Inspection Report

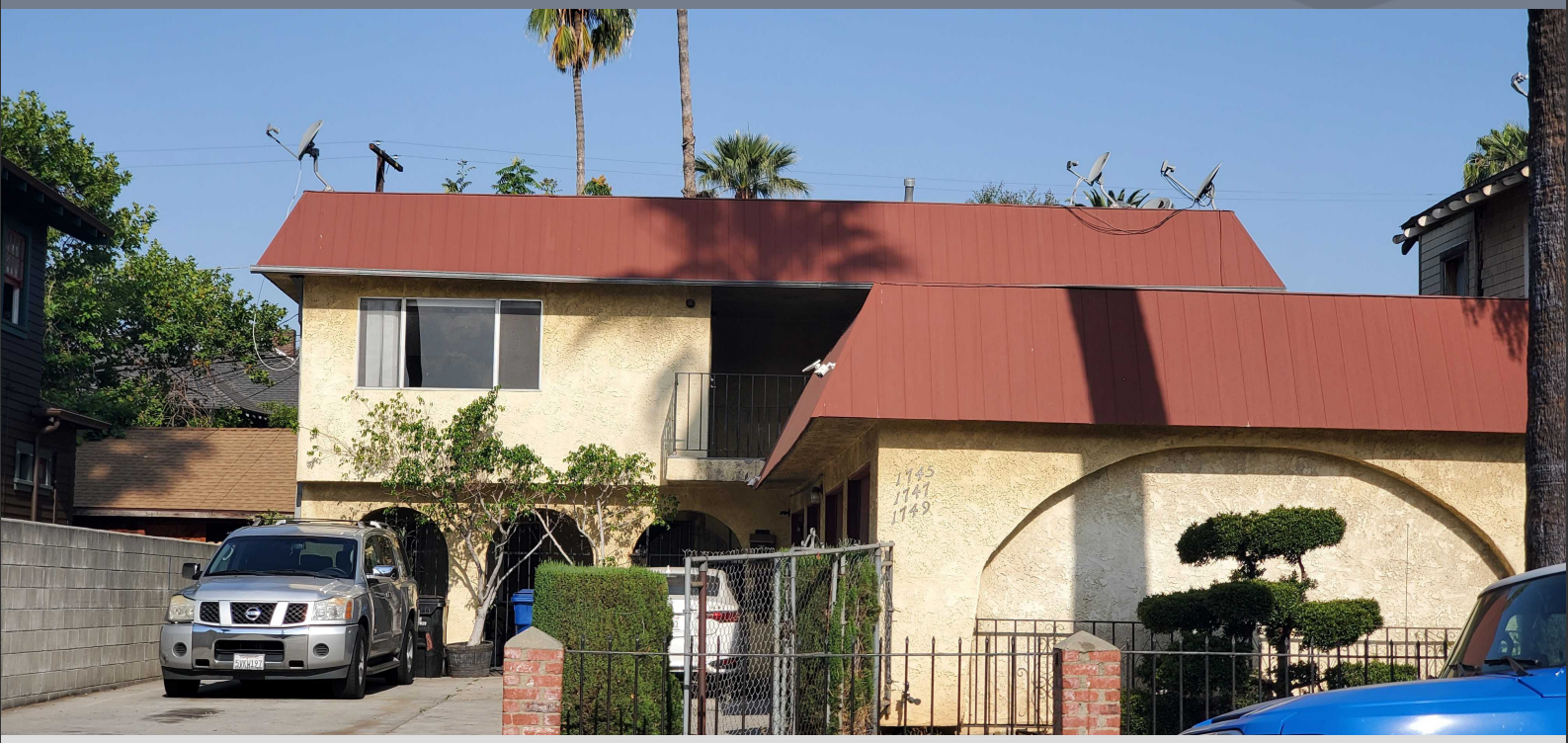
1745 South Harvard Boulevard, Los Angeles 90006

Report ID

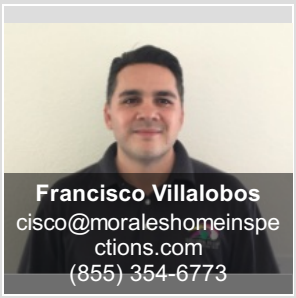
NXT-229-001696

Inspection Date

June 17, 2021 at 10:00 AM



Inspector



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Client

CC

Christian Castner

Morales Home Inspection Services

REPORT INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address
1745 South Harvard Boulevard, Los Angeles, 90006

Year Built
1979

Square Footage
3453

Weather During The Inspection
Cloudy

Standards Of Practice
InterNACHI Standards Of Practice

Type Of Building
Tri-plex

Occupancy
Vacant and occupied with tenants

Attending The Inspection
Seller And Listing Agent

Temperature During The Inspection
Over 65 (F) = 18 (C)

GENERAL REPORT INTRODUCTION

Report Introduction

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Low Priority= The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Medium Priority= The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

High Priority= Safety: The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

Repair: The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Scope of the inspection: This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors). The information contained in the Standards of practice will explain, that this inspection is a non-invasive, visual examination, of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The scope of work can be modified by the Client and Inspector prior to the inspection process but should be documented in the agreement that is signed.

No warranty, guarantee or insurance is expressed or implied. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs that are not visible or are outside of the inspection process should be anticipated. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommends that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property.

Any statements made by the Inspector pertaining to **Recommended Upgrades,** or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the **"Home Inspection Agreement and Standards of Practice."**

Thermal Scans: Infrared/Thermal cameras or other equipment will be used, just like any other tool in our tool for portions of the inspection process, as determined by the inspector in his sole discretion and is always a "limited in nature" as part of a home inspection and not to be construed as a thermal scan and report. Typically our company scans the electrical panel, outlets, and ceilings under bathrooms, or areas where plumbing is running down the walls. This scan is not a full house thermal scan.

