

# Key Property Inspection Group

## Property Inspection Report



**KEY**  
**PROPERTY INSPECTION GROUP**



849 South Broadway #PH1 , Los Angeles, CA 90014  
Inspection prepared for: client  
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 5/31/2017 Time: 12:30 pm  
Age of Home: 87 years old Size: 2490 sq. Feet  
Weather: Cloudy

Inspector: Clark Gerdes  
Certified CREIA Inspector #166834  
17130 Van Buren Blvd., #200, Riverside, CA 92504  
Phone: 951-818-8161  
Email: [clark@keypropertyinspectiongroup.com](mailto:clark@keypropertyinspectiongroup.com)  
[www.Keypropertyinspectiongroup.com](http://www.Keypropertyinspectiongroup.com)

**BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND TERMS AND CONDITIONS OF THIS REPORT**

- THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT READ CAREFULLY -

Address: \_\_\_\_\_

Client Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Inspection Fee:\$ \_\_\_\_\_

1.Client requests a limited visual inspection of the residential structure identified at the above address by Key Property Inspection Group LLC, hereinafter referred to as "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.

2.Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3.Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY: (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with the Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

4.Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the California Real Estate Inspection Association.

5.The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the California Real Estate Inspection Association standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report.

**The following areas/items, systems and components are among those NOT included in the inspections:**

- \* Structural stability
- \* Latent or concealed defects
- \* Private water or sewage systems
- \* Building value appraisal
- \* Automatic gates
- \* Thermostatic or time clock controls

\* Radiant heat systems \* Solar heating systems \* Seismic safety \* Security or fire safety systems \* Proximity to railroad tracks or airplane routes \* Boundaries, easements or rights of way \* Unique/technically complex systems or components \* Adequacy or efficiency of any system or component \* Termites or other wood destroying insects, rodents, or other pests, dry-rot or fungus \* Any adverse condition that may affect the desirability of the property \* Geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing \* Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve. Any gas leaks. \* Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards, mold or mildew. \* System or component installation \* Permits \* Repair cost estimates \* Radio controlled devices \* Elevators, lifts, dumbwaiters \* Water softener or purifiers \* Furnace heat exchanger \* Odors or noise \* Freestanding Appliances \* Personal property \* System or component life expectancy \* Sprinklers, related systems and components \* Code or zoning violations \* Items specifically noted as excluded in the inspection report. If inspection is desired of any of the items, systems or components listed above, then Client shall contact the appropriate professionals. \*

6. The client specifically acknowledges that the property Inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and/or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

7. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

8. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuances of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty-eight (48) hours after the inspection report has been delivered to Client.

9. Client understands and agrees that any claim arising out of or related to any error or omission of Company in connection with the inspection residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, replace, alters, or modifies the claimed act or omission. Client understands and agrees that any failure to notify Company as states above shall constitute a waiver or any and all claims Client may have against Company.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to this inspection and inspection report shall be submitted to final and binding Inspection Disputes of Construction Dispute Resolution Services, LLC, Resolute Systems, Inc or, if no such service exists in the county in which the inspection is performed, the matter shall be submitted to the nearest office of the American Arbitration Association. The decision of the Arbitrator appointed thereafter shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. 11. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual

inspection of the general condition of the structure's systems and components as described in this Agreement and production of a written inspection report, that because of the limited nature of this inspection the inspection can not be expected to uncover all defects or deficiencies within the structure, and that it is impractical and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and Company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including its officers, agents and employees) shall be fixed at the total sum of \$500.00 and this liability shall be exclusive. Client understands that this paragraph has been taken into account in settling the inspection fee, and that Client may decline this paragraph upon payment of additional fees negotiated with the Company.

Client's Initials: \_\_\_\_\_

12. Any legal action or proceeding of any kind, including those sounding in tort or contract, against Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.

Client's Initials: \_\_\_\_\_

13. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this Agreement will form a part of the inspection report and acceptance of the inspection report by Client and payment therefore will constitute acceptance of the terms and conditions of this Agreement

14. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

15. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties.

This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all of the terms and conditions of this contract set forth on both the front and back sides of this form and agree to pay the fee listed above.

Client's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

## General Information and Comment Key:

A Home inspection is a non-invasive visual examination of a residential dwelling performed for a fee which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing or other essential systems or portions of the home, as identified and agreed to the Client and Inspector prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visual and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exist or could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals. The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

### Please read the entire report - Including photos and related comments for all items.

**Black Text-** Denotes observations and information regarding the condition of the systems and components of the structure. This includes comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**Bold Text-** Denotes a comment of a significant defect or finding in components and/or conditions which needs relatively quick attention, repair, or replacement. We recommend to hire a qualified contractor, specialist(s), or technician(s) for further evaluation and repairs for items listed in the report. These comments are also duplicated at the report summary page(s).

**All Recommendations for further evaluation and repairs must be performed before expiration of your Contingency Period and Before the Close of Escrow.**

## Inspection Details

### 1. Style Of Building

Condominium

### 2. Age Of Building

- Over 80 Years

### 3. Client Attendance

- Not Present

### 4. Weather

- Cloudy

### 5. Temperature

- Over 65

### 6. Rain In The Last Three Days

- No

### 7. Resident Status

- Unit Was Furnished But Vacant at The Time

### 8. Add On/Alterations

- There Were Add-on and/or Alterations/ Remodel made to the property. The buyer should check for all applicable permits.

## Exterior and Grounds

### 1. Other

**Observations:**

- Exterior and Grounds Elements- Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre - purchase information.

