



LAROCCA
INSPECTIONS

REAL ESTATE INSPECTION REPORT

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DATE OF INSPECTION: Tuesday, August 4, 2026

INSPECTION TIME: 9:00 AM

Use of this report asserts that the Inspection Contract has been accepted and agreed to by the client (whether or not it has been signed) and that the limitations section has been read, understood and accepted.

The goal of this inspection is to render opinions as to the general condition of various aspects of the property, based on available access. This is a general visual inspection, no destructive or intrusive testing is performed. Stored items or furniture are not moved.

This is not a code compliance inspection.

*The information contained within this report is for the sole benefit of the client. These benefits are not transferable.

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DEFINITIONS of TERMS

NOT ACCEPTABLE. It is the inspectors opinion that this item is either not functioning properly, is very old, damaged, in significant need of repairs, etc or is a clear safety hazard. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

It should be noted that items such as soap dispensers or sink stoppers, etc are not necessarily called out as "not acceptable" when not operating or damaged since this is not the focus of our inspection.

SAFETY ALERT. It is the inspectors opinion that this is a potential safety issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

SECURITY ALERT. It is the inspectors opinion that this is a potential security issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

NEEDS ATTENTION. It is the inspectors opinion that this item is or may not be functioning properly, is in need repairs or appears to be at or near the end of its service life. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

SERVICEABLE. It is the inspectors opinion, under testing parameters or visual observation only, that at the time of inspection this component or item appears to be doing the job for which it was intended and exhibits normal wear and tear. The report is not intended to replicate actual "usage and living" conditions. The component may function differently, under "actual usage conditions".

PRESENT. In most cases determining the items condition during a visual inspection is not possible. The item is not tested for correct operation or adequacy, (such as venting, circuit breakers, wiring, water supply & drain lines, water valves, etc). No Representation as to its ability to perform is given.

NOTE. This is information that the inspector feels is of value to the client and may or may not be within the realm or scope of the generalist. This can also be used to make the client aware of the inspectors limitations so that the client may seek further evaluation of the item or consult with the appropriate specialist as required.

PLEASE BE ADVISED: The term used in front of the descriptive text in the report is subjective. One inspector may call out an item as **NEEDS ATTENTION**, while another may use **NOT ACCEPTABLE**. Both suggest an item that is in need of action, correction or further evaluation. The main intent of this report is to indicate the item so that you are aware of it, the focus is not on the exact term preceding the statement of condition.

If a specific term is not given for a particular item, then the statement given would indicate the items condition or would be informational.

CLIENT RESPONSIBILITY

Any action or inaction taken by the client after he or she has been made aware of a situation noted in this report is at the sole discretion and responsibility of the client.

FURTHER EVALUATION or INSPECTION: Where further evaluation or inspection, attention or repairs is advised, this is meant to be performed during the inspection period, prior to the expiration of the contingency period and prior to the close of escrow.

The whole intent of this procedure being to fully discover the extent of the repairs/correction needed and the associated costs.

CLIENT'S DIRECT OBSERVATION: This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

WALK THROUGH & DISCLOSURE: This report does not and is not intended to replace the client's own 'walk through' and personal inspection of the property. This report is also not a replacement for full disclosure of all parties involved and the clients own responsibility for due diligence.

SPECIFIC CONCERNS: The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before or during the inspection and before the end of inspection contingencies.

MORE EXPENSES POSSIBLE: During this inspection there may be items discovered that require further inspection, additional attention and/or subsequent repairs. These items should be addressed before the end of inspection contingencies and the close of escrow.

This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

All parties involved have a legal responsibility for full disclosure.

HAZARDOUS SUBSTANCES: Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION SUMMARY

IMPORTANT: The "INSPECTION SUMMARY" is provided to allow the reader a condensed overview of the potential areas of concern. This Inspection Summary is therefore **NOT** a substitute for reading and understanding the report in its entirety.

The full Inspection Report, including the pictures, the Standards of Practice, limitations, definitions and scope of Inspection, and Client Contract must be fully read and understood for this inspection report to achieve its intended goal.

It is advised that you follow the recommendations listed below and under each section of the report. This would include obtaining the consultation of a specialist, where needed.

INSPECTION

SIGNIFICANT INFORMATION

LIMITATIONS

LIMITED TESTING: This inspection does not perform testing that would be similar to actual living/occupied conditions or long term use, therefore there may be conditions that exist that could not be determined during a general visual inspection.

VACANT: The house appears to be vacant. In some situations this can lead to unforeseen conditions such as blocked sewer pipes, and other hidden defects in the electrical, heating and plumbing systems, etc., that may not become evident until the house is occupied and under normal use, or during remodeling or repairs. When possible, it is advised to duplicate the conditions that would be present when the house is occupied to help better ascertain the condition of the property.

This is a general visual inspection, there is no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

During this inspection there were items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised this is meant to be done during the inspection period, prior to this contingency expiring and certainly prior to escrow closing. The whole intent of this procedure being to fully discover the extent of the repairs needed and the associated costs.

ADDITIONAL COMMENTS/RECOMMENDATIONS

NOTE: The following recommendations are in addition to the recommendations given throughout this report:

This inspection is not a structural pest control inspection, otherwise known

as a termite inspection. The "termite" inspection also covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner. This inspection should be performed at this time.

This is not a mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and perform a complete inspection to determine the presence or absence of any mold or moisture that may affect the health or safety of the occupants.

PLUMBING

WATER LINES

SHUT OFF VALVE CONDITION

NEEDS ATTENTION. The main water valve is buried and will be difficult to access, the condition of this valve is unknown. The access for this valve should be restored and the valve evaluated and corrected/repared as needed.

WATER PRESSURE

NEEDS ATTENTION. The pressure is over 80 psi. This is too high, it should be between 40 and 80 psi. The regulator should be adjusted and/or repaired, to bring the water pressure into proper range. The pressure tested at 108 PSI.

WASTE LINES

WASTE LINE CONDITION

NOT ACCEPTABLE. There is an "S" trap design for the sink drain, such as in the ADU's bathroom. This is no longer allowed as the trap can siphon and empty and allow sewer gasses up into the house.

GAS SYSTEM

CARBON MONOXIDE ALARM

No Carbon Monoxide Alarm was noted during my inspection.

WATER HEATER

LOCATION CONDITION

NEEDS ATTENTION. While not part of a standard home inspection signs of animal droppings at the top. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.

FUEL CONDITION

NOTE. There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

VENTING:

NOT ACCEPTABLE. The water heater vent is too close to combustible material (tree branches). It needs to have adequate clearance to minimize any possible fire hazard.

ELECTRICAL

MAIN ELECTRICAL

MAIN ELECTRICAL CONDITION

NEEDS ATTENTION. The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line

MAIN PANEL CIRCUIT BREAKERS

Breakers are not tripped or tested as part of this inspection.

NOTE. This panel does not have a complete 'directory' to identify what the breakers control. This is often required for new work, and is a recommended convenience.

ELECTRICAL WIRING

INTERIOR WIRING CONDITION

NEEDS ATTENTION. There is non-metallic sheathed wiring ("romex") installed in areas where it is exposed and can be damaged, such as in the Garage.

There are open junction boxes with wires exposed, such as in the Garage attic. Junction boxes should have protective covers over them and exposed wires should always be protected/properly capped for safety reasons.

FIXTURES & MISC

OUTLETS

NEEDS ATTENTION. There are outlets that have 3 prongs, but the ground terminal tested as not connected, such as in the Hallway. Repair to the existing wires or upgrade to new wiring would be needed for these outlets to have a ground in them.

The outlets are a combination of 2 prong and 3 prong outlets. The 2 prong are the older ungrounded type, such as in the Living room and Kitchen. In many cases they could be upgraded to the 3 prong type with a ground installed in them but it is not a requirement. An electrician would need to verify there is a ground conductor at the outlets, or determine what is required to provide one so 3 prong outlets can be properly installed.

There are missing cover plates for some outlets, such as in the Master bedroom, Second bedroom and Sun room.

