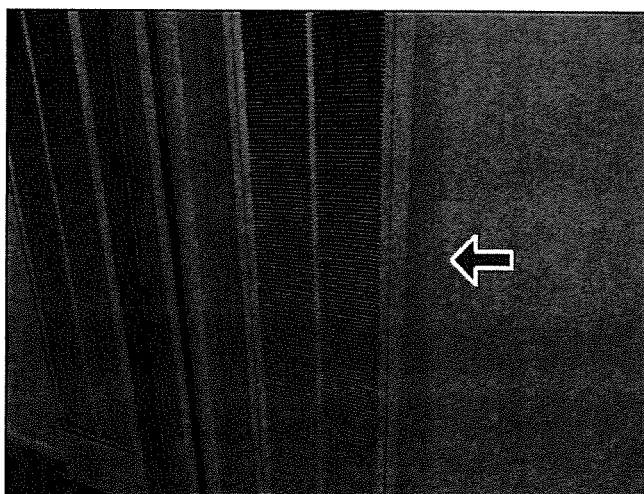
#### See Comments

Could not test wall heater, pilot is shut off. Advise to have the Gas Company light and inspect and needed.

Advise to remove the wall heater from the bedroom.



10.0.A Item 1(Picture)



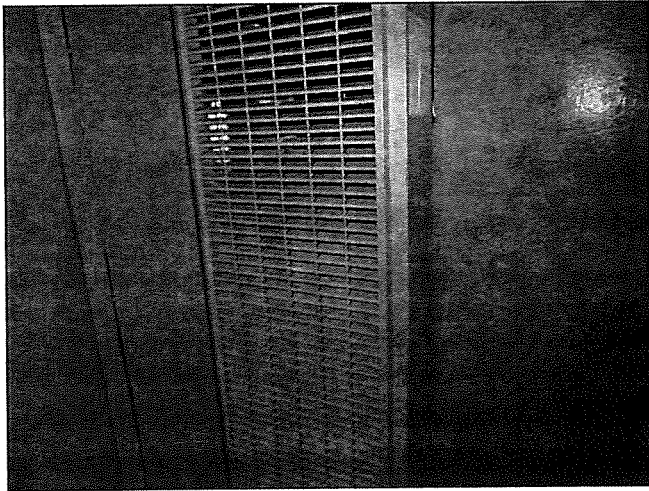
10.0.A Item 2(Picture)

## 10(B). Unit 20807 1/2

### 10.0.B HEATING EQUIPMENT

**See Comments**

Could not test wall heater, pilot is shut off. Advise to have the Gas Company light and inspect and needed.



10.0.B Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ernest Lefferman



**INSPECTION  
COMPANY** logo

# INVOICE

**PRO INSPECTIONS**

1101 View Crest Court

Corona CA 92882

(714) 692-6624

(951) 734-7381

Inspected By: Ernest Lefferman

Inspection Date: 5/27/2015

Report ID: 052715-02

Customer Info:	Inspection Property:
Henry Espiritu	20807 Margaret Street Carson CA 90745
<b>Customer's Real Estate Professional:</b> Joel Dalguntas BERKSHIRE HATHAWAY HOME SERVICES	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Units	425.00	1	425.00

**Tax \$0.00**

**Total Price \$425.00**

**Payment Method:** Check

**Payment Status:** Paid

**Note:** Check # 185

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## TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

### Free of charge:

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

### How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

### How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.

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