This report has been produced in accordance with the contract and standards of practice, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our **CLIENT**. Not to be used or interpreted by anyone other than our **CLIENT** or **REPRESENTATIVE**. If you're reading this report but did not hire us, our company to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have been corrected and improved.

TABLE OF CONTENT

CONTRACTOR EVALUATION

2. Roof

2.1.1 Roll Roofing(Multiple Defects)

High

Comment Location : ROOF

1. ROLL ROOFING
The homes roll roofing appeared to be improperly ,poorly installed or had areas of concern. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.

2. PONDING
Evidence of ponding were noted on the roof. This creates Chance of water damage to structure, further evaluation and repair by a licensed roofing contractor.

Location: ROOF

1.1 Ponding /temporary patch work

Location: ROOF

1.2 Ponding /temporary patch work

Location: ROOF

1.3 Ponding /temporary patch work

Location: ROOF

1.4 Ponding /temporary patch work

12. Interior

12.2.3 unlevel/ sloped floors

High

one or more areas of the home's living space has floors with significant slope . Floors should not slope more than 1/2" at 20' feet, we recommend that the area be evaluated and repaired by a licensed contractor.

Location: 1745/ HALLWAY BATHROOM

3.1 Sloped floors

13. Garage

13.3.1 Microbial Growth/ Wall

High

Microbial like growth or musty odor was found at one or more locations. We did not test the substance through a lab so proper verification was not made. Growth is normally cause by moist conditions, plumbing or Roof/exterior moisture issues, and issues with improper ventilation. We recommend that after the areas are verified as mould, mitigation, for mold/moisture should be done by a professional contractor.

Location: GARAGES

1.1 Water stains roof sheathing

Location: GARAGES

1.2 Microbial growth

Location: GARAGES

1.3 Microbial growth

Location: GARAGES

1.4 Microbial growth

Location: GARAGES

1.5 Microbial growth

Location: GARAGES

1.6 Wood damage

2. Roof

2.6.1 Roof with multiple defects (Repair and cert)

High

The roof had shingles that were damaged or had exposed roofing nails, unsealed nails or other defects in various locations at the time of the inspection.The Inspector recommends sealing of any exposed nails and replacement of any damaged shingles by a qualified roofing contractor to industry standard in order to avoid damage from moisture related issues. After these repairs are made the roof should be certified for five years.

Location: ROOF

1.1 Damaged shingles

3. Grounds

3.1.1 Tree root damage (Walkway/Driveway)

High

Tree roots have caused movement and damage to area(s) of the walkway/driveway. Removal of the tree or root should be considered and repairs made to the driveway/walkway. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional concrete contractor.

Location: EXT GROUNDS /REAR PATIO

1.1 Heaving (roots)

3.1.2 Cracked Walkway/driveway (Minor Repair)

Low

Minor cracks were noted in the sidewalk/driveway at the time of the inspection. These cracks were less than 1/4 inch. The inspector recommends that a professional contractor seal the cracks with concrete grade sealant periodically to keep moisture from collecting under the slab and cause further damage. If you are considering doing the repair yourself, see the DIY linked video, to assist you in your decision.

Location: EXT GROUNDS

2.1 Typical concrete cracks

3.2.1 Tree limbs in contact with roof

Medium

There are tree limbs that are in contact with roof, or hanging near roof and should be trimmed back. The inspector recommends that the trees be trimmed, by a professional tree trimming contractor.

Location: ROOF

1.1 Vegetation near or in contact with structure

3.4.1 Damaged fence

Medium

Areas of the fencing are deteriorated and damaged. Fencing should be repaired as needed.

Location: FRONT FENCE

1.1 Damaged

3.4.2 Loose/damaged chain link fence

Medium

The chain link fence was disconnect, loose or damaged in areas. The inspector recommends repair or replacement of the fence as needed by a professional fence repair company.

Location: EXT GROUNDS /REAR PATIO

2.1 Damaged fencing

5. Exterior

5.1.1 Hairline Stucco Cracking

Medium

One or more minor hairline cracks were found in the stucco or wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Stucco cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.

Location: EXT BUILDING

1.1 Typical stucco cracks

5.2.1 Exterior Door (Weathered Or Damaged)

Medium

At the time of the inspection, exterior door was weathered or damaged. Weathering includes fading of paint and deterioration of the threshold, jamb and trim. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

Location: EXT BUILDING

1.1 Damaged door frames

5.3.2 Missing and/or damaged screens

Low

At the time of inspection, one or more exterior window screens were missing or damaged. The Inspector recommends that the damaged screens be evaluated, replaced or repaired, as needed, by a professional contractor, and missing screens replaced. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.

Location: 2ND FLOOR UNIT 1747 /BEDROOM 1

2.1 Missing screen

5.6.1 Loose or missing vents

High

At the time of inspection, one or more exterior vents was loose or missing and can allow rodents to enter the structure. The Inspector recommends that the missing and loose vents be replaced.

Location: EXT BUILDING

1.1 Damaged vents cover

5.8.1 Missing light fixture glass/surrounds

Low

At the time of inspection, the glass which surrounds the exterior light fixture, was missing. The Inspector recommends that this be evaluated and repaired or replaced by a professional contractor.

Location: EXT BUILDING

1.1 Missing light bulb and cover

7. Heating

7.5.1 Return / Filter Register Fastener Missing / Damaged / Faulty

Medium

The fastener(s) at one or more return air / filter registers was missing, damaged and/or faulty. Recommend repairs be made.

Location: 1745/ FURNACE

1.1 Missing filter

10. Bathroom

10.3.1 Inoperable bathroom fan

High

The bathroom fan was not operable or responding to the switch. We recommend that it be repaired or replaced if needed by a professional electrical contractor.