SWITCHES

NEEDS ATTENTION. There are some missing cover plates, such as in the Dining room.

SMOKE ALARMS

NEEDS ATTENTION. There are missing smoke alarms, such as in the Master bedroom.

The smoke alarms appear to be old, such as in the Second bedroom. Generally, manufacturers recommend they be replaced every 10 years to ensure their reliability.

ELECTRICAL RECOMMENDATIONS

FURTHER EVALUATION: The electrical system should be further evaluated by a qualified specialist, so that any needed repairs/replacement can be known.

This evaluation should be performed before the end of inspection contingencies.

HVAC SYSTEM/S

HEATING SYSTEM

HEATING CONDITION

NEEDS ATTENTION. The pilot is not lit in the furnace though the gas was turned on in the building. It could not be fully inspected while in operation. The furnace should be evaluated by a qualified HVAC contractor to determine its condition.

GAS CONNECTION

NOT ACCEPTABLE. This uses the old brass gas flex connector which is no longer approved for use due to the risk of cracks and leaks. This should be promptly replaced.

THERMOSTAT

NOT ACCEPTABLE. The thermostat is lying on the floor and not properly secured or installed on the wall.

COOLING SYSTEM

LOCATION

There is no Cooling system for the house.

HVAC RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the HVAC systems be fully evaluated by a qualified contractor so that any needed repairs/corrections can be performed to ensure properly installed and correctly operating systems.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement

costs are known and unwanted expenses are avoided.

ROOF/ATTIC

ATTIC

ATTIC FRAMING

NEEDS ATTENTION. There are areas of staining noted to the framing lumber that may be due to current or former roof leaks. It is not determined if the staining is from a past or current condition.

ATTIC

NEEDS ATTENTION. There is debris in areas. Generally, debris should be removed.

ATTIC INSULATION

INSULATION CONDITION

NEEDS ATTENTION. The insulating material is not installed per the manufacturers recommendations. It has the wrong side facing upward. The vapor barrier (paper or foil) should face the living space.

ROOF

ROOF CONDITION

NEEDS ATTENTION. On the composition roof: The shingles are older, deteriorating and losing their surface granules. It appears to be past it's expected useful service life, and while it may continue to work it is no longer considered reliable and will need to be replaced.

On the low sloped roof: There are bubbled areas of roofing material. This is an indication that some moisture has gotten under the material.

There are areas of surface patching. This patching may indicate past leaks or issues. Patched areas typically will be less reliable and more prone to future issues and should be evaluated by a roofing specialist.

There are branches on the roofing material at the right front. These need to be trimmed back or removed to help prevent damage from occurring to the roof.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the

building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.

ROOF RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the roof/s be fully evaluated by a qualified roofer so that any needed repairs/corrections or replacements can be performed to ensure a properly installed roof system.

This investigation of the roof should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

FOUNDATION

FOUNDATION:

CRAWL SPACE

NOT ACCEPTABLE. The crawl space under the building has areas that could not be accessed. These areas were blocked off or low and too small and could not be safely entered so the crawl space was not fully viewed, inspected or evaluated. Since the crawl area was not fully viewed and evaluated due to the restricted access, it is recommended that the areas not accessed be fully evaluated. This may require opening or creating crawl access openings and may require repairs afterwards.

NEEDS ATTENTION. The crawl space has debris in it, it is advisable to have this removed and the area cleaned up. Wood especially should be removed to help prevent future infestations. There are old furnace vent pipes that may contain asbestos.

RAISED FOUNDATION

NEEDS ATTENTION. There is white staining and powder that may be efflorescence, indicating moisture in / through the foundation. This can damage any steel 'rebar' in the foundation and is not ideal.

FOUNDATION BOLTING

It is unknown if the structure is bolted to the foundation because the bolts are not visible. Due to the type and style of the framing the areas where the bolts would be located is closed off and not visible. Demolition would have to be undertaken and walls opened up to get to these areas. This is beyond the scope of this general inspection.

FLOOR FRAMING

NEEDS ATTENTION. There is water staining and some wood deterioration. This should be evaluated by a qualified structural pest control operator.

POSTS AND PIERS

NEEDS ATTENTION. A number of pieces of wood such as shims are being

used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure.

It is noted that some areas have shifted shims on them.

FOUNDATION VENTS

NEEDS ATTENTION. There are damaged fresh air vent screens. This may allow animals or insects to enter.

FOUNDATION RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the foundation be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

GROUNDS

HARDSCAPE/PATHWAYS

DRIVEWAY

NEEDS ATTENTION. There are areas of cracks on the driveway.

FRONT PORCH AND STEPS

NEEDS ATTENTION. There are areas of loose, cracked bricks and deteriorated grout.

LANDSCAPE/PERIMETER

LANDSCAPING

The grounds on the property is in need maintenance and have areas of neglect.

DRAINAGE

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

WALLS/FENCING

PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards. **Although this area is beyond the scope of this inspection, as a courtesy I have noted the following:**

NEEDS ATTENTION. There are some areas of cracks on the concrete walls/fences.

The gates are worn, out of adjustment and operate poorly.

ADDITIONAL GROUNDS INFORMATION

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of a general visual property inspection. It is advised to have the current property owner demonstrate how these function.

This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are

There are trees planted close to the structure. Tree roots may interfere with the foundation and plumbing systems over time as they continue to grow.

GARAGE - CARPORT

CONVERTED

Part of the garage is no longer being used for parking and has been converted to other purposes.

This conversion to a living space may or may not have been permitted by the city. Permit status for this or any other modifications to the structure or property is beyond this inspection. It is recommended that any documentation/permits be obtained for this conversion.

GARAGE ATTIC

NEEDS ATTENTION. There are areas of staining noted to the framing lumber that may be due to current or former roof leaks. It is not determined if the staining is from a past or current condition.

There is debris in areas. Generally, debris should be removed.

ROOF

The roofing system is in the same condition as the ADU structure. See ADU's Roof Section.

GARAGE FLOOR

CONDITION

NEEDS ATTENTION. There are areas of cracks and stains on the floor.

GARAGE DOORS

CONDITION:

NOT ACCEPTABLE. The garage door does not open fully and gets stuck. It is advised to consult with a qualified specialist regarding this issue.

NEEDS ATTENTION. There are damaged and deteriorated areas of wood framing - it is advisable to consult the structural pest control operator report for more information on this situation.

OPENERS

NEEDS ATTENTION. The opener motor area is missing the cover.

GARAGE INTERIOR

CONDITION

NEEDS ATTENTION. There are areas of moisture stains on the ceiling.

There are areas of rough patching and apparent repairs on the wall at the right front. The seller / owner should be asked the history of these repairs.

There are areas of unfinished wall coverings.

The garage is filled with personal/stored items and many areas could not be viewed, inspected or evaluated. It should be understood that once these items are removed there may exposed areas of concern that could not be observed during this general visual inspection.

SIDE/REAR DOORS

CONDITION

SAFETY ALERT. The door between the garage and the living space is not self closing for fire safety. It needs a spring hinge or a closer on it that will fully close and latch it

The door between the living space and the garage is not a solid core door or fire-rated for fire safety, It is beyond my inspection to determine whether or not this door meets the proper fire rating.

ADDITIONAL GARAGE INFORMATION

The garage has been converted to a habitable area and is no longer being used for enclosed parking.

When the garage can no longer be used for enclosed parking most municipalities will require that another structure be erected to provide covered parking.

GARAGE RECOMMENDATIONS

FURTHER EVALUATION/DOCUMENTATION. It is recommended that the garage/ADU be fully evaluated (including permit status and documentation) to help ensure that this "remodel" conforms to standards.

EXTERIOR

EXTERIOR COVERING OF THE BUILDING

CONDITION

NEEDS ATTENTION. There are plants/trees near the house. This can trap and hold moisture against the exterior wall and foundation, and can cause damage and deterioration to the structure. It is recommended moist earth and plants are kept away from the side of the house.