# Garage

## 1. Garage Type

Materials:

- Garage Elements - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information.
- Under the Building Type



## Plumbing

### 1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- Not Fully Visible
- Brass

**Observations:**

- All drains flowed properly at the time of inspection.
  - **Most of the sewer and vent pipes are installed in the walls and not readily visible at this type inspection. Check the records for any known defects/repairs.**
- All the fixtures drained properly at the time(FYI).



### 2. Water Main Line

Type & Location:

- Water Main is not part of this inspection.

Water Pressure (PSI):

- Unable to check the regulated pressure, no regulated hose bib found

**Observations:**

- **Water Main is not part of this inspection. Check the records for any known defects, repairs.**

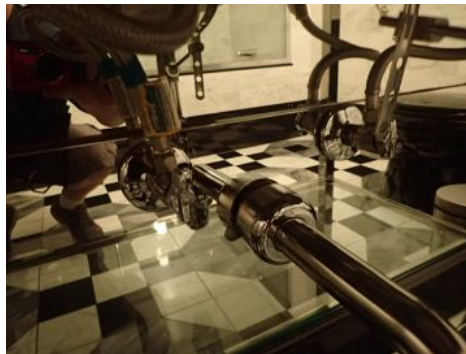
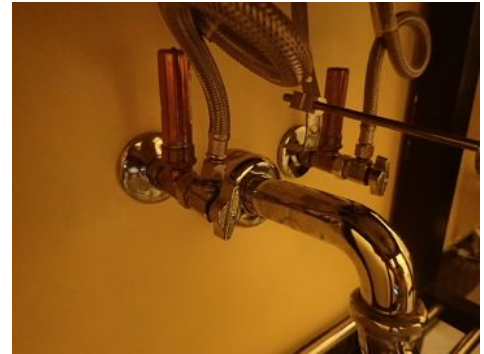
### 3. Interior Water Supply and Distribution

Supply Line Type(s):

- Not Fully Visible
- Copper

Observations:

- All/most of the plumbing pipes not visible at this inspection, no leaks at visual part of the structure found at the time. Recommend to check the records for any known defects, repairs.
- As of January 1, 2017, The building standards, state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of this inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and/or have it checked by a qualified retrofitter/specialist.



### 4. Water Heater(s)

Materials:

- Building Supplied Hot Water System Type

Observations:

- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).

### 5. Fuel System

Observations:

- This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.

## 6. Other

### Observations:

- The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

## Electrical System

### 1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- 100 Amp Main Service

**Observations:**

- **Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects/repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.**

### 2. Main Panel

Main Panel Type:

- Main Panel was not accessible at the time - not Inspected. Check the building records for any known defects/ repairs.
- Main Panel is not part of this inspection - not Inspected. Check the building records for any known defects/ repairs.

### 3. Sub Panels

**Observations:**

- Sub panel. No major defects found at the time. (FYI)



### 4. Branch Circuit Conductors

Materials:

- Copper
- Romex
- Conduit
- Not Fully Visible

**Observations:**

- **Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.**

### 5. Operation of GFCI Outlets

**Observations:**

- **GFCI** type outlets at kitchen, bathrooms noted at the time. Recommend to test them periodically. Missing GFCI outlet at deck are Recommend to install.

## 6. Interior Fixtures, Outlets

### Observations:

- Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.
- House was furnished but vacant at the time - Some of the outlets were not visible/accessible at the time to test. Check the records for any known defects, repairs.
- Lights not working at 1/2 bath and master bath. Have checked, fixed by qualified specialist.



## 7. Smoke and Carbon Detectors

### Observations:

- Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Recommend further evaluation by a qualified Retrofitter. **THIS IS A HEALTH, SAFETY CONCERN.**
- Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically.
- Old smoke detectors found. Recommend to replace/upgrade and test them periodically.

## 8. Door Bell

### Observations:

- Door Bell missing. Recommend to install

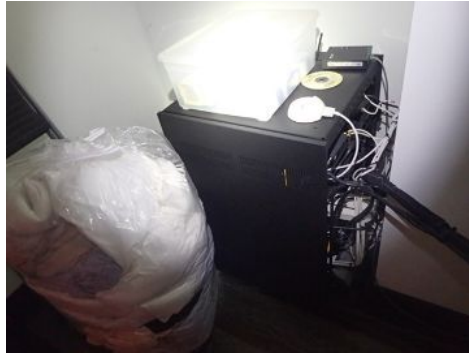
## 9. Low Voltage Systems

### Observations:

- Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller/builder/HOA.
- Touch panel noted for interior speakers, touch panel was not working at time of inspection. Not tested or part of this inspection or report. Check with seller for operation and/or have checked by a qualified specialist.
- Loose cover at low voltage panel at laundry area. Have checked, fixed/closed.







## 10. Fire Sprinklers

### Observations:

- Building with Fire sprinkler system type - Not part of this inspection. Check the records for any known defects, repairs.
- Fire extinguishers and/or hoses noted - Check the service records, contracts.



# Heating & Cooling System

## 1. Heating System Operation

Heating Type and # of Units:

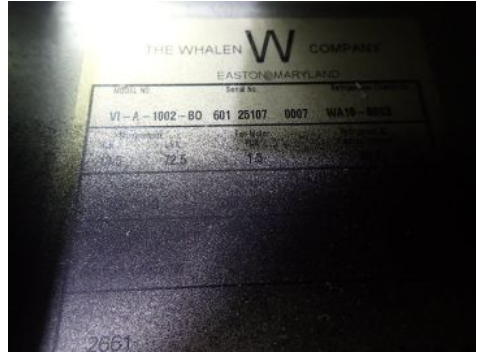
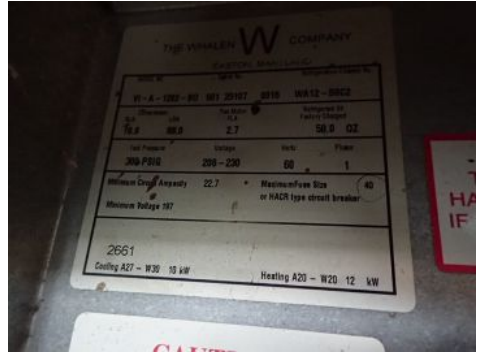
- Fan Coil Unit With Building Supplied Water Pipes Type
- One