Location: 1745/ HALLWAY BATHROOM

1.1 Inoperable

10.4.1 WATER SHUT-OFF VALVES INOPERATIVE/RUST/LEAKS/BROKEN

Medium

Water shut-off valves under the sink were inoperative/rust/leaking/broken which makes plumbing repairs for the sink difficult to work on. Recommend that water shut-off valves replaced for both cold and hot water lines by a professional plumbing contractor.

Location: 1745/ BEDROOM 1/BATHROOM

1.1 Ceased shutoff valve

Location: 1745/ BEDROOM 3

1.2 Ceased shutoff

Location: 2ND FLOOR UNIT 1749/HALLWAY BATHROOM

1.3 Replace shutoff valve

10.6.2 Loose toilet seat

Low

Th toilet seat was loose. There are small bolts on the side o the seat that can be tightened or in other cases may need to be replaced.

Location: 1745/ BEDROOM 1/BATHROOM

2.1 Loose toilet

Location: 2ND FLOOR UNIT 1749/HALLWAY BATHROOM

2.2 Loose toilet

11. Kitchen

11.4.1 Inoperable lights and fan

Medium

The range hood light and fan were inoperable at the time of the inspection. We recommend replacing the bulb and then retesting the unit. If it does not respond the both problems will need to repaired by a professional appliance repair contractor.

Location: 2ND FLOOR UNIT 1747 /KITCHEN

1.1 Not responding

11.9.1 WATER SHUT-OFF VALVES INOPERATIVE/RUST/LEAKS/BROKEN

Medium

Water shut-off valves under the sink were inoperative/rust/leaking/broken which makes plumbing repairs for the sink difficult to work on. Recommend that water shut-off valves replaced for both cold and hot water lines by a professional plumbing contractor.

Location: KITCHEN 1745

1.1 Ceased shutoff valve

11.10.1 Range filter needs cleaning

Low

At the time of inspection, the filters for the kitchen range hood were dirty and needed to be cleaned.

Location: KITCHEN 1745

1.1 Needs maintenance (range)

12. Interior

12.2.1 Laminate Wood Floor Gaps

Medium

One or more gaps were found in laminate flooring joints/seams. This is indicative of improper installation or a thin, lower quality laminate that is prone to movement. Recommend consulting with a qualified flooring contractor for repair/replacement options.

Location: UNIT 1745/ DINNING AREA

1.1 Poor flooring installation

12.2.2 Replace carpet

Medium

The carpeting in this home was dirty, deteriorated or damaged in several areas. We recommend that the carpeting be replaced.

12.5.2 Ask Owner About Repairs / Patching

Low

Patches or evidence of prior repairs were found in one or more ceilings. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).

Location: UNIT 1745

2.1 Patched ceiling

12.5.3 Ask Owner About Repairs / Patching

Low

Patches or evidence of prior repairs were found in one or more ceilings. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).

Location: 2ND FLOOR UNIT 1747 /KITCHEN

3.1 Failing paint /patched ceiling

12.5.4 Wet Stains Ceiling - Roof

High

Stains and/or elevated levels of moisture were found in one or more ceiling areas. The stains appear to be due to an active roof leak. Recommend that a qualified contractor evaluate and repair as necessary.

Location: 2ND FLOOR UNIT 1747 /WATER HEATER

4.1 Stains

Location: 2ND FLOOR UNIT 1749/LIVINGROOM

4.2 Microbial growth /roof water stains

Location: 2ND FLOOR UNIT 1749/WATER HEATER

4.3 roof water stains

12.5.5 Wet Stains Ceiling - Roof

High

Stains and/or elevated levels of moisture were found in one or more ceiling areas. The stains appear to be due to an active roof leak. Recommend that a qualified contractor evaluate and repair as necessary.

Location: 2ND FLOOR UNIT 1747 /BEDROOM 1

5.1 ....

12.7.1 Closet Doors Missing

Medium

Closet doors were missing/not installed in one or more locations. Recommend installing as necessary.

Location: 1745/ BEDROOM 2

1.1 Missing closet door

Location: 2ND FLOOR UNIT 1749 /BEDROOM 1

1.2 Missing closet door

12.7.2 Interior Door Won't Latch

Low

One or more doors wouldn't latch or were difficult to latch. Currently the door handle does not need to be turned for the door to be opened. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

Location: 2ND FLOOR UNIT 1749 /BEDROOM 1

2.1 Door not latching

Location: 2ND FLOOR UNIT 1749 /BEDROOM 2

2.2 ....

12.7.3 Closet door guides

Low

The door guides servicing the closet in one or more rooms were damaged, missing, or installed incorrectly at the time of the inspection. This leaves the doors where they swing in and out and can fall of of the track. The inspector recommends that they are repaired or replaced as needed.

Location: 2ND FLOOR UNIT 1747 /BEDROOMS

3.1 Missing lower guides

12.13.1 Cosmetic Conditions

Low

"Cosmetic Conditions" means aesthetic imperfections that do not affect Working Condition of the item, including, but not limited to:

Pitted marcite, tears, worn spots and discoloration of floor coverings, wallpapers, or window treatments, nail holes, scrapes, scratches, dents, chips or caulking in ceilings, walls, flooring, tile, fixtures, or mirrors, and minor cracks in walls, floor tiles, windows or cabinet deterioration. These are items that can be fixed slowly over time.

13. Garage

13.2.1 Vehicle Doors/Operators/Switch(Multiple Defects)

Medium

1. INOPERABLE AND AT OR NEAR END OF LIFE
The garage door opener was inoperable at the time of the inspection. The Inspector that the garage door be replaced by a professional contractor.

2. NO PHOTO SENSOR INSTALLED
No photo sensors were installed servicing the garage door. We recommend that they be installed.