NOTE. There is typical cracking in the exterior stucco.

EXTERIOR WINDOWS

CONDITION

NEEDS ATTENTION. There are areas of damage to the exterior of the windows. It is advised to consult with a qualified specialist regarding this issue.

DECK/BALCONY

DECK SURFACE CONDITION

NEEDS ATTENTION. There are areas of cracked brick and deteriorated grout on the deck.

CHIMNEY:

LIVING ROOM.

CONDITION:

It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.

Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney, to help ensure safe operation and structural stability.

FIREPLACE CHIMNEY RECOMMENDATION

FURTHER EVALUATION: It is recommended that the fireplace and chimney be fully evaluated by a qualified specialist. This inspection should be performed by an unbiased fireplace and chimney specialist that only performs inspections.

ADDITIONAL EXTERIORS INFORMATION:

DEFERRED MAINTENANCE: The exterior of the building has general deferred maintenance and shows signs of wear and tear.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection generally covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items should be examined and any repairs completed before the close of escrow. Please refer to the structural pest control report for any information concerning this aspect of the property, if one has not been performed it is recommended that one be.

INTERIORS

BEDROOMS

SECOND BEDROOM

NEEDS ATTENTION. There are areas of rough patching and apparent repairs on the walls. The seller / owner should be asked the history of these repairs.

DOORS

OTHER EXTERIOR DOOR(S) CONDITION

SAFETY ALERT. The inside of the dead bolt on the exterior door is operated with a key instead of a thumb turn, such as in the Sun room. This is a potential safety issue for an emergency exit as it requires a key to get out of the building.

INTERIOR DOORS CONDITION

NEEDS ATTENTION. Some of the door hardware does not work well and latch properly, such as in the Second bedroom and Second bedroom closet. They will need some adjustment to operate properly.

The interior doors do not always work well and are out of adjustment, such as in the Master bathroom and Second bedroom bathroom. They would need adjustments/repairs to operate properly.

The door knob is missing, such as in the Master bedroom.

WINDOWS

CONDITION

NEEDS ATTENTION. There are areas of deteriorated grout at the window, such as in the Second bedroom bathroom.

The windows do not work well and are generally difficult to operate, such as in the Master bedroom and Master bathroom. They will need adjustments/repairs to operate properly.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.

FIREBOX CONDITION

NEEDS ATTENTION. There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

FLUE

The majority of the fireplace chimney system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.

Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

GAS LINE

SAFETY ALERT. The gas pipe into the firebox is open, not capped or not connected to gas log or log lighter. This is considered unsafe and should be capped or completed with approved system.

MANTLE:

NEEDS ATTENTION. The mantel over the fireplace has smoke stains, this is usually from the chimney not drawing properly or burning too large a fire.

HEARTH EXTENSION:

NEEDS ATTENTION. The hearth has cracks in it.

COMMENTS/RECOMMENDATIONS:

FULL EVALUATION: A full evaluation of the fireplace system is recommended by a qualified specialist.

KITCHEN - LAUNDRY

KITCHEN AREA

COUNTERS

NEEDS ATTENTION. There are areas of cracked counter top tile and deteriorated grout.

CABINETS

NEEDS ATTENTION. The cabinet doors need adjustment/repairs to work properly.

KITCHEN SINK

CONDITION

NEEDS ATTENTION. The seal between the sink and counter top is deteriorated. This can allow water to enter into the cabinet areas.

KITCHEN APPLIANCES

GARBAGE DISPOSAL

NEEDS ATTENTION. The unit is noisy, as though there may be debris inside that need to be removed. Repairs may be needed.

LAUNDRY

LAUNDRY AREA

NEEDS ATTENTION. There is no 'drip pan' under the washing machine as is currently recommended to prevent leaks from damaging the floor.

BATHROOMS

BATHROOM

MASTER BEDROOM.

FLOORING

NEEDS ATTENTION. The shower and bathroom floor surfaces are at the same height. It is beyond this limited time inspection to determine the adequacy of shower drains and the slope in their floors, to adequately facilitate water flow into the drains. This should be demonstrated as functioning correctly and corrected properly if not.

BATH VENTILATION

NEEDS ATTENTION. The window does not work well and is generally difficult to operate.

SHOWER FIXTURES

NEEDS ATTENTION. The shower head leaks at the connections.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

BATHROOM

SECOND BEDROOM /LAUNDRY.

SINKS

NEEDS ATTENTION. The bathroom sink stopper is missing.

TUB FIXTURES

NEEDS ATTENTION. The tub stopper is missing.

there is some cracking at the seam between the tub and tile wall, this should be sealed or repaired.

SHOWER / TUB DIVERter

NEEDS ATTENTION. The shower diverter does not work properly to direct all the water from the tub to the shower and when in operation, some of the water still flows to the tub.

SHOWER WALLS

NEEDS ATTENTION. The shower has areas of deteriorated grout.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

ADU RESIDENCE

FIXTURES & MISC

SMOKE ALARMS

NEEDS ATTENTION. There are missing smoke alarms.

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

HEATING SYSTEM

HEATING CONDITION

NOT ACCEPTABLE. The electric cord to plug the heater is missing and could not be tested.

COOLING SYSTEM

SYSTEM CONDITION

NEEDS ATTENTION. The A/C unit is old and at the end of it's efficient / effective life, although still functioning it is expected it may need to be replaced in the near future. It is noted that there is a ceiling fan at the bedroom area, this may indicate that the A/C unit may not be big enough to cool down the entire unit.

ROOF

ROOF:

NEEDS ATTENTION. The shingles are older, deteriorating and losing their surface granules. It appears to be past it's expected useful service life, and while it may continue to work it is no longer considered reliable and will need to be replaced.

There are branches on the roofing material. These need to be trimmed back or removed to help prevent damage from occurring to the roof.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

NEEDS ATTENTION. There are areas where the gutter system is filled with

debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

EXTERIOR

EXTERIOR

The exterior of the building is Stucco.

The exterior trim surface is wood.

NEEDS ATTENTION. There are plants/trees near the ADU. This can trap and hold moisture against the exterior wall and foundation, and can cause damage and deterioration to the structure. It is recommended moist earth and plants are kept away from the side of the ADU.

The trim is deteriorated in areas

BEDROOMS

GUEST BEDROOM

NEEDS ATTENTION. There are areas of rough patching and apparent repairs on the walls. The seller / owner should be asked the history of these repairs.

WINDOWS

CONDITION

NEEDS ATTENTION. The windows do not work well and are generally difficult to operate, such as in the Kitchen and Guest bedroom. They will need adjustments/repairs to operate properly.

KITCHENETTE AREA

CABINETS

NEEDS ATTENTION. The cabinet is loose and not properly secured to the wall.

BATHROOM

CABINETS

NEEDS ATTENTION. The bathroom cabinets have wear.

SINKS

NEEDS ATTENTION. The seam between the sink and wall is deteriorated.

The bathroom sink stopper does not work properly.

SINK DRAIN

NOT ACCEPTABLE. There is an "S" trap design for the sink drain. This is no longer allowed as the trap can siphon and empty and allow sewer gasses up into the ADU.

SHOWER FIXTURES

NEEDS ATTENTION. The shower head leaks at the connections.

INSPECTION

The information contained within this report is for the sole benefit of the client indicated in this report and its use is not transferable.

BUILDING/SITE

CLIENT NAME

Jan Swoboda.

PRESENT:

The client was present.

ADDRESS

11410 Richland Ave. Los Angeles, CA 90064.

INSPECTOR

Francheska Lopez.

INSPECTION DATE

Tuesday, August 4, 2026.

INSPECTION TIME

9:00 AM.

WEATHER

Clear.

TEMPERATURE

70's.

BUILDING TYPE

Single Family Residence With a converted garage.

STORIES

1 Story.

UTILITIES STATUS

The utilities were on.

OCCUPIED

The property is not occupied.

PLUMBING

While some plumbing observations may be code related, this inspection does not determine if the system complies with code and does not determine whether any upgrades have been properly permitted and inspected by the city. Water supply, gas and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains.