Heating Size/ Age

- Unable to determine Size/ Age Of The Unit(s)

### Observations:

- Unit operated at heat mode at the time.
- **Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit evaluated by a qualified HVAC Contractor. Annual service, evaluation is recommended.**
- **FAU unit(s) located at kitchen. Limited inspection Noted. Recommend to check service records. This is a limited visual inspection - Recommend to hire a qualified HVAC contractor for more detailed inspection of the heating/cooling units . Recommend to check the service records with the seller for any known defects, repairs.**



## 2. Air Filter

Filter Type:

- Disposable Air Filter

Observations:

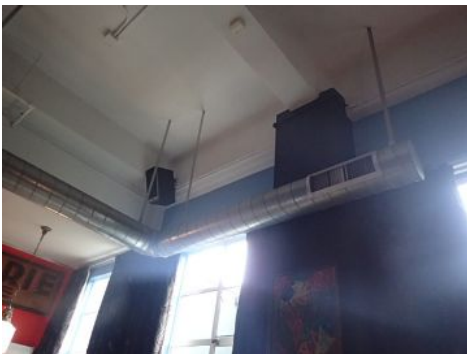
- Air filter(s) should be changed or cleaned regularly according to Manufacturer's instructions. Air flow/balance is not a part of this inspection. Recommend to check with the seller about air comfort, distribution.
- The Filter(s) dirty and in need of replacement. Have checked, fixed.



## 3. Distribution Systems

Distribution Type:

- Exposed Metal Ducts Type



## 4. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Chiller/Fancoil

## 5. A/C Compressor

Observations:

- Unit operated at Cool mode at the time. (FYI)
- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.
- Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection. (FYI)





## 6. A/C Condensation Line

### Observations:

- AC condensation pipe termination point not found/visible (possible it terminates into the wall to a main drain line). Check the building records for any known issues with condensation pipes.

## 7. Thermostat(s)

### Observations:

- Thermostat(s) was operational at the time of inspection. (FYI)



## 8. Other

### Observations:

- This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/pressure, high temp switches, etc... Recommend to hire a qualified HVAC specialist for more detailed inspection, evaluation.

## Interior

### 1. Ceilings

Ceiling Type(s):

- Sheetrock

**Observations:**

- **Common cracks were noted at the ceilings.**
- **Newer paint job noted - Check the records for any known defects, repairs.**

### 2. Walls

Wall Type(s):

- Sheetrock
- Brick
- Concrete

**Observations:**

- **Common cracks were noted at the interior walls.**
- **Unit was occupied at the time of the inspection, walls were not fully visible - Recommend to check the records for any known defects, repairs.**
- **Newer Paint noted - Check the records for any known defects, repairs.**



