



Confidential Inspection Report

LOCATED AT:
7642 Hampton
West Hollywood, California

PREPARED EXCLUSIVELY FOR:
Magaly Zapien

INSPECTED ON:
Wednesday, August 19, 2026



Inspector, Dave Filson
D3 Inspections (818) 679-6906

Wednesday, August 19, 2026
Magaly Zapien
7642 Hampton
West Hollywood, California

Dear Magaly Zapien,

We have enclosed the report for the property inspection we conducted for you on Wednesday, August 19, 2026 at:

7642 Hampton
West Hollywood, California

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

 = It is the inspectors opinion that this item is in need of further investigation and/or repairs. The inspector has made the client aware of this situation by calling it "needs attention" in the report 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 is the inspectors opinion that this item is either not performing the job for which it was intended and/or is otherwise a threat to health and safety. The inspector has made the client aware of this situation by calling it "not acceptable" 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.

 = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Dave Filson
D3 Inspections (818) 679-6906





INVOICE
7642 Hampton
West Hollywood, California

Client: Magaly Zapien

Invoice Number: 444084327

Invoice Date: Wednesday, August 19, 2026

Total Amount Due

\$695.00

Quantity	Description	Unit Price	Amount
1	Base Amount	\$695.00	\$695.00
Subtotal:			\$695.00

Amount Due

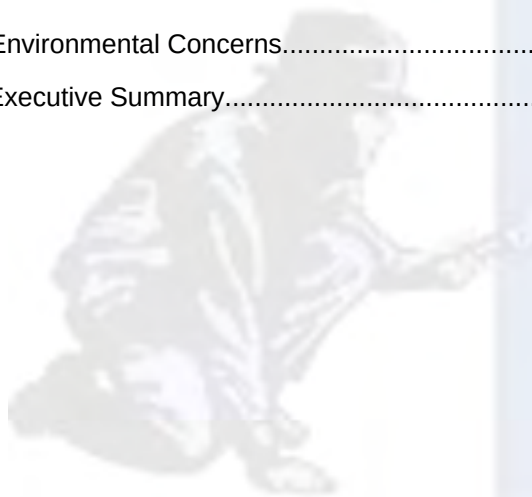
\$695.00

D3 Inspections (818) 679-6906 •

Thank you for your business!
Please send payment to:
Glendale, Ca

Table of Contents

Introduction.....	5
INSPECTION CONDITIONS.....	5
KITCHEN - APPLIANCES - LAUNDRY.....	7
BATHROOMS.....	11
INTERIOR.....	14
PLUMBING SYSTEM.....	19
ELECTRICAL SYSTEM.....	22
ROOF SYSTEM.....	26
EXTERIOR.....	30
GROUNDS.....	33
GARAGE - CARPORT.....	35
HEATING AND COOLING SYSTEM.....	37
FOUNDATION SYSTEM.....	38
7644.....	41
Environmental Concerns.....	53
Executive Summary.....	54



D3
INSPECTIONS

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS

WEATHER

Clear

TEMPERATURE

80's

BUILDING CHARACTERISTICS

BUILDING TYPE

Duplex

STORIES

Two

UTILITY SERVICES

UTILITIES STATUS

The utilities were all on.

OTHER INFORMATION

BUILDING OCCUPIED

Yes

CLIENT PRESENT

Yes

SCOPE OF THE INSPECTION

PUD

STANDARDS

The report conforms 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 non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures and components of a building as they exist at the time of the inspection.

MATERIAL DEFECTS

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. The report is designed to identify material defects of the structure and its components in accordance with the Standards and Practices listed above. Some minor defects will be mentioned in the course of the report but it is not an all inclusive list of building flaws and will not provide a catalog of all the defects of the property. The focus of the report is upon material defects only.

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 then refers 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 usually will find additional problems with the system he is inspecting as he has a depth of knowledge and experience that the generalist does not have. The role of the generalist is to refer systems with material defects over to the specialist however if you have any questions concerning the findings or recommendations of the specialist please feel free to call the inspector to discuss them.

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 and as result of these other 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.

SPECIFIC EXCLUSIONS AND LIMITATIONS

MOLD, MILDEW AND FUNGI

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. Mold can be a serious problem and should not be overlooked. The structure should be inspected for mold during the inspection contingency period by a specialist in this field to ensure that this hazard does not exist.

WOOD DESTROYING ORGANISMS

Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the 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.

BUILDING CODES

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.

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 are not within the scope of the inspection.

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, wires in conduit, 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 manufacturers 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.

KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. 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 including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

KITCHEN AREA

KITCHEN AREA

Kitchen area.



WALLS AND CEILINGS



Acceptable

FLOORING

 Acceptable

COUNTERS

 Acceptable

CABINETS

 Acceptable with minor wear to the cabinets.



KITCHEN SINK

CONDITION

 Acceptable

FAUCET

 Acceptable

DRAIN

 Acceptable

KITCHEN APPLIANCES

GARBAGE DISPOSAL

 Acceptable



D3
INSPECTIONS

COOKTOP TYPE

The kitchen has a gas cooktop.