Performance of the water flow can vary during different times of the day and performance of drains during normal usage is undetermined. Drain blockage is common in vacant properties and repairs may be needed soon after the building is occupied.

The following are not included (but not limited to); Inaccessible water supply, gas or waste lines, leaks in inaccessible areas such as walls or crawl spaces, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment, water temperature, and projected life. No water quality testing of any type is performed. Determining gas leaks is fully outside the scope of a generalist inspection.

WATER LINES

The main water line is at the front of the building.

Copper piping was viewed coming out of the ground. Since the underground portion is not observable, no representation is made as to its condition or type of material.



MAIN WATER LINE CONDITION

The viewable portion of the water supply displayed no outward appearance of failure. The main water supply is almost fully underground and hidden from view (no representation is made or implied as to its condition or type of material), its condition cannot be determined during a general visual inspection. If more information is desired it is recommended to consult with a qualified plumber.

SHUT OFF VALVE CONDITION

NEEDS ATTENTION. The main water valve is buried and will be difficult to access, the condition of this valve is unknown. The access for this valve should be restored and the valve evaluated and corrected/repaired as needed.



PRESSURE REGULATOR CONDITION

This device is sealed and its function and condition are not evaluated. Further evaluation by a qualified plumber would be needed to determine its operating condition.

WATER PRESSURE

NEEDS ATTENTION. The pressure is over 80 psi. This is too high, it should be between 40 and 80 psi. The regulator should be adjusted and/or repaired, to bring the water pressure into proper range. The pressure tested at 108 PSI.

PRESSURE RELIEF VALVE CONDITION

PRESENT. A safety pressure relief valve is required to reduce the risk of pipes bursting and potential flooding of the building. This valve is not tested or operated as part of a general visual inspection. Ideally, this valve would be tested by a qualified plumber.

WATER SUPPLY PIPING MATERIAL

The visible water supply piping is copper. It is beyond this inspection to determine the grade or quality of the piping material and to determine the quality of installation. Copper piping is expected to last from 20 to 50 years. There are many variables so the exact lifespan cannot be predicted and can be less than 20 years in some cases.

WATER SUPPLY CONDITION

SERVICEABLE. I discovered no issues with the visible portion of the water supply lines.

No representation is made as to the internal condition or function of the water supply lines. Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown. This inspection does not calculate the water flow at the fixtures and is not intended to determine whether or not adequate flow will be present during all conditions. It cannot be foreseen during a limited time inspection how well the water lines will function under normal or heavy use. For more information or a detailed inspection, it is recommended to consult with a qualified plumber.

HOSE FAUCETS

SERVICEABLE: A sampling of the exterior hose faucets show them to be operating properly.

WASTE LINES

WASTE LINE MATERIAL

The piping that takes the waste water to the sewer line is a combination of different materials where visible.

WASTE LINE CONDITION

NOT ACCEPTABLE. There is an "S" trap design for the sink drain, such as in the ADU's bathroom. This is no longer allowed as the trap can siphon and empty and allow sewer gasses up into the house.

GAS SYSTEM

METER:

The gas meter is located in an underground vault at the street. The underground pipe between the meter and building is concealed and not evaluated. This typically belongs to the property owner.

During a general visual inspection the main gas valve is not operated or tested for correct operation. The condition of the gas meter is not determined.

SEISMIC GAS SHUT OFF VALVE

PRESENT: There is a seismic safety shut off valve present. This valve is not tested or operated and is not verified for correct installation. It is only noted as being in place. For information, as desired or required, it is advised to consult a qualified plumbing contractor or the gas company for more information.



CARBON MONOXIDE ALARM

No Carbon Monoxide Alarm was noted during my inspection.

WATER HEATER

The water heater is located on the exterior of the building on the right side, in a metal enclosure.



LOCATION CONDITION

NEEDS ATTENTION. While not part of a standard home inspection signs of animal droppings at the top. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.



FUEL

Natural Gas water heater.

FUEL CONDITION

NOTE. There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

SIZE

This is a 50 Gallon water heater.

AGE

The water heater is about 5 years old. Water heaters have an average life of 8 - 12 years.

WATER HEATER CONDITION

SERVICEABLE. Currently, the water heater produces hot water. No warranty is given as to how efficient this water heater is, how hot it will get or how long it will last. This would have to be determined during actual living conditions which is not part of a general visual inspection.

WATER HEATER STRAPPING

PRESENT. The water heater has strapping for the purpose of helping to prevent movement in case of seismic activity. It is beyond this inspection to verify whether or not this strapping meets current state standards. Force is not applied to the water heater to determine whether or not it will move, this is an intrusive action that can be destructive.

The water heater strapping is typically required to be verified by a qualified retrofitter. If found not to be meeting standards, it is supposed to be corrected. It is recommended the water heater strapping verified and is needed, corrected at this time.

TEMPERATURE/PRESSURE RELIEF VALVE

PRESENT. This valve was not tested or operated as part of this inspection. If further information or testing is desired, this should be performed by a qualified plumber.

VENTING:

NOT ACCEPTABLE. The water heater vent is too close to combustible material (tree branches). It needs to have adequate clearance to minimize any possible fire hazard.



ADDITIONAL PLUMBING INFORMATION

LIMITATIONS

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. The condition of concealed items cannot be determined and no representation is made as to their status.

The plumbing pipes and components do have a 'useful life' and will wear out and need replacement in time, galvanized pipe may last 20-60 years, and copper pipe may last 10-80 years depending on the chemical properties of the water and the quality of the material used (determining the type of copper, whether it is M, L, or K is not part of this inspection and is not determined).

The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested and are beyond a generalist inspection.

Determining the operation of sewer ejection systems and/or septic systems is excluded from this inspection and should be examined by a specialist, as is applicable.

MAIN SEWER LINE

NOTE: The sewer line/s that go out to the sewer system are installed underground and are not visible. Their condition is unknown to a generalist. The only way to determine their actual condition is to have them evaluated with a camera by a specialist to determine their true condition and any needed repairs (this is outside the scope of a generalist).

There is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the building, the 'waste line' is under the building and generally

within the footprint of the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and run to the city sewer.

NOTE. It is noted that the sewer cleanout is located at the right front of the house.



sewer cleanout

ELECTRICAL

Electrical features are operated with normal basic controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Removal or disassembly of wiring or fixtures is not performed.

Breakers are not operated as part of this inspection. Fuses are not removed or evaluated.

While some observations may be code related, this inspection does not determine if the system complies with code. While the breakers within panels should be the same brand as the panel, this is not verified. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL

MAIN ELECTRICAL LINE

The electricity is supplied by an overhead line from the power pole to the building, 120 / 240 Volt.

MAIN ELECTRICAL CONDITION

NEEDS ATTENTION. The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line



contact from tree branches

MAIN PANEL LOCATION

The main electrical panel is located on the right exterior side of the building.



MAIN PANEL AMPERAGE

Service Amperage - 200 Amps.

MAIN PANEL CONDITION

PRESENT. I discovered no issues with the main electrical panel.



TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

MAIN PANEL CIRCUIT BREAKERS

Breakers are not tripped or tested as part of this inspection.

NOTE. This panel does not have a complete 'directory' to identify what the breakers control. This is often required for new work, and is a recommended convenience.

GROUNDING SYSTEM

A ground connection was noted. It is beyond this inspection to determine whether or not the grounding system has been implemented correctly. This would have to be determined by a qualified electrician since most of the ground is either buried or hidden within building components.

ELECTRICAL WIRING

INTERIOR WIRING TYPE

The wiring consists of plastic insulated wires where visible.

WIRING METHOD/CONDUIT

The conduit that carries the wiring is a combination of different types.

INTERIOR WIRING CONDITION

NEEDS ATTENTION. There is non-metallic sheathed wiring ("romex") installed in areas where it is exposed and can be damaged, such as in the Garage.