Location: GARAGES

1.1 One locked

13.3.1 Microbial Growth/ Wall

High

Microbial like growth or musty odor was found at one or more locations. We did not test the substance through a lab so proper verification was not made. Growth is normally cause by moist conditions, plumbing or Roof/exterior moisture issues, and issues with improper ventilation. We recommend that after the areas are verified as mould, mitigation, for mold/moisture should be done by a professional contractor.

Location: GARAGES

1.1 Water stains roof sheathing

Location: GARAGES

1.2 Microbial growth

Location: GARAGES

1.3 Microbial growth

Location: GARAGES

1.4 Microbial growth

Location: GARAGES

1.5 Microbial growth

Location: GARAGES

1.6 Wood damage

13.4.1 Ceiling damage, severe

High

Severe ceiling damage was visible in the garage. The inspector recommends evaluation and repairs by a professional drywall contractor.

4. Electrical

4.1.1 Main panel location

Low

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well.

All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.

Location: EXT BUILDING

1.1 Main disconnect

Location: 2ND FLOOR UNIT 1749/DISTRIBUTION PANEL

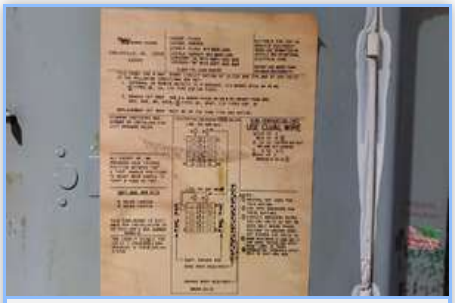
1.2 .....

Location: 2ND FLOOR UNIT 1747 /HALLWAY

1.3 Panel 2

Location: 1745/ HALLWAY/ DISTRIBUTION PANEL

1.4 ...



Location: 1745/ HALLWAY/ DISTRIBUTION PANEL

1.5 Manufacturer data

Location: 1745/ HALLWAY/ DISTRIBUTION PANEL

1.6 .....

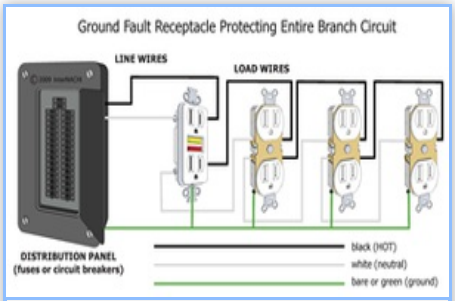
4.1.2 Branch circuit locations

Low

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. And usually the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores). Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.

See Photos for location



2.1 GFCI Diagram

5. Exterior

5.1.1 Stucco

Low

Stucco

Many homes built after the 1950s use a variety of synthetic materials that resemble stucco. Mock stucco siding is often composed of foam insulation board or cement panels secured to the walls. Although synthetic stucco may look authentic, real stucco tends to be heavier. Walls made of genuine stucco sound solid when tapped and will be less likely to suffer damage from a hard blow. Also, genuine stucco holds up well in wet conditions. Although it is porous and will absorb moisture, genuine stucco will dry easily, without damage to the structure.

One type of synthetic stucco, known as EIFS (Exterior Insulation and Finish Systems), has been associated with moisture problems. The underlying wood on EIFS sided homes may suffer rot damage. However, other types of synthetic stucco are quite durable. It's always a wise to have a professional inspection before purchasing a stucco-sided home. *Due to special testing devices and knowledge of the material it is recommend that a licensed stucco specialist/contractor be contacted to evaluate and further inspect the stucco for any additional or unseen damage.*

7. Heating

7.1.1 Furnace use information

Low

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use.

Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life.

8. Cooling

8.1.1 Air Conditioner Information

Low

The air conditioner disconnect was located near the air conditioner. This is the disconnect that will shut the equipment off in an emergency. Central air condition maintenance and precautions:

A- Properly balance the system. Consult with a licensed Air Condition Contractor.

B- Keep compressor clean of shrub and debris in a 6 foot radius.

C- Keep compressor unit level.

D- Clean the compressor coil each season before using system.

E- Replace filter monthly or more often if it becomes dirty.

F- Lubricate fan motor with a non-detergent motor oil.

G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.

H- Do not run system if exterior temperature is below 55 degrees.

I- Have a licensed Air Condition Contractor check the amount of Freon and the possibility of Freon leaks in the system.

J- Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.

K- If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

9. Plumbing

9.1.1 Main fuel shut off location

Low

The main fuel shut off is at gas meter outside. The inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.

Location: EXT BUILD

1.1 Gas meters

9.1.2 Water heater info

Low

The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.

Maintenance note: A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 10-15 years, while in others a homeowner is fortunate if the water heater lasts 10 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance

Maintenance note: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding.

Hot Water Causes Third Degree Burnsu2026

In 1 second at 156xBA, in 2 seconds at 149xBA, in 5 seconds at 140xBA, in 15 seconds at 133xBA.

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

Step 1 -You will need to shut down the gas and water supply, before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. **Step 2**- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. **Step 3**- You will need to turn on the water and gas valves, and re-light the water heater. Typically, the directions are on the side of the water heater.

Location: 1745 WATER HEATER/GARAGE

2.1 Manufacturer data

Location: 2ND FLOOR UNIT 1749/WATER HEATER

2.2 Manufacturer data

Location: 2ND FLOOR UNIT 1747 /WATER HEATER

2.3 ....

12. Interior

12.5.1 Wet Stains Ceiling - Plumbing

Medium

Stains and/or elevated levels of moisture were found in one or more ceiling areas. The stains/moisture appear to be due to an active plumbing leak. Recommend that a qualified contractor evaluate and repair as necessary.

Location: UNIT 1745/LIVINGROOM

1.1 Ceiling stains (dry at time of inspection)

Location: UNIT 1745/LIVINGROOM

1.2 Improper wire connection

Location: UNIT 1745/LIVINGROOM

1.3 Improper wire connection

7. Heating

7.2.1 No Heat Source

High

One or more rooms that are considered habitable space were missing a source of heat. We recommend that the areas with missing heat be evaluated and have proper heat sources installed.