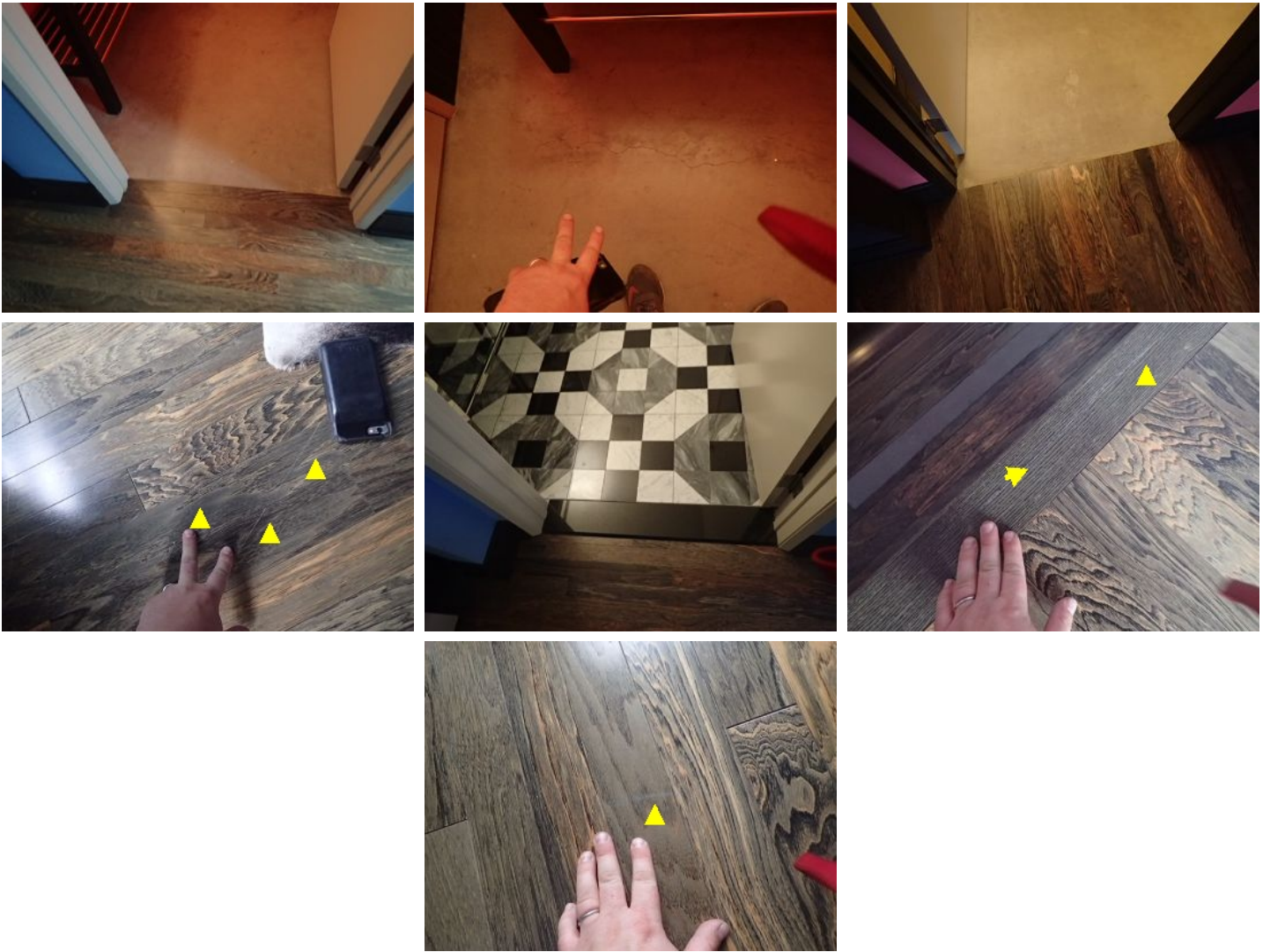
### 3. Floors

Floor Type(s):

- Wood
- Tile
- With Common Age Defects and Wear
- Unfinished

**Observations:**

- **Unit was furnished but vacant at the time of the inspection (walls/floors were not fully visible)- Recommend to check the records for any known defects/repairs. Squeaky sub floors at various areas noted at the time.**
- **Trip hazards noted due to differing flooring material heights.**
- **Worn/aged flooring materials noted of the inspected property, some scratches/scuff marks on wood floors. May need repair and/or replacement.**
- **Common cracks at unfinished concrete floor at bathroom Noted. Monitor and/or have checked by specialist.**
- **Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).**



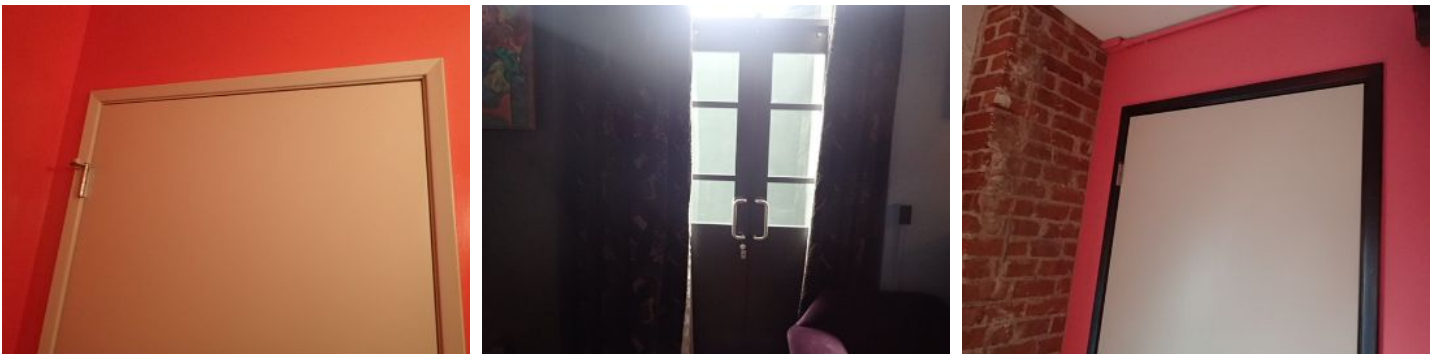
#### 4. Interior Doors

Door Type(s):

- Hollow Core
- Aluminum/Glass

Observations:

- **Door frames are not square - An indication of settlement or movement. Recommend to check the building records for any known issues with the structure.**
- **Bedroom closet door off guide. Have checked, fixed by qualified specialist.**







bedroom closet door

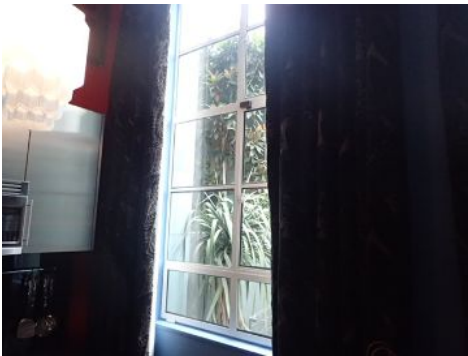
## 5. Interior Windows

Materials:

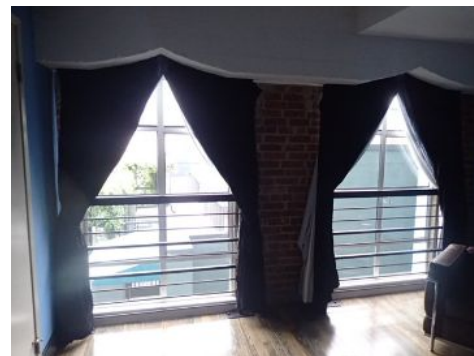
- Old Metal Framed
- Single Pane

Observations:

- No window screens noted. FYI
- Missing window lock(s) noted at; bedroom. Have it checked, repairs made by qualified specialist.



bedroom



## 6. Fireplace

Number Of Fireplaces:

- NONE

Type Of Unit:

- NONE

## 7. Steps, Stairways, and Railings

Observations:

- Railings at stairs/at windows are horizontal bars type/style (climbable railing's Noted) not with today's current safety/child standards. Recommend to upgrade



## 8. Laundry Service

Dryer Type:

- Unable To Determine- Not Visible
- 220V Electrical Outlet Noted

Drain Size:

- 2" Diameter

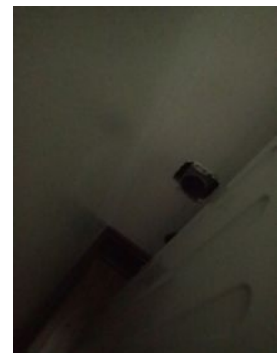
**Observations:**

- **View behind the equipment was limited due to equipment location and/or space restrictions.**

**Laundry machines and drainage are not part of this inspection. Machines are not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines.**

**Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.**

- **Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.**
- **20 Amp outlet is recommended at laundry as a safety upgrade.**
- **Recommend to check the Contracts/warranties on laundry machines.**
- **Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.**



## 9. Interior Features

Feature Type:

- Alarm/Security System - Not part of this inspection
- Fire Sprinkler System Noted - Not part of this inspection
- Built in Sound System - Not part of this inspection

**Observations:**

- **Alarm/security systems are not inspected and/or tested at time of inspection. Check the records**
- **Fire sprinkler system is not tested and/or part of this inspection. Check the records**
- **Built in sound system is not tested and/or inspected at time of inspection. Check the records.**

## 10. Porch, Patio/Decks, Balconies

Materials:

- Concrete

Observations:

- No major water stains damage found at interior walls and overhang (FYI)



## 11. Other

Observations:

- This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.
- Recommend to check the records/permits on remodel/addition.
- It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

# Kitchen

## 1. Kitchen Pictures

### General Pictures

- Kitchen was remodeled at the time- Recommend to check the records/permits.
- Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller of any known defects, repairs or issues.



## 2. Cabinets and Counter Tops

### Cabinets Type:

- Melamine/stainless steel

### Counter Top Type:

- Granite
- Wood

### Observations:

- cabinet drawer at trash in need of adjustment, repair. Have fixed by qualified specialist.



## 3. Sinks

### Observations:

- View under sink cabinets was restricted due to belongings. No major defects noted at the time at visual part of the cabinet.
- **Water filter/faucet attachment noted - was functional at the time (FYI). Water filter system and quality of water is not part of this inspection. Check the records, with seller for operation.**





#### 4. Food Waste Disposer

**Observations:**

- Unit operated at the time. (FYI)

#### 5. Dishwasher

**Observations:**

- Dishwasher operated at the time.



#### 6. Ranges/Oven/Cook Tops

Oven & Cook Top Tyoe:

- Gas Cook Top
- Gas Oven

**Observations:**

- Oven and stove top operational at the time.(FYI)
- **Igniter(s) did not work properly at burners at stove top- unable to get all burners on at same time. Have it checked, fixed by a qualified specialist.**



igniter not working properly





## 7. Range Hood

Range Hood Type:

- Recirculate Type

**Observations:**

- Operational at the time. (FYI)
- **Dirty filter(s) noted at the time of inspection. Recommend to replace.**



## 8. Microwave

**Observations:**

- **Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.**



## 9. Kitchen Features

Features Type:

- Refrigerator

**Observations:**

- Refrigerator is not part of this inspection. Recommend to check the records with the seller for any known defects, repairs.



## 10. Other

### Observations:

- GFCI type outlets at kitchen noted(FYI). Recommend to test them periodically.



## Bathroom #1

### 1. Bathroom Pictures

Locations:

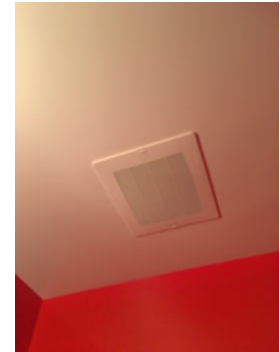
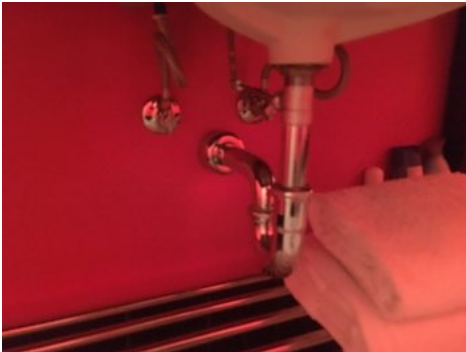
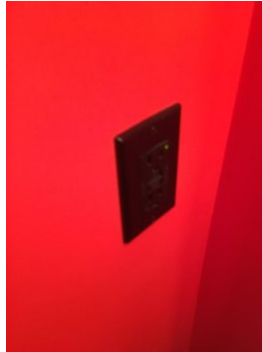
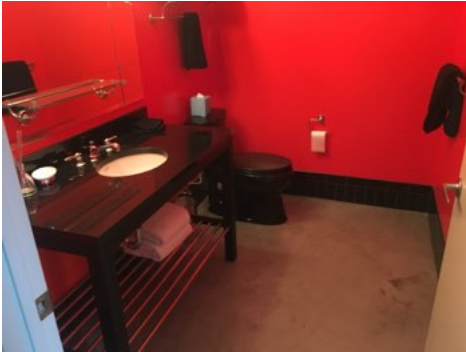
- 1/2 Bathroom

Fixtures:

- Toilet, Sink, Exhaust Fan

**Bathroom Pictures:**

- Recommend to re-caulk at fixtures/trims/enclosures as routine maintenance.
- **Bathroom was remodeled at the time - Recommend to check the records, permits.**



### 2. Cabinets, Floors

Observations:

- Common cracks at floor Noted.