There are open junction boxes with wires exposed, such as in the Garage attic. Junction boxes should have protective covers over them and exposed wires should always be protected/properly capped for safety reasons.



opened junction box



exposed romex

FIXTURES & MISC

OUTLETS

NEEDS ATTENTION. There are outlets that have 3 prongs, but the ground terminal tested as not connected, such as in the Hallway. Repair to the existing wires or upgrade to new wiring would be needed for these outlets to have a ground in them.

The outlets are a combination of 2 prong and 3 prong outlets. The 2 prong are the older ungrounded type, such as in the Living room and Kitchen. In many cases they could be upgraded to the 3 prong type with a ground installed in them but it is not a requirement. An electrician would need to verify there is a ground conductor at the outlets, or determine what is required to provide one so 3 prong outlets can be properly installed.

There are missing cover plates for some outlets, such as in the Master bedroom, Second bedroom and Sun room.

SWITCHES

NEEDS ATTENTION. There are some missing cover plates, such as in the Dining room.

LIGHT FIXTURES

SERVICEABLE. A sampling of light fixtures were found to be operable when tested.

SMOKE ALARMS

NEEDS ATTENTION. There are missing smoke alarms, such as in the Master bedroom.

The smoke alarms appear to be old, such as in the Second bedroom. Generally, manufacturers recommend they be replaced every 10 years to ensure their reliability.

ADDITIONAL ELECTRICAL INFORMATION

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

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems, interior or exterior low voltage wiring or fixtures, intercom, stereo, cable or satellite TV, remote controls and timers. All exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. Any information given is done so as a courtesy and does not imply an inspection of that system in part or full.

Determining the electrical capacity of panels is fully outside the scope of this inspection. Determining over-current capacity for any item including appliances and comparing circuit breaker capacity to installed appliance listings is also beyond this inspection.

ELECTRICAL RECOMMENDATIONS

FURTHER EVALUATION: The electrical system should be further evaluated by a qualified specialist, so that any needed repairs/replacement can be known.

This evaluation should be performed before the end of inspection contingencies.

HVAC SYSTEM/S

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls.

In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not evaluated for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommended.

Air ducts and registers are randomly evaluated for air flow. Heat exchangers are specifically excluded from the inspection, they are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of a general visual inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the property, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system.

Window A/C units are usually not built in units and therefore not inspected.

HEATING SYSTEM

LOCATION

FURNACE LOCATION: In the wall at the hallway.



SYSTEM TYPE

The furnace is a gas-fired forced air system.

HEATING CONDITION

NEEDS ATTENTION. The pilot is not lit in the furnace though the gas was turned on in the building. It could not be fully inspected while in operation. The furnace should be evaluated by a qualified HVAC contractor to determine its condition.

GAS CONNECTION

NOT ACCEPTABLE. This uses the old brass gas flex connector which is no longer approved for use due to the risk of cracks and leaks. This should be promptly replaced.



THERMOSTAT

NOT ACCEPTABLE. The thermostat is lying on the floor and not properly secured or installed on the wall.



VENTING:

PRESENT. The visible part of this vent system appears to be appropriate for this appliance, however portions of the venting system are concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or its ability to function.

COOLING SYSTEM

LOCATION

There is no Cooling system for the house.

ADDITIONAL HVAC INFORMATION

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

Heating systems have an expected life of 15 - 30 years. A/Cs can operate 15 - 25 years depending on use and maintenance. Heat Pumps may be run more frequently and have an expected life of 10 - 15 years. Regular service and keeping the filter cleaned may extend the life of this equipment.

HVAC RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the HVAC systems be fully evaluated by a qualified contractor so that any needed repairs/corrections can be performed to ensure properly installed and correctly operating systems.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

ROOF/ATTIC

The report is not intended to be conclusive regarding the life span of the roofing system, its status, if it is leak free or how long it will remain in its current condition of usability. The inspection and report are based on the visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present.

It is usually not possible to determine whether or not active leakage is occurring. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guarantee, or constitute a policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. At a minimum, expect to perform minor repairs to any roof.

It is not the intention of the inspection to identify and report all prior repairs, leaks and conditions. It is recommended to refer to the seller and sellers disclosure regarding the presence of any roof leaks or prior repairs.

It is noted that most gutters have a limited life span before they need to be replaced/repaired and need to be regularly cleaned and maintained.

ATTIC

There is an attic access in the hallway.

AREA OF ATTIC

There appears to be an attic space over the entire floor plan of the building.

TYPE OF ATTIC FRAMING

The attic has conventional type framing in it.

ATTIC FRAMING

NEEDS ATTENTION. There are areas of staining noted to the framing lumber that may be due to current or former roof leaks. It is not determined if the staining is from a past or current condition.



ATTIC

NEEDS ATTENTION. There is debris in areas. Generally, debris should be removed.

ATTIC VENTILATION

PRESENT. Ventilation was observed. It is beyond this inspection to determine the adequacy of this ventilation.

ATTIC INSULATION

INSULATION CONDITION

NEEDS ATTENTION. The insulating material is not installed per the manufacturers recommendations. It has the wrong side facing upward. The vapor barrier (paper or foil) should face the living space.

ROOF

ROOF STYLE

The roof is a combination of styles. Part pitched and part Flat.

TYPE OF ROOFING MATERIAL

The roofing material on the sloped roof is made of standard composition shingles.

The roofing material on the low sloped roof is rolled composition roofing.



ROOF ACCESS

The roof was walked on for inspection.

ROOF CONDITION

NEEDS ATTENTION. On the composition roof: The shingles are older, deteriorating and losing their surface granules. It appears to be past it's expected useful service life, and while it may continue to work it is no longer considered reliable and will need to be replaced.

On the low sloped roof: There are bubbled areas of roofing material. This is an indication that some moisture has gotten under the material.

There are areas of surface patching. This patching may indicate past leaks or issues. Patched areas typically will be less reliable and more prone to future issues and should be evaluated by a roofing specialist.

There are branches on the roofing material at the right front. These need to be trimmed back or removed to help prevent damage from occurring to the roof.



old & worn



patches



bubbled areas



EXPOSED FLASHINGS

PRESENT. Flashings are somewhat hidden by surface materials. Based on my limited observation I discovered no apparent issues with the flashings. It is however not possible during a general visual inspection to determine how well the flashings will perform during all conditions.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.

ADDITIONAL INFORMATION

NOT RAINING: It was not raining at the time of my inspection. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been observed under wet conditions and how it performs in these conditions is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded drainage.

ROOF RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the roof/s be fully evaluated by a qualified roofer so that any needed repairs/corrections or replacements can be performed to ensure a properly installed roof system.

This investigation of the roof should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

FOUNDATION

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings or finish materials. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dry-rot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

SLAB ON GRADE COMMENTS

CRAWL SPACE

NOT ACCEPTABLE. The crawl space under the building has areas that could not be accessed. These areas were blocked off or low and too small and could not be safely entered so the crawl space was not fully viewed, inspected or evaluated. Since the crawl area was not fully viewed and evaluated due to the restricted access, it is recommended that the areas not accessed be fully evaluated. This may require opening or creating crawl access openings and may require repairs afterwards.

NEEDS ATTENTION. The crawl space has debris in it, it is advisable to have this removed and the area cleaned up. Wood especially should be removed to help prevent future infestations. There are old furnace vent pipes that may contain asbestos.

RAISED FOUNDATION

NEEDS ATTENTION. There is white staining and powder that may be efflorescence, indicating moisture in / through the foundation. This can damage any steel 'rebar' in the foundation and is not ideal.



efflorescence

FOUNDATION BOLTING

It is unknown if the structure is bolted to the foundation because the bolts are not visible. Due to the type and style of the framing the areas where the bolts would be located is closed off and not visible. Demolition would have to be undertaken and walls opened up to get to these areas. This is beyond the scope of this general inspection.

FOUNDATION CRIPPLE WALLS

This type of building construction does not have perimeter cripple walls.

FLOOR FRAMING

NEEDS ATTENTION. There is water staining and some wood deterioration. This should be evaluated by a qualified structural pest control operator.