COOKTOP

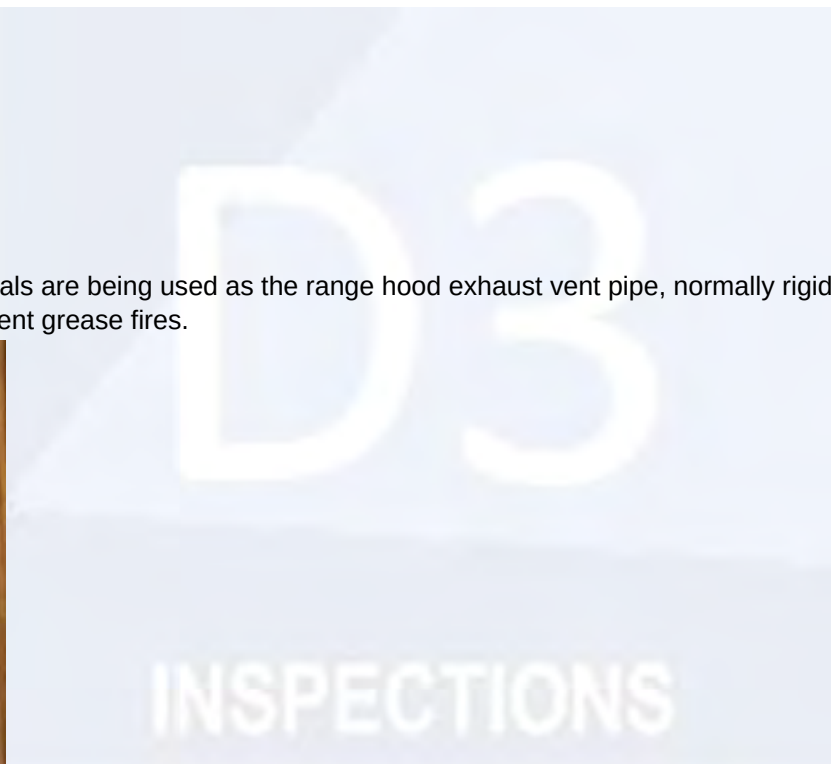
ACPT Acceptable

OVEN TYPE

The kitchen has a gas oven.

VENTILATION FAN

NDSA Non standard corrugated flexible materials are being used as the range hood exhaust vent pipe, normally rigid smooth wall material should be used to prevent grease fires.



NDSA The unit is missing it's blocking plate to force the air out through the vent pipe



LAUNDRY

LOCATION

The laundry facilities are outside on the exterior of the building.



CONDITION OF CLOTHES WASHER HOOKUPS

There are washer facilities present but they were not tested and the washer was not tested.

CONDITION OF CLOTHES DRYER HOOKUPS

There are dryer hook-ups present but they are not tested and the dryer was not tested.

TYPE OF CLOTHES DRYER HOOKUPS

A gas dryer hook up was observed in the laundry area.

LAUNDRY AREA

ACPT Acceptable



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 condition. 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. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

SINGLE BATHROOM

BATH LOCATION

This bathroom is located in the hallway.



WALLS AND CEILING

 Acceptable

FLOORING

 Acceptable

COUNTERS

 Acceptable

CABINETS

 Acceptable

D3

INSPECTIONS

SINKS

NDSA The bathroom sink stopper is missing.



FAUCETS

ACPT Acceptable

TOILETS

ACPT Acceptable

TUB FIXTURES

NDSA The diverter does not fully stop the flow of water to the spout and divert it to the shower head.



D3
INSPECTIONS

NDSA The tub spout is not sealed to the tile. This should be done to prevent any moisture intrusion into the wall



JETTED TUB

NDSA The jetted tub is not working when turned on. It is not known why it did not operate and needs to be checked out and repairs made to ensure it is functioning.

NDSA The access for the jetted tub was sealed shut . The motor, electrical items and piping could not be observed.



SHOWER FIXTURES

ACPT Acceptable

SHOWER WALLS

ACPT Acceptable

SHOWER ENCLOSURE

ACPT Acceptable

MIRRORS

NDSA The mirror surfaces are deteriorated in areas.



NDSA The mirror is cracked.



BATH VENTILATION

ACPT Acceptable

INTERIOR

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. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the

chimney or its flue. This can only be determined by a chimney expert.

INTERIOR ROOMS

LIVING ROOM

ACPT Acceptable



DINING AREA

ACPT Acceptable



HALLS

ACPT Acceptable



PRIMARY BEDROOM

ACPT Acceptable



SECOND BEDROOM

ACPT Acceptable



DOORS

MAIN ENTRY DOOR CONDITION

ACPT Acceptable

INTERIOR DOORS CONDITION

ACPT Acceptable



WINDOWS

WINDOW CONDITION

NDSA Some of the windows are painted shut and the paint appears to be preventing the windows from opening properly, each window will individually have to be evaluated to determine the exact cause for it not opening. This was noted in the second bedroom



NDSA There are cracked window panes such as the living room



NDSA Some sash cords are broken and the windows will not stay open on their own. Such as in the dining area.