### 3. Electrical

Observations:

- GFCI type outlet(s) noted. Recommend to test it periodically.
- **Light not working at bathroom. Have checked, fixed by qualified specialist, electrician.**



#### 4. Ventilation & Heater

**Observations:**

- **Noisy Exhaust fan noted - Recommend to upgrade.**

## Bathroom #2

### 1. Bathroom Pictures

Locations:

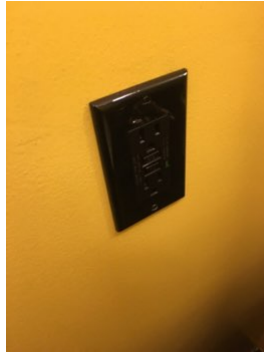
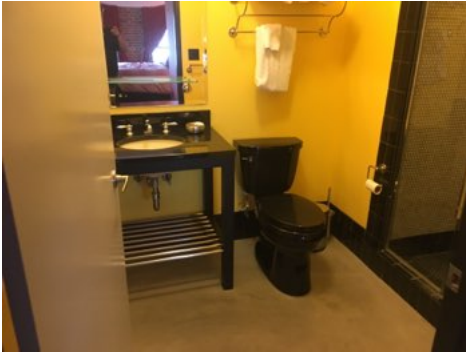
- Bathroom at Bedroom #1

Fixtures:

- Toilet, Sink(s), Shower
- Exhaust Fan

**Bathroom Pictures:**

- Recommend to re-caulk at fixtures/trims/enclosures as routine maintenance.
- **Bathroom was remodeled at the time - Recommend to check the records, permits.**



### 2. Electrical

**Observations:**

- GFCI type outlet(s) noted. Recommend to test it periodically.

### 3. Ventilation & Heater

**Observations:**

- **Noisy Exhaust fan noted - Recommend to upgrade.**



## Bathroom #3

### 1. Bathroom Pictures

Locations:

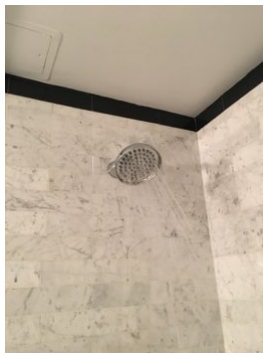
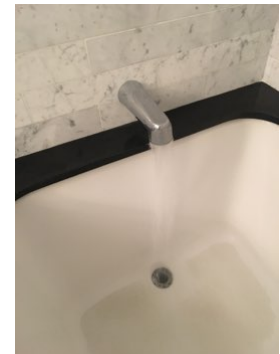
- Master Bathroom

Fixtures:

- Toilet, Sink(s), Tub
- Exhaust Fan

**Bathroom Pictures:**

- Recommend to re-caulk at fixtures/trims/enclosures as routine maintenance.
- **Bathroom was remodeled at the time - Recommend to check the records, permits.**



### 2. Sink(s), Faucets

Observations:

- Dirty grout noted at counter/backsplash. Recommend to clean/seal.



### 3. Toilet, Bidet

**Observations:**

- Toilet whistles/noisy. Recommend to have checked, necessary corrections made by qualified specialist, plumber.

### 4. Bathtub

**Observations:**

- Defective tub stopper noted. Have checked, fixed by qualified specialist.



### 5. Electrical

**Observations:**

- GFCI type outlet(s) noted. Recommend to test it periodically.
- Light not working at bathroom. Have checked, fixed by qualified specialist, electrician.



### 6. Ventilation & Heater

**Observations:**

- Noisy Exhaust fan noted - Recommend to upgrade.

# Roofing

## 1. Roof

**Observations:**

- Roofing Elements - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information.



## Attic

### 1. Attic Access Location

Attic Info:

- None

**Observations:**

- No attic present in the inspected property.(FYI)

# Foundation

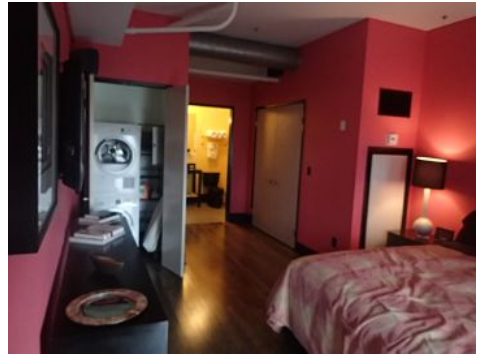
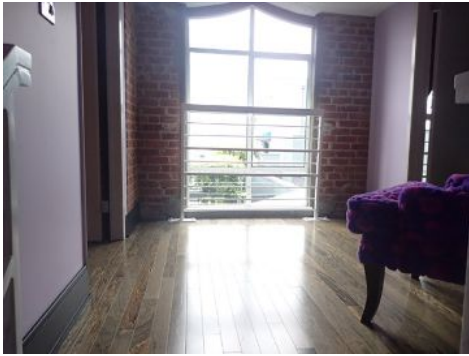
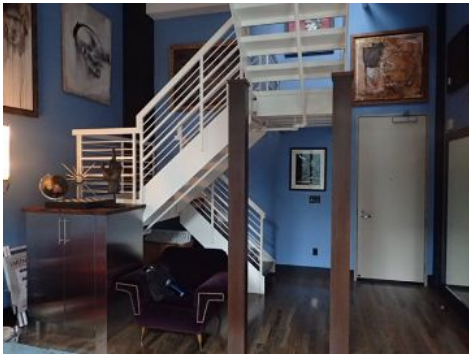
## 1. Foundation

### Observations:

- Foundation Elements - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information.