POSTS AND PIERS

NEEDS ATTENTION. A number of pieces of wood such as shims are being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure.

It is noted that some areas have shifted shims on them.



shims

FOUNDATION VENTS

NEEDS ATTENTION. There are damaged fresh air vent screens. This may allow animals or insects to enter.



FOUNDATION RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the foundation be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason.

Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits and barbecues are also not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

HARDSCAPE/PATHWAYS

DRIVEWAY

NEEDS ATTENTION. There are areas of cracks on the driveway.



WALKWAYS

SERVICEABLE. No significant issues were noted along the general walkways and paths.

FRONT PORCH AND STEPS

NEEDS ATTENTION. There are areas of loose, cracked bricks and deteriorated grout.

LANDSCAPE/PERIMETER

LANDSCAPING

The grounds on the property is in need maintenance and have areas of neglect.

SITE TYPE

Flat site.

DRAINAGE

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

WALLS/FENCING

PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards. **Although this area is beyond the scope of this inspection, as a courtesy I have noted the following:**

NEEDS ATTENTION. There are some areas of cracks on the concrete walls/fences.

The gates are worn, out of adjustment and operate poorly.

ADDITIONAL GROUNDS INFORMATION

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of a general visual property inspection. It is advised to have the current property owner demonstrate how these function.

This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are

There are trees planted close to the structure. Tree roots may interfere with the foundation and plumbing systems over time as they continue to grow.

GARAGE - CARPORT

The ADU property has an attached garage/parking structure.



CONVERTED

Part of the garage is no longer being used for parking and has been converted to other purposes.

This conversion to a living space may or may not have been permitted by the city. Permit status for this or any other modifications to the structure or property is beyond this inspection. It is recommended that any documentation/permits be obtained for this conversion.

GARAGE ATTIC

NEEDS ATTENTION. There are areas of staining noted to the framing lumber that may be due to current or former roof leaks. It is not determined if the staining is from a past or current condition.

There is debris in areas. Generally, debris should be removed.



staining

ROOF

The roofing system is in the same condition as the ADU structure. See ADU's Roof Section.

GARAGE FLOOR

CONDITION

NEEDS ATTENTION. There are areas of cracks and stains on the floor.



GARAGE DOORS

TYPE

The garage door is a one piece wood door.

CONDITION:

NOT ACCEPTABLE. The garage door does not open fully and gets stuck. It is advised to consult with a qualified specialist regarding this issue.

NEEDS ATTENTION. There are damaged and deteriorated areas of wood framing - it is advisable to consult the structural pest control operator report for more information on this situation.

OPENERS

NEEDS ATTENTION. The opener motor area is missing the cover.



cover missing

GARAGE INTERIOR

CONDITION

NEEDS ATTENTION. There are areas of moisture stains on the ceiling.

There are areas of rough patching and apparent repairs on the wall at the right front. The seller / owner should be asked the history of these repairs.

There are areas of unfinished wall coverings.

The garage is filled with personal/stored items and many areas could not be viewed, inspected or evaluated. It should be understood that once these items are removed there may exposed areas of concern that could not be observed during this general visual inspection.



SIDE/REAR DOORS

CONDITION

SAFETY ALERT. The door between the garage and the living space is not self closing for fire safety. It needs a spring hinge or a closer on it that will fully close and latch it

The door between the living space and the garage is not a solid core door or fire-rated for fire safety, It is beyond my inspection to determine whether or not this door meets the proper fire

rating.

ADDITIONAL GARAGE INFORMATION

The garage has been converted to a habitable area and is no longer being used for enclosed parking.

When the garage can no longer be used for enclosed parking most municipalities will require that another structure be erected to provide covered parking.

GARAGE RECOMMENDATIONS

FURTHER EVALUATION/DOCUMENTATION. It is recommended that the garage/ADU be fully evaluated (including permit status and documentation) to help ensure that this "remodel" conforms to standards.

EXTERIOR

The exteriors are viewed in a cursory fashion. Areas of the exterior that are hidden from view, such as by vegetation or stored items, cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem and are not noted in this report.

Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING

MATERIAL

The exterior building covering is stucco.

CONDITION

NEEDS ATTENTION. There are plants/trees near the house. This can trap and hold moisture against the exterior wall and foundation, and can cause damage and deterioration to the structure. It is recommended moist earth and plants are kept away from the side of the house.

NOTE. There is typical cracking in the exterior stucco.

EXTERIOR WINDOWS

MATERIAL

There are both wood frame and metal frame windows.

CONDITION

NEEDS ATTENTION. There are areas of damage to the exterior of the windows. It is advised to consult with a qualified specialist regarding this issue.



EXTERIOR DOOR SURFACES

MATERIAL

There are several types of door material.

CONDITION

SERVICEABLE. The exterior surfaces of the doors were visibly acceptable.

EXTERIOR TRIM/FEATURES

MATERIAL

The exterior trim surface is wood.

CONDITION

SERVICEABLE. The exterior trim surfaces are visibly acceptable.

DECK/BALCONY

TYPE

The deck surface is made of concrete.



DECK SURFACE CONDITION
SERVICEABLE.

DECK/BALCONY

TYPE

The deck has brick on the surface of it.



DECK SURFACE CONDITION

NEEDS ATTENTION. There are areas of cracked brick and deteriorated grout on the deck.



EXTERIOR STAIRS

CONDITION

SERVICEABLE. The stairs were found to be functional as expected. It is beyond this inspection to specifically measure the runs and risers of stairs and landings. There are specific requirements for the relationship between the stair "run" and "riser". Not following these standards can result in tripping and fall hazards.

RAILINGS

CONDITION

PRESENT. Railings were generally observed where expected. It is beyond this inspection to specifically measure railing heights and open spaces within railing (such as for child safety).

CHIMNEY:

LIVING ROOM.



MATERIAL:

The chimney is made of masonry.

CONDITION:

It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.

Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney, to help ensure safe operation and structural stability.

SPARK ARRESTERS/TERMINATION CAP:

PRESENT. A spark arrester/rain cap system is installed. It is beyond this inspection to determine the adequacy of this design to perform its function. For more information, consult with a qualified fireplace/chimney inspector.

FIREPLACE CHIMNEY RECOMMENDATION

FURTHER EVALUATION: It is recommended that the fireplace and chimney be fully evaluated by a qualified specialist. This inspection should be performed by an unbiased fireplace and chimney specialist that only performs inspections.

ADDITIONAL EXTERIORS INFORMATION:

DEFERRED MAINTENANCE: The exterior of the building has general deferred maintenance and shows signs of wear and tear.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection generally covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items should be

examined and any repairs completed before the close of escrow. Please refer to the structural pest control report for any information concerning this aspect of the property, if one has not been performed it is recommended that one be.

INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not part of this inspection.

GENERAL LIVING AREAS

LIVING ROOM

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

DINING AREA

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

SUN ROOM

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

HALLS

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

BEDROOMS

MASTER BEDROOM

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

SECOND BEDROOM

NEEDS ATTENTION. There are areas of rough patching and apparent repairs on the walls. The seller / owner should be asked the history of these repairs.



DOORS

MAIN ENTRY DOOR CONDITION

SERVICEABLE. The main entry door was found to function at the time of inspection.

OTHER EXTERIOR DOOR(S) CONDITION

SAFETY ALERT. The inside of the dead bolt on the exterior door is operated with a key instead of a thumb turn, such as in the Sun room. This is a potential safety issue for an emergency exit as it requires a key to get out of the building.

INTERIOR DOORS CONDITION

NEEDS ATTENTION. Some of the door hardware does not work well and latch properly, such as in the Second bedroom and Second bedroom closet. They will need some adjustment to operate properly.

The interior doors do not always work well and are out of adjustment, such as in the Master bathroom and Second bedroom bathroom. They would need adjustments/repairs to operate properly.

The door knob is missing, such as in the Master bedroom.