7.3.1 Furnace not responding

High

At the time of inspection, the furnace was not responding to the thermostat. The Inspector recommends that the furnace and thermostat be evaluated and repaired as needed by a HVAC contractor.

Location: 2ND FLOOR UNIT 1749 /FURNACE

1.1 Not responding

Location: 2ND FLOOR UNIT 1747 /FURNACE

1.2 Service all units

7.3.2 Service and certification

High

At the time of inspection, the Inspector recommends the furnace be serviced by a professional HVAC contractor, based on its condition. Annual servicing is necessary for systems fueled by gas or oil and for safety reasons, as a professional HVAC contractor will inspect, clean, and make any necessary repairs. A certification should be given to the homeowner after service and repairs are performed.

Location: 2ND FLOOR UNIT 1747 /FURNACE

2.1 Service all units

7.3.4 Furnace old and dirty

High

The furnace was at or past its recommended lifespan. It was visibly old and dirty and should be serviced at the least. The Inspector recommends that the furnace is evaluated, serviced or replaced, as needed, by a professional HVAC contractor, to ensure the best possible working condition.

Location: 1745/ FURNACE

4.1 Service and certify unit (past life expectancy)

Location: 1745/ FURNACE

4.2 Manufacturer data

7.4.1 Dirty Air Filter (Replace)

Low

The furnace air filter is dirty and should be replaced to avoid unhealthy indoor air conditions and damage to the furnace blower.

Typical recommendations range from every 30 days for cheaper fiberglass filters, to as long as 6 months for higher-end pleated filters. These estimates assume average use and take into account the type and size of your filter. A general rule of thumb is to **replace your filter every 90 days**. As your filter traps more dirt, dust, and allergens from the air, filter efficiency decreases. This is considered normal wear and tear and part of normal maintenance.

8. Cooling

8.1.1 Air Conditioner Units(Multiple Defects)

High

1. OLDER UNIT (NEAR OR PAST USEFUL LIFE)
The useful life for most heat pumps and air conditioning condensing units is estimated at12-15 years. This unit appeared to be near, at, or past this age and/or its useful lifespan and may need replacing or significant repairs at any time. The Inspector recommends budgeting for a near future replacement.

2. INOPERABLE A/C
At the time of inspection, the air-conditioning system was old and inoperable. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

Location: EXT BUILDING/ AC

1.1 Not operating

10. Bathroom

10.3.2 Noisy bathroom fan

Medium

At the time of the inspection, the bathroom exhaust vent fan made unusual noises when turned on. The Inspector recommends that the bathroom exhaust vent fan is evaluated, replaced or repaired, as needed, by a professional contractor.

Location: 2ND FLOOR UNIT 1747 /HALLWAY

2.1 Noisy fan

5. Exterior

5.3.1 Inoperable security bars

High

Fixed security bars around windows, does not allow security bars to open. This poses a fire safety concern as it prevents exit from the home in case of fire. The Inspector recommends that the security bars be evaluated, replaced or repaired, as needed, by a professional contractor, to allow opening bars without special tools or keys.

Location: EXT BUILDING

1.1 Security bars (no quick release)

9. Plumbing

9.2.1 Pre-1986

High

Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised: Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours. Install appropriate filters at points of use. Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water. Use bottled or distilled water. Treat well water to make it less corrosive. Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.
http://www.epa.gov/safewater/lead/index.html

10. Bathroom

10.1.1 Bathroom GFCI outlet buzz during testing

High

At the time of inspection, one or more bathroom GFCI electrical outlet made a buzzing sound when the reset button was tested. Recommended these GFCI receptacles are evaluated, repaired or replaced by a professional electrical contractor.

Location: 1745/ HALLWAY BATHROOM

1.1 Buzzing gfci

10.1.2 Damaged bathroom outlet

High

One or more electrical outlets were broken or damaged in the bathroom. Recommend that a professional electrician evaluate, repair or replace these electrical outlets as necessary. If replacing, consider installing GFCI outlets for safety reasons.

Location: 2ND FLOOR UNIT 1747 /HALLWAY BATHROOM

2.1 Improper wire connection

10.11.1 Microbial Growth

High

Microbial like growth or a musty odor was found at one or more locations. We did not test the substance through a lab so proper verification was not made. Growth is normally caused by moist conditions, plumbing or roof/exterior moisture issues, and issues with improper ventilation. We recommend that after the areas are verified as mould, mitigation, for mold/moisture should be done by a professional contractor.

Location: 1745/ BEDROOM 1/BATHROOM

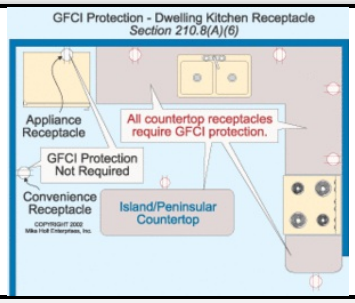
1.1 Microbial growth

11. Kitchen

11.1.1 No GFCI (required)

High

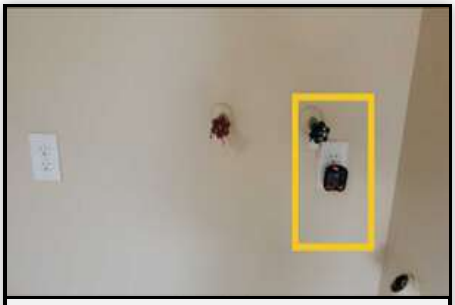
Kitchen electrical outlets were operable at the time of the inspection but no Ground Fault Circuit Interrupter (GFCI) protection were installed. GFCI protection should be installed for outlets within 6 feet of plumbing fixtures or on kitchen counters, as they were required in kitchens starting in 1987 by the NEC. Recommended this be done by a professional electrical contractor.