# Additional Photos

## 1. Interior Photos



# Invoice

## 1. Inspection Fee

Materials:

- Inspection Fee: \$425

Materials:

- Credit Card

## Glossary

<b>Term</b>	<b>Definition</b>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

## Report Summary

<b>Plumbing</b>		
Page 8 Item: 1	Interior Drain, Waste, and Vent Systems	<ul style="list-style-type: none"> <li>Most of the sewer and vent pipes are installed in the walls and not readily visible at this type inspection. Check the records for any known defects/repairs. All the fixtures drained properly at the time(FYI).</li> </ul>
Page 8 Item: 2	Water Main Line	<ul style="list-style-type: none"> <li>Water Main is not part of this inspection. Check the records for any known defects, repairs.</li> </ul>
Page 9 Item: 3	Interior Water Supply and Distribution	<ul style="list-style-type: none"> <li>All/most of the plumbing pipes not visible at this inspection, no leaks at visual part of the structure found at the time. Recommend to check the records for any known defects, repairs.</li> <li>As of January 1, 2017, The building standards, state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of this inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and/or have it checked by a qualified retrofitter/specialist.</li> </ul>
Page 9 Item: 4	Water Heater(s)	<ul style="list-style-type: none"> <li>The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</li> </ul>
Page 9 Item: 5	Fuel System	<ul style="list-style-type: none"> <li>This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.</li> </ul>
Page 10 Item: 6	Other	<ul style="list-style-type: none"> <li>The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</li> </ul>
<b>Electrical System</b>		
Page 11 Item: 1	Service Entrance Conductors	<ul style="list-style-type: none"> <li>Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects/repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.</li> </ul>
Page 11 Item: 4	Branch Circuit Conductors	<ul style="list-style-type: none"> <li>Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</li> </ul>

Page 12 Item: 6	Interior Fixtures, Outlets	<ul style="list-style-type: none"> <li>• Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.</li> <li>• House was furnished but vacant at the time - Some of the outlets were not visible/accessible at the time to test. Check the records for any known defects, repairs.</li> <li>• Lights not working at 1/2 bath and master bath. Have checked, fixed by qualified specialist.</li> </ul>
Page 12 Item: 7	Smoke and Carbon Detectors	<ul style="list-style-type: none"> <li>• Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Recommend further evaluation by a qualified Retrofitter. <b>THIS IS A HEALTH, SAFETY CONCERN.</b></li> <li>• Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically.</li> <li>• Old smoke detectors found. Recommend to replace/upgrade and test them periodically.</li> </ul>
Page 12 Item: 9	Low Voltage Systems	<ul style="list-style-type: none"> <li>• Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller/builder/HOA.</li> <li>• Touch panel noted for interior speakers, touch panel was not working at time of inspection. Not tested or part of this inspection or report. Check with seller for operation and/or have checked by a qualified specialist.</li> <li>• Loose cover at low voltage panel at laundry area. Have checked, fixed/closed.</li> </ul>
Page 13 Item: 10	Fire Sprinklers	<ul style="list-style-type: none"> <li>• Building with Fire sprinkler system type - Not part of this inspection. Check the records for any known defects, repairs.</li> <li>• Fire extinguishers and/or hoses noted - Check the service records, contracts.</li> </ul>
<b>Heating &amp; Cooling System</b>		
Page 14 Item: 1	Heating System Operation	<ul style="list-style-type: none"> <li>• Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit evaluated by a qualified HVAC Contractor. Annual service, evaluation is recommended.</li> <li>• FAU unit(s) located at kitchen. Limited inspection Noted. Recommend to check service records. This is a limited visual inspection - Recommend to hire a qualified HVAC contractor for more detailed inspection of the heating/cooling units . Recommend to check the service records with the seller for any known defects, repairs.</li> </ul>

Page 15 Item: 2	Air Filter	<ul style="list-style-type: none"> <li>• Air filter(s) should be changed or cleaned regularly according to Manufacturer's instructions. Air flow/balance is not a part of this inspection. Recommend to check with the seller about air comfort, distribution.</li> <li>• The Filter(s) dirty and in need of replacement. Have checked, fixed.</li> </ul>
Page 15 Item: 5	A/C Compressor	<ul style="list-style-type: none"> <li>• Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.</li> <li>• Ambient air test was performed by using thermometers on air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The range in Temperature drop was normal at the time of the inspection. (FYI)</li> </ul>
Page 16 Item: 6	A/C Condensation Line	<ul style="list-style-type: none"> <li>• AC condensation pipe termination point not found/visible (possible it terminates into the wall to a main drain line). Check the building records for any known issues with condensation pipes.</li> </ul>
Page 16 Item: 8	Other	<ul style="list-style-type: none"> <li>• This is a limited visual inspection of HVAC SYSTEM. For more detailed inspection of the components such as air flow, sizing, refrigerant lines/pressure, high temp switches, etc... Recommend to hire a qualified HVAC specialist for more detailed inspection, evaluation.</li> </ul>
<b>Interior</b>		
Page 17 Item: 1	Ceilings	<ul style="list-style-type: none"> <li>• Common cracks were noted at the ceilings.</li> <li>• Newer paint job noted - Check the records for any known defects, repairs.</li> </ul>
Page 17 Item: 2	Walls	<ul style="list-style-type: none"> <li>• Common cracks were noted at the interior walls.</li> <li>• Unit was occupied at the time of the inspection, walls were not fully visible - Recommend to check the records for any known defects, repairs.</li> <li>• Newer Paint noted - Check the records for any known defects, repairs.</li> </ul>
Page 17 Item: 3	Floors	<ul style="list-style-type: none"> <li>• Unit was furnished but vacant at the time of the inspection (walls/floors were not fully visible)- Recommend to check the records for any known defects/repairs. Squeaky sub floors at various areas noted at the time.</li> <li>• Trip hazards noted due to differing flooring material heights.</li> <li>• Worn/aged flooring materials noted of the inspected property, some scratches/scuff marks on wood floors. May need repair and/or replacement.</li> <li>• Common cracks at unfinished concrete floor at bathroom Noted. Monitor and/or have checked by specialist.</li> <li>• Uneven areas, sloping was noted at various areas of the flooring. Check the records fro any known defects, repairs and/or have it checked by a qualified specialist(s).</li> </ul>