WINDOWS

CONDITION

NEEDS ATTENTION. There are areas of deteriorated grout at the window, such as in the Second bedroom bathroom.

The windows do not work well and are generally difficult to operate, such as in the Master bedroom and Master bathroom. They will need adjustments/repairs to operate properly.

FLOORS

GENERAL CONDITION

SERVICEABLE. The overall condition of the viewable areas appears serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.



MASONRY FIREBOX TYPE

This is a masonry wood burning fireplace.

FIREBOX CONDITION

NEEDS ATTENTION. There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.



FLUE

The majority of the fireplace chimney system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.

Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

DAMPER:

PRESENT. A damper is present and was found to open and close. It is beyond this inspection to determine the efficiency of the damper.

GAS LINE

SAFETY ALERT. The gas pipe into the firebox is open, not capped or not connected to gas log or log lighter. This is considered unsafe and should be capped or completed with approved system.



gas line is not capped

MANTLE:

NEEDS ATTENTION. The mantel over the fireplace has smoke stains, this is usually from the chimney not drawing properly or burning too large a fire.



smoke stains

HEARTH EXTENSION:

NEEDS ATTENTION. The hearth has cracks in it.

SCREENS:

PRESENT. A screen is present. A screen is usually required for a fireplace opening, since it is intended to help prevent items from entering and exiting the fireplace during operation.

COMMENTS/RECOMMENDATIONS:

FULL EVALUATION: A full evaluation of the fireplace system is recommended by a qualified specialist.

KITCHEN - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliances turn on. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed.

Inspection of non-built-in appliances is outside the scope of the inspection, such as portable dishwashers, refrigerators, wine coolers, etc. The water line to the refrigerator and water purifiers (and other similar installations) are not part of a general inspection. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

The oven temperature is not verified or tested for accuracy. No opinion is offered as to the actual adequacy, accuracy or effectiveness of any appliance operation. This is due to their being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function, heating and freezing ability.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Refrigerators connections/accessories are specifically excluded from the inspectors responsibility.

KITCHEN AREA



WALLS AND CEILINGS

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

NEEDS ATTENTION. There are areas of cracked counter top tile and deteriorated grout.

CABINETS

NEEDS ATTENTION. The cabinet doors need adjustment/repairs to work properly.

KITCHEN SINK

CONDITION

NEEDS ATTENTION. The seal between the sink and counter top is deteriorated. This can allow water to enter into the cabinet areas.

FAUCET

SERVICEABLE. The faucet functioned at the time of inspection.

DRAIN

SERVICEABLE. Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

KITCHEN APPLIANCES

GARBAGE DISPOSAL

NEEDS ATTENTION. The unit is noisy, as though there may be debris inside that need to be removed. Repairs may be needed.

DISHWASHER:

PRESENT. The unit turned on at the time of inspection. It was not run through a cycle, therefore I did not determine how well it functioned nor did I determine how well the dishwasher actually cleans the dishes. No warranty or representation is given as to the workability of this unit.

COOKTOP TYPE

The kitchen has a gas cooktop.

COOKTOP

SERVICEABLE. The cooktop functioned at the time of inspection. The stove is operated simply by turning the burners on and observing whether or not they turned on. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection.

OVEN TYPE

The kitchen has a gas oven.

OVEN

SERVICEABLE. The oven functioned at the time of inspection. The oven is operated simply by turning the unit on and observing whether or not it functioned. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection.

VENTILATION FAN

PRESENT. The fan operated at the time of inspection. It is beyond this inspection to determine the condition of the venting or to determine whether or not the venting has been installed correctly.

LAUNDRY

The laundry facilities are by the kitchen

The washer and dryer are not removed to view behind them.



CLOTHES WASHER HOOKUPS

PRESENT. There are washer connections present, they are not tested. The washer is also not operated or tested.

TYPE OF CLOTHES DRYER HOOKUPS

The laundry area is provided with a gas connection for the dryer.

CLOTHES DRYER HOOKUPS:

PRESENT. A dryer connection is present. They are not tested and the dryer is not operated or tested, it is not part of my inspection.

DRYER VENT DUCT

PRESENT. A dryer vent connection was noted. It is beyond this inspection to determine the adequacy or condition of this vent since this vent is concealed within the framing of the building.

LAUNDRY AREA

NEEDS ATTENTION. There is no 'drip pan' under the washing machine as is currently recommended to prevent leaks from damaging the floor.

BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current operation. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection.

It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. While Jetted bathtubs are tested for operation when possible, where there are in line electric booster water heaters these are not and cannot be tested in this limited time inspection. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

BATHROOM

MASTER BEDROOM.



WALLS AND CEILING

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

NEEDS ATTENTION. The shower and bathroom floor surfaces are at the same height. It is beyond this limited time inspection to determine the adequacy of shower drains and the slope in their floors, to adequately facilitate water flow into the drains. This should be demonstrated as functioning correctly and corrected properly if not.

CABINETS

SERVICEABLE. The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection.

SINKS

SERVICEABLE. The sink surfaces appear serviceable.

SINK DRAIN

Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

FAUCETS

SERVICEABLE. The faucet functioned at the time of inspection.

TOILETS

SERVICEABLE. The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

MIRRORS

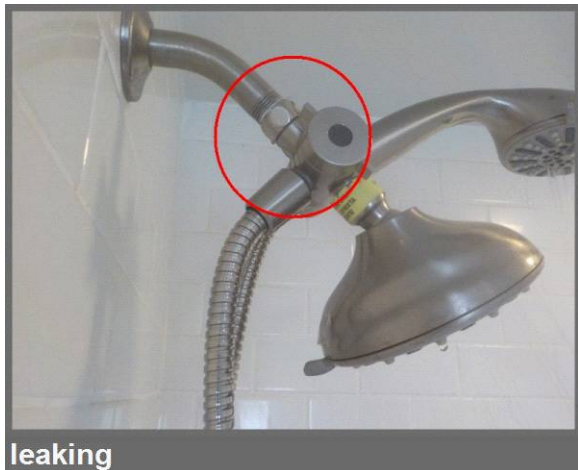
PRESENT. A mirror is present.

BATH VENTILATION

NEEDS ATTENTION. The window does not work well and is generally difficult to operate.

SHOWER FIXTURES

NEEDS ATTENTION. The shower head leaks at the connections.



SHOWER WALLS

PRESENT: The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

BATHROOM HEATER

SERVICEABLE. The unit functioned at the time of inspection.

BATHROOM

SECOND BEDROOM /LAUNDRY.



WALLS AND CEILING

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

SINKS

NEEDS ATTENTION. The bathroom sink stopper is missing.

SINK DRAIN

Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

FAUCETS

SERVICEABLE. The faucet functioned at the time of inspection.

TOILETS

SERVICEABLE. The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

MIRRORS

PRESENT. A mirror is present.

BATH VENTILATION

PRESENT. There is a window for ventilation, which is working.

TUB FIXTURES

NEEDS ATTENTION. The tub stopper is missing.

there is some cracking at the seam between the tub and tile wall, this should be sealed or repaired.

SHOWER FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER / TUB DIVERter

NEEDS ATTENTION. The shower diverter does not work properly to direct all the water from the tub to the shower and when in operation, some of the water still flows to the tub.

SHOWER WALLS

NEEDS ATTENTION. The shower has areas of deteriorated grout.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

ADU RESIDENCE



SUB PANEL

There is an electrical sub-panel in the bedroom.



CONDITION

PRESENT. Individual breakers are not tested for load capabilities and they are not tripped as part of this inspection. This inspection also does not determine proper wire sizing for breakers.

NOTE. This panel does not have a proper 'directory' to identify what the breakers control. This is often required for new work, and is a recommended convenience.

FIXTURES & MISC

OUTLETS

SERVICEABLE. A representative sampling of outlets were tested and they were found to be in working order.

SWITCHES

SERVICEABLE. A sampling of switches are tested and were found to be functional.

LIGHT FIXTURES

SERVICEABLE. A sampling of light fixtures were found to be operable when tested.