1.1 GFCI placement illustration

Location: KITCHEN

1.2 Missing gfci (update)



Location: 2ND FLOOR UNIT 1747 /KITCHEN

1.3 Not gfci

11.3.1 Microbial Growth Matter

High

Microbial Growth Matter is a type of fungus that consists of small organisms found almost everywhere. ... In small amounts, mold spores are usually harmless, but when they land on a damp spot in your home, they can start to grow. When mold is growing on a surface, spores can be released into the air where they can be easily inhaled. We recommend samples taken for any type of active contamination.

Location: KITCHEN 1745

1.1 Microbial growth

Location: KITCHEN 1745

1.2 Moisture present

Location: KITCHEN 1745

1.3 Moisture present

Location: 2ND FLOOR UNIT 1749 KITCHEN

1.4 Microbial growth

Location: 2ND FLOOR UNIT 1749 KITCHEN

1.5 Moisture present over 17%

12. Interior

12.1.1 Thermal Image (Moisture Noted)

High

We found one or more areas with thermal signatures that appear to moisture related issues. Verification of moisture should always be followed up with further testing with a moisture meter. All affected leaks should be found and repaired as well as any other areas that were damaged from this occurrence. All work should be performed by a professional contractor.

Location: 1745/ BEDROOM 2

1.1 Ceiling moisture noted

12.12.1 Microbial Growth

High

Microbial like growth or a musty odor was found at one or more locations. We did not test the substance through a lab so proper verification was not made. Growth is normally caused by moist conditions, plumbing or roof/exterior moisture issues, and issues with improper ventilation. We recommend that after the areas are verified as mould, mitigation, for mold/moisture should be done by a professional contractor.

Location: 2ND FLOOR UNIT 1749 /BEDROOM 1

1.1 Microbial growth around windows

Location: 2ND FLOOR UNIT 1749/LIVINGROOM

1.2 Microbial growth /roof water stains

12.14.1 Disconnected smoke detector

High

One or more smoke detectors have been disconnected from the system. There may be issues with the system and with out a smoke detector you will not be alerted when there is a fire. The missing detectors will need to be installed and tested for proper operation.

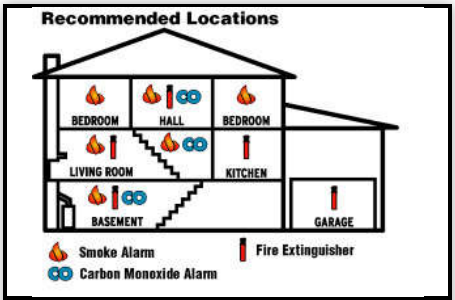
Location: 1745/ BEDROOM 2

1.1 Missing smoke detectors

12.14.2 Smoke Detectors Not Installed

High

No smoke detectors were present in the structure. Smoke detectors should be installed in bedrooms, hallways leading to sleeping areas and on each floor. Client should add additional smoke detectors as needed. We recommend installing photoelectric type smoke detectors / alarms.Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety. Click here for more information.



2.1 Placement Illustration

Location: 2ND FLOOR UNIT 1749 /BEDROOM 2

2.2 Missing smoke detector

13. Garage

13.2.1 Vehicle Doors/Operators/Switch(Multiple Defects)

Medium

1. INOPERABLE AND AT OR NEAR END OF LIFE
The garage door opener was inoperable at the time of the inspection. The Inspector that the garage door be replaced by a professional contractor.

2. NO PHOTO SENSOR INSTALLED
No photo sensors were installed servicing the garage door. We recommend that they be installed.

Location: GARAGES

1.1 One locked

13.3.1 Microbial Growth/ Wall

High

Microbial like growth or musty odor was found at one or more locations. We did not test the substance through a lab so proper verification was not made. Growth is normally cause by moist conditions, plumbing or Roof/exterior moisture issues, and issues with improper ventilation. We recommend that after the areas are verified as mould, mitigation, for mold/moisture should be done by a professional contractor.

Location: GARAGES

1.1 Water stains roof sheathing

Location: GARAGES

1.2 Microbial growth

Location: GARAGES

1.3 Microbial growth

Location: GARAGES

1.4 Microbial growth

Location: GARAGES

1.5 Microbial growth

Location: GARAGES

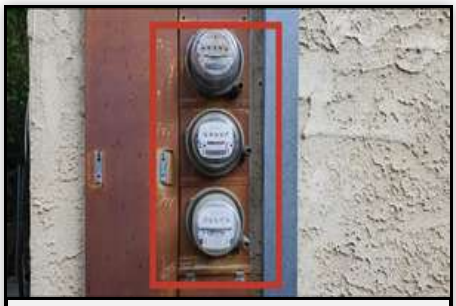
1.6 Wood damage

4. Electrical

4.1.1 Seal Missing/Broken

High

The seal for the metal ring securing the electric meter to its base is missing or broken. The utility company installs these seals. Recommend consulting with the property owner(s) about this and/or contacting the utility company to have one reinstalled.



Location: EXT BUILDING

1.1 Missing seal lock

4.4.1 Contamination (Cabinet Interior)

Medium

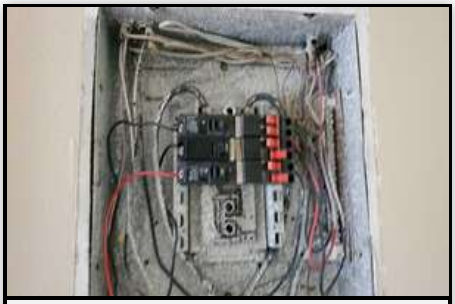
There was paint and other materials in the panel. We recommend that the panel be cleaned and and repaired as needed.