Page 18 Item: 4	Interior Doors	<ul style="list-style-type: none"> <li>• Door frames are not square - An indication of settlement or movement. Recommend to check the building records for any known issues with the structure.</li> <li>• Bedroom closet door off guide. Have checked, fixed by qualified specialist.</li> </ul>
Page 19 Item: 5	Interior Windows	<ul style="list-style-type: none"> <li>• No window screens noted. FYI</li> <li>• Missing window lock(s) noted at; bedroom. Have it checked, repairs made by qualified specialist.</li> </ul>
Page 20 Item: 7	Steps, Stairways, and Railings	<ul style="list-style-type: none"> <li>• Railings at stairs/at windows are horizontal bars type/style (climbable railing's Noted) not with today's current safety/child standards. Recommend to upgrade</li> </ul>
Page 20 Item: 8	Laundry Service	<ul style="list-style-type: none"> <li>• View behind the equipment was limited due to equipment location and/or space restrictions. Laundry machines and drainage are not part of this inspection. Machines are not tested at this inspection. We inspect and report installation defects. Check with the seller about functionality of the machines.</li> <li>• Water pipes and drainage is not tested at this inspection. Check with the seller and or have it tested.</li> <li>• Washing machine, laundry area without catch pan and/or drainage pipes. Recommend to install if possible to prevent damage when machines leak.</li> <li>• 20 Amp outlet is recommended at laundry as a safety upgrade.</li> <li>• Recommend to check the Contracts/warranties on laundry machines.</li> <li>• Water supply pipes, drains not tested at this inspection. Check the records and or have it tested by a qualified plumber.</li> </ul>
Page 21 Item: 9	Interior Features	<ul style="list-style-type: none"> <li>• Alarm/security systems are not inspected and/or tested at time of inspection. Check the records</li> <li>• Fire sprinkler system is not tested and/or part of this inspection. Check the records</li> <li>• Built in sound system is not tested and/or inspected at time of inspection. Check the records.</li> </ul>

Page 21 Item: 11	Other	<ul style="list-style-type: none"> <li>• This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</li> <li>• Recommend to check the records/permits on remodel/addition.</li> <li>• It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</li> </ul>
<b>Kitchen</b>		
Page 22 Item: 1	Kitchen Pictures	<ul style="list-style-type: none"> <li>• Kitchen was remodeled at the time- Recommend to check the records/permits.</li> <li>• Appliances are not removed at this type of inspection. There can be damage, defects not visible as a result. We recommend to check the records, with seller of any known defects, repairs or issues.</li> </ul>
Page 22 Item: 2	Cabinets and Counter Tops	<ul style="list-style-type: none"> <li>• cabinet drawer at trash in need of adjustment, repair. Have fixed by qualified specialist.</li> </ul>
Page 22 Item: 3	Sinks	<ul style="list-style-type: none"> <li>• Water filter/faucet attachment noted - was functional at the time (FYI). Water filter system and quality of water is not part of this inspection. Check the records, with seller for operation.</li> </ul>
Page 23 Item: 6	Ranges/Oven/Cook Tops	<ul style="list-style-type: none"> <li>• Igniter(s) did not work properly at burners at stove top- unable to get all burners on at same time. Have it checked, fixed by a qualified specialist.</li> </ul>
Page 24 Item: 7	Range Hood	<ul style="list-style-type: none"> <li>• Dirty filter(s) noted at the time of inspection. Recommend to replace.</li> </ul>
Page 24 Item: 8	Microwave	<ul style="list-style-type: none"> <li>• Microwave noted - Not part of this inspection. Check with the seller. Proper operation and/or microwave leak is not part of this inspection. We turn the unit on and off and check for visual damage.</li> </ul>
<b>Bathroom #1</b>		
Page 26 Item: 1	Bathroom Pictures	<ul style="list-style-type: none"> <li>• Bathroom was remodeled at the time - Recommend to check the records, permits.</li> </ul>
Page 26 Item: 2	Cabinets, Floors	<ul style="list-style-type: none"> <li>• Common cracks at floor Noted.</li> </ul>
Page 26 Item: 3	Electrical	<ul style="list-style-type: none"> <li>• Light not working at bathroom. Have checked, fixed by qualified specialist, electrician.</li> </ul>

Page 27 Item: 4	Ventilation & Heater	• Noisy Exhaust fan noted - Recommend to upgrade.
<b>Bathroom #2</b>		
Page 28 Item: 1	Bathroom Pictures	• Bathroom was remodeled at the time - Recommend to check the records, permits.
Page 28 Item: 3	Ventilation & Heater	• Noisy Exhaust fan noted - Recommend to upgrade.
<b>Bathroom #3</b>		
Page 29 Item: 1	Bathroom Pictures	• Bathroom was remodeled at the time - Recommend to check the records, permits.
Page 29 Item: 2	Sink(s), Faucets	• Dirty grout noted at counter/backsplash. Recommend to clean/seal.
Page 30 Item: 3	Toilet, Bidet	• Toilet whistles/noisy. Recommend to have checked, necessary corrections made by qualified specialist, plumber.
Page 30 Item: 4	Bathtub	• Defective tub stopper noted. Have checked, fixed by qualified specialist.
Page 30 Item: 5	Electrical	• Light not working at bathroom. Have checked, fixed by qualified specialist, electrician.
Page 30 Item: 6	Ventilation & Heater	• Noisy Exhaust fan noted - Recommend to upgrade.