SMOKE ALARMS

NEEDS ATTENTION. There are missing smoke alarms.

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

HEATING SYSTEM

LOCATION

The heating unit is located at the moment in the kitchen area.



SYSTEM TYPE

This is a portable electric heater.

HEATING CONDITION

NOT ACCEPTABLE. The electric cord to plug the heater is missing and could not be tested.

COOLING SYSTEM

LOCATION

The A/C unit is located at the kitchen wall.



COOLING TYPE

The air conditioning is a window / wall style unit.

SYSTEM CONDITION

NEEDS ATTENTION. The A/C unit is old and at the end of it's efficient / effective life, although still functioning it is expected it may need to be replaced in the near future. It is noted that there is a ceiling fan at the bedroom area, this may indicate that the A/C unit may not be big enough to cool down the entire unit.

ROOF

ROOF TYPE

The roof is a combination of styles. Part pitched and part Flat.

The roofing material on the sloped roof is made of standard composition shingles.

The roofing material on the low sloped roof is rolled composition roofing.



ROOF:

NEEDS ATTENTION. The shingles are older, deteriorating and losing their surface granules. It appears to be past it's expected useful service life, and while it may continue to work it is no longer considered reliable and will need to be replaced.

There are branches on the roofing material. These need to be trimmed back or removed to help prevent damage from occurring to the roof.



branches on the roof



deteriorated & worn

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

NEEDS ATTENTION. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

EXTERIOR

EXTERIOR

The exterior of the building is Stucco.
The exterior trim surface is wood.

NEEDS ATTENTION. There are plants/trees near the ADU. This can trap and hold moisture against the exterior wall and foundation, and can cause damage and deterioration to the structure. It is recommended moist earth and plants are kept away from the side of the ADU.

The trim is deteriorated in areas

GENERAL LIVING AREAS

DINING AREA

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

BEDROOMS

GUEST BEDROOM

NEEDS ATTENTION. There are areas of rough patching and apparent repairs on the walls. The seller / owner should be asked the history of these repairs.



DOORS

MAIN ENTRY DOOR CONDITION

SERVICEABLE. The main entry door was found to function at the time of inspection.

INTERIOR DOORS CONDITION

SERVICEABLE. The interior doors were found to function at the time of inspection.

WINDOWS

CONDITION

NEEDS ATTENTION. The windows do not work well and are generally difficult to operate, such as in the Kitchen and Guest bedroom. They will need adjustments/repairs to operate properly.

FLOORS

GENERAL CONDITION

SERVICEABLE. The overall condition of the viewable areas appears serviceable.

KITCHENETTE AREA



WALLS AND CEILINGS

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

SERVICEABLE. The general condition of the counter tops appears serviceable.

CABINETS

NEEDS ATTENTION. The cabinet is loose and not properly secured to the wall.

KITCHEN SINK

CONDITION

SERVICEABLE. The sink surfaces appear serviceable with no apparent damage.

FAUCET

SERVICEABLE. The faucet functioned at the time of inspection.

DRAIN

SERVICEABLE. Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

BATHROOM



WALLS AND CEILING

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

CABINETS

NEEDS ATTENTION. The bathroom cabinets have wear.

SINKS

NEEDS ATTENTION. The seam between the sink and wall is deteriorated.

The bathroom sink stopper does not work properly.

SINK DRAIN

NOT ACCEPTABLE. There is an "S" trap design for the sink drain. This is no longer allowed as the trap can siphon and empty and allow sewer gasses up into the ADU.



FAUCETS

SERVICEABLE. The faucet functioned at the time of inspection.

TOILETS

SERVICEABLE. The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

MIRRORS

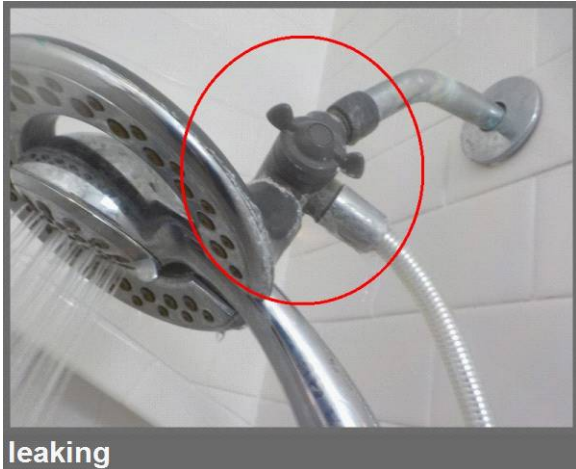
PRESENT. A mirror is present.

BATH VENTILATION

PRESENT. There is an exhaust fan for ventilation, which worked when tested.

SHOWER FIXTURES

NEEDS ATTENTION. The shower head leaks at the connections.



SHOWER WALLS

PRESENT: The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately.

SHOWER ENCLOSURE

A shower enclosure is present. It is not part of this inspection to determine how well it will function during normal usage as this is a limited time inspection.

BATHROOM HEATER

SERVICEABLE. The unit functioned at the time of inspection.

INSPECTION STANDARDS

LIMITATIONS - EXCLUSIONS

This inspection is not intended to discover every "flaw" and not intended to fully investigate every aspect of a system. Specific workings of systems are not evaluated or tested, other than the typical operation of turning them on and off. For example: An oven is turned on and then off, it is not tested for correct temperature and timers are not operated, etc.

GENERAL VISUAL: This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property and observable material defects therein. This report is not intended to itemize or list all the individual flaws or faults. This is not a Code Compliance report. If a code compliance report is desired please contact the appropriate specialist for more information.

INSPECTION LIMITATIONS: This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacturer or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

CODE COMPLIANCE DISCLAIMER: This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

MOISTURE, MOLD OR FUNGUS: This is not a moisture, mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any moisture or mold issues that may affect the health or safety of the occupants. Per the CAR Documents, it is recommended to have this specialty inspection performed at this time.

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold.

STRUCTURAL PEST CONTROL REPORT: This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection generally covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items should be examined and any repairs completed before the close of escrow. Please refer to the structural pest control report for any information concerning this aspect of the property and if one was not performed then it is recommended that this be performed at this time.

Termites, dry-rot, wood rot and wood destroying organisms are not part of a generalist inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

STANDARDS OF PRACTICE

CREIA Standards. The report is intended to conform to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered (if cosmetics or aesthetics are reported on, this is done so as a courtesy only).

MATERIAL DEFECTS. A real estate inspection report provides written documentation of Material Defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the end of their expected service life. The report may include the Inspector's recommendations for correction or further evaluation.

NOT EXHAUSTIVE. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. The intention is to render opinions as to the general condition of various aspects of the property. No destructive testing is performed. Stored items or furniture are not moved.

Thus the goal is not to identify every defect concerning the property but instead to focus upon the material defects and thereby put you in a much better position to make an informed decision.

GENERALIST VS SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING: The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT: The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

Part I. DEFINITIONS AND SCOPE

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. STANDARDS OF PRACTICE

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Area

A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The Inspector is not required to:

1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials.

SECTION 2 - Exterior

A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The Inspector is not required to:

1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components
4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature

SECTION 3 - Roof Covering

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:

1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:

1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation material

SECTION 5 - Plumbing

A. Items to be inspected:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:

1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks

5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:

- 1. Service equipment**
- 2. Electrical panels**
- 3. Circuit wiring**
- 4. Switches, receptacles, outlets, and lighting fixtures**

B. The Inspector is not required to:

- 1. Operate circuit breakers or circuit interrupters**
- 2. Remove cover plates**
- 3. Inspect de-icing systems or components**
- 4. Inspect private or emergency electrical supply systems or components**

SECTION 7 - Heating and Cooling

A. Items to be inspected:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The Inspector is not required to:

1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- Hearth extension

B. The Inspector is not required to:

1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:

1. Walls, ceilings, and floors
2. Doors and windows

3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
6. Absence of smoke and carbon monoxide alarms
7. Vehicle doors and openers

B. The Inspector is not required to:

1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to inspect systems or components