Location: 1745/ HALLWAY/ DISTRIBUTION PANEL

1.1 Overspray in panel

Location: 2ND FLOOR UNIT 1749/DISTRIBUTION PANEL

1.2 ....



Location: 2ND FLOOR UNIT 1747 /HALLWAY

1.3 .....

11. Kitchen

11.5.1 Missing Garbage Disposal Strain Relief Clamp (Bushing)

High

The opening for the electric power cord to exit the bottom or side of a garbage disposal housing has sharp edges.
The concern is that these sharp edges, due to use, vibration, reaching for items under the sink, or over time, may cut into the electric cord and cause a short or spark.

Location: KITCHEN 1745

1.1 Missing clamp

Location: 2ND FLOOR UNIT 1749 KITCHEN

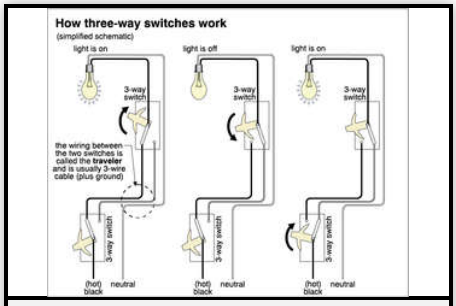
1.2 .....

12. Interior

12.9.1 No 3 Way Light Switch

Medium

The light fixture in one or more long hallways or room that can be entered from two locations was controlled by a single switch at one end. This is a safety hazard due to inadequate lighting. The light should be controlled by 3-way switches at each end of the hallway / room so it can be easily operated at both ends. Recommend that a qualified electrician repair per standard building practices.



1.1 How three way switches work

Location: 1745/ FURNACE

1.2 Improper connection 3 way

PLUMBING SUMMARY

5. Exterior

5.9.1 No anti-siphon device

Low

There were no anti-siphon devices installed on the exterior hose bibs. These are needed to help the pipe from freezing if a hose is attached and to prevent water from siphoning back into the house should the end of a hose be left in a pool of water. These can be purchased at most local hardware stores and screw onto the hose bib.

5.9.2 Missing exterior faucet handle

Medium

At the time of inspection, the hose bib handles are broken and/or missing. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

Location: EXT BUILDING

2.1 Broken faucet

7. Heating

7.3.3 Flex Gas Line Installed through Cabinet

High

The gas-fired furnace flex connector was installed through the cabinet. This should be replaced with an approved hard pipe connection extended outside of the furnace cabinet that the flex connector connects to, and cannot be damaged sharp edges of the unit. All work should be performed by a professional plumbing contractor.

Location: 1745/ FURNACE

3.1 Flex line through cabinet

9. Plumbing

9.1.1 No Drip Leg

Medium

No drip leg is installed on the water heater gas supply line. Drip legs are intended to trap oil, scale, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. A qualified contractor should install a drip leg as per standard building practices.

Location: 2ND FLOOR UNIT 1749/WATER HEATER

1.1 No drip leg

9.1.2 No drip pan or drain

High

A water heater is installed with no drip pan or drain. We recommend having corrections made by a professional plumbing contractor.

2.1 Water heater drip pan exampe

Location: 2ND FLOOR UNIT 1749/WATER HEATER

2.2 No drip pan

Location: 2ND FLOOR UNIT 1747 /WATER HEATER

2.3 No pan

9.1.3 Gas Water Heater(Multiple Defects)

High

1. WATER HEATER-PAST DESIGN LIFE
The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near, at, or beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

All work should be performed by a professional plumbing contractor.

2. SCORCH MARKS (ABOVE COMBUSTION CHAMBER)
There were scorch marks above the burner chamber indicating flame roll out. This unit needs to be serviced as soon as possible.

Location: 2ND FLOOR UNIT 1747 /WATER HEATER

3.1 Scorched marks

9.1.5 Corrosion On Tank

High

Corrosion was found in one or more areas on the water heater. The water heater may be failing. A qualified plumbing contractor should evaluate and replace or repair water heater if necessary.

Location: 1745 WATER HEATER/GARAGE

5.1 Corrosion on tank

9.2.2 Old Galvanized Warning

High

Some or all of the water supply pipes were made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Some insurance companies in the state do not insure galvanized plumbing. Recommend the following: ~ Budget for replacement in the future ~ Monitor these pipes for leaks and decreased flow in the future ~ Consider replacing old, galvanized steel piping proactively as client sees fit

Location: 1745 WATER HEATER/GARAGE

2.1 Corroded galvanized water lines

9.2.3 Corrosion Pipes / Fittings /Water Shut Offs

Medium

Corrosion was found at water supply pipes, water shut offs, and/or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components as necessary.

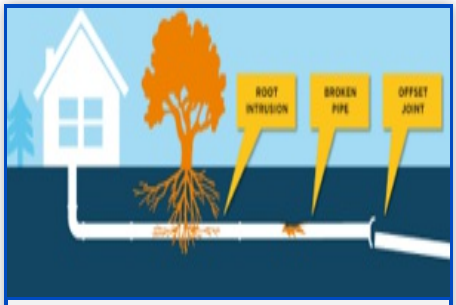
Location: 1745 WATER HEATER/GARAGE

3.1 Corroded galvanized water lines

9.3.1 Sewer Scope Recommended

High

What is a sewer inspection? This is an **inspection** done by a camera attached to a snake line. The video camera records the state of the **sewer**, revealing any cracks, tree roots, collapsed lines, clogs and other problems inside the **sewer**.



1.1 sewer scoping

10. Bathroom

10.6.1 Discolored water.

Medium

The water in the toilet tanks, sinks and/or tub were noted to have water discoloration. The discoloration may indicate a possible defect in the water supply system, distribution piping or water source. Have a licensed plumbing contractor further evaluate the entire system and make any additional repairs as needed. If the home is not or has not been tested for bacteria or contamination it is also recommended.

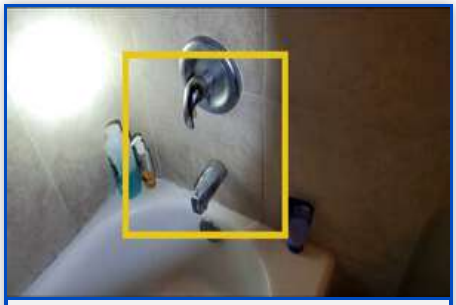
Location: 1745/ BEDROOM 1/BATHROOM

1.1 Discolored water

10.8.1 Bathroom shower - handles stripped

Medium

The faucet handles are stripped (spin all the way around). If the handles are not placed in the exact location the water will continue to drip. Contact a licensed plumber for review and make any additional repairs as needed.



Location: 1745/ HALLWAY BATHROOM

1.1 Stripped/ won't fully shut

4. Electrical

4.4.2 Pointed Screws

High

The service panel used one or more pointed and/or too-long screws which can come into contact with wiring inside the panel than stock screws from the manufacturer and damage wiring insulation. These screws should be replaced with non-pointed screws.

Location: 2ND FLOOR UNIT 1749/DISTRIBUTION PANEL

2.1 Pointed screws

4.5.1 Hot Wire On Neutral Bus Bar

High

There wed or black wires in the service panel that were connected to the neutral bus bar, that were not re-identified with red or black tape. We recommend that the affected wires be evaluated and traced as needed to identify if the wire is hot or not. Either re-identify or properly terminate the wire as needed by a professional electrical contractor.

Location: 1745/ HALLWAY/ DISTRIBUTION PANEL

1.1 Re identify wiring

Location: 2ND FLOOR UNIT 1749/DISTRIBUTION PANEL

1.2 ....

Location: 2ND FLOOR UNIT 1747 /HALLWAY

1.3 .....

4.6.1 Breaker Mismatched to Panel

High

The homes electrical panel breaker was manufactured by a company other than the panel manufacturer, as this may void the panels warranty and could be a safety concern. The inspector recommends an evaluation by a professional electrical contractor.

Location: 1745/ HALLWAY/ DISTRIBUTION PANEL

1.1 Mismatched breakers

4.7.1 Junction Box Cover Plates Loose, Missing, Broken

High

One or more cover plates for junction box(es) were loose, missing and/or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Location: EXT BUILDING

1.1 Missing front cover

5. Exterior

5.8.2 Loose plug/box

High

One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

Location: EXT BUILDING

2.1 Loose fuse box

12. Interior

12.11.1 Cover Plate (Loose/Missing/Damaged)

Medium

One or more cover plates servicing outlets were missing, loose and/or damaged. We recommend that the affected cover plates be replaced.

Location: 2ND FLOOR UNIT 1747 /LIVINGROOM

1.1 Loose outlet

13. Garage

13.1.1 Cover Plate Missing

High

Cover plate(s) are missing from electric boxes, in the garage. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety concern due to the risk of fire and shock. Cover plates should be installed where missing.

Location: GARAGES

1.1 Missing light fixture

9. Plumbing

9.1.3 Gas Water Heater(Multiple Defects)

High

1. WATER HEATER-PAST DESIGN LIFE
The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near, at, or beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

All work should be performed by a professional plumbing contractor.

2. SCORCH MARKS (ABOVE COMBUSTION CHAMBER)
There were scorch marks above the burner chamber indicating flame roll out. This unit needs to be serviced as soon as possible.

Location: 2ND FLOOR UNIT 1747 /WATER HEATER

3.1 Scorched marks

9.1.4 Discharge Pipe Threaded

High

The TPR discharge pipe was threaded on the end leaving it easy to connect other lines to it such as a hose or other fittings. This is not to industry standard and can be unsafe. The inspector recommend that the discharge pipe be repaired to industry standard with the proper materiel by a professional plumbing contractor.

Location: 2ND FLOOR UNIT 1747 /WATER HEATER

4.1 Threaded parts

9.3.2 Drain / Waste Damaged

High

One or more drain or waste pipes or fittings were damaged. Repairs needed.

Location: EXT BUILDING /DRAIN LINE

2.1 Disconnected/ damaged

COMMENT KEY OR DEFINITION OF RECOMMENDATIONS

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair/Replace(RR)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		Limitations	Limitations
6.		Repair or Replace	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
7.		Important Info	The items noted in this section are important in regards to shut off valves, branch circuit locations and more.
8.		HVAC Summary	All items in the section will need to be serviced, repaired or replaced by a professional HVAC contractor.
9.		Health And Safety Summary	Items in this summary are considered unsafe and should be repaired as soon as possible by a professional contractor.
10.		Electrical Summary	All items in the section will need to be serviced, repaired or replaced by a professional electrical contractor.
11.		Plumbing Summary	All items in the section will need to be serviced, repaired or replaced by a professional plumbing contractor.
12.		Service Needed	The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.
13.		Home Maintenance	This section includes items around the home that will need to be maintained yearly and are part of the typical home maintenance required when buying a home.
14.		HOA	The item identified is the responsibility of the HOA. We still recommend having the identified problems added to the inspection objection, and brought to the attention of the HOA.
15.		Civil Or Structural Evaluation	The inspector recommends further evaluation by a professional structural, or soils engineer.
16.		HVAC Safety Concern	Denotes a HVAC condition that is unsafe and in need of prompt attention.
17.		Electrical Safety Concerns	Denotes an electrical condition that is unsafe and in need of prompt attention.
18.		Plumbing Safety Concerns	Denotes a plumbing condition that is unsafe and in need of prompt attention.

19.		Contractor Evaluation	

Pre-Closing Walkthrough

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets.

4. Operate all exterior doors, windows and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read seller's disclosure.

SINCERELY,

MORALES INSPECTIONS