WINDOW COMMENTS

UPG There are panes of glass that are within 18 inches of the floor. In newer construction it is required that the glass be a tempered type of safety glass. Making this older glass into safety glass by tempering or putting a safety film on it may not be a requirement for this sale but it is recommended.



D3
INSPECTIONS

FLOORS

HARDWOOD CONDITION

NDSA The hardwood flooring is damaged in areas, such as in the dining room



STAIRS & HANDRAILS

STAIR CONDITION

ACPT Acceptable

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply 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 the drain during actual usage is undetermined. Drain blockage is common in vacant homes and repairs may be needed soon after the house is occupied. It is advised to have any underground drain lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

MAIN WATER SUPPLY LINE

MAIN WATER SHUT OFF LOCATION

In the front of the building.



On the right side of the building.

CONDITION

ACPT Acceptable

INTERIOR WATER SUPPLY LINES

WATER SUPPLY PIPING MATERIAL

The interior piping that supplies the water throughout the building is made of copper where visible

CONDITION

ACPT Acceptable

WATER PRESSURE

ACPT Acceptable

WASTE LINES

WASTE LINE MATERIAL

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



CONDITION

ACPT Acceptable

GAS SYSTEM

SEISMIC GAS SHUT OFF VALVE

NOTA There is no automatic seismic gas shut-off valve on the main gas line. This needs to be installed before the close of escrow.

GAS METER LOCATION

The gas meter was located at the right side of the building.



CONDITION

ACPT Acceptable

WATER HEATER

LOCATION

The water heater is located on the balcony of the building, outside the kitchen of the second floor.



LOCATION CONDITION

ACPT Acceptable



FUEL

Gas

SIZE

30 Gallons

AGE

2 Years old. Water heaters have an expected life of 12-15 years.

CONDITION

NDSA There is corrosion on the pipes that enter the top of the water heater and they may need to be replaced soon.



COMBUSTION AIR

ACPT Acceptable

WATER HEATER STRAPPING AND SUPPORT

NOTA The water heater needs to be properly strapped for earthquake safety in accordance with standards established by state regulations.

TEMPERATURE/PRESSURE RELIEF VALVE

NOTA There is no temperature/pressure relief valve installed on the hot water tank. This is a valve that releases if the pressure or temperature is too high and it is advised that one be installed per manufacturer's specifications.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The 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. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE

TYPE OF ELECTRICAL SERVICE

The electricity is supplied by an overhead line from the power pole to the building.

120/240 Volt

MAIN PANEL LOCATION

On the rear exterior wall of the building.



MAIN PANEL AMPERAGE

200 for each unit



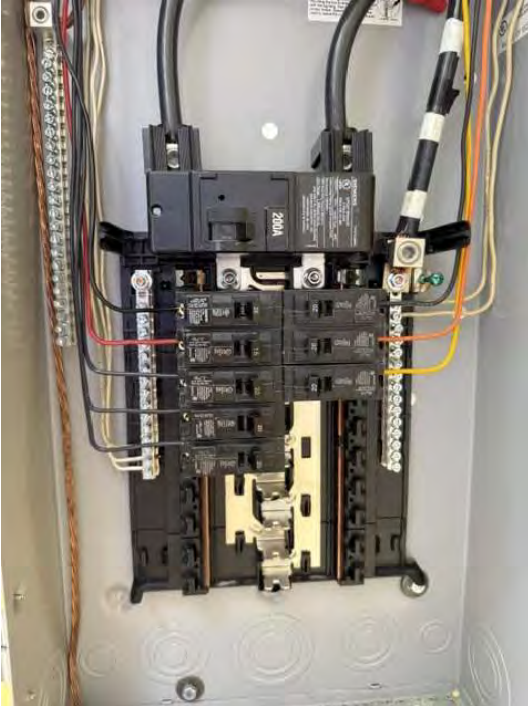
TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.



MAIN PANEL CONDITION

NOTA The left panel cover has been removed inside the electrical box and the live wiring and circuits are exposed when the outside cover is opened.



MAIN PANEL CIRCUIT BREAKERS

ACPT Acceptable

GROUNDING SYSTEM

ACPT Acceptable

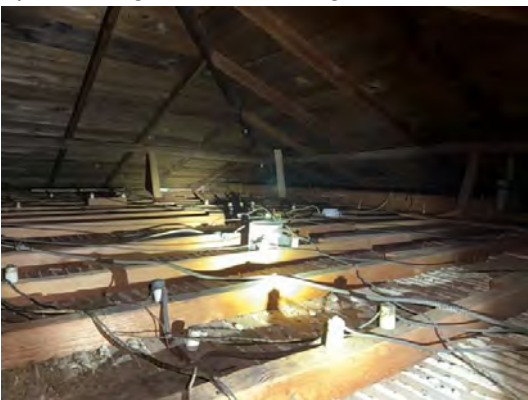
INTERIOR ELECTRICAL WIRING

TYPE OF WIRING

The wiring in the building consists of older cloth covered wires.

TYPE OF WIRING CONDUIT

The wiring is not in conduit. It is called knob and tube wiring and the wires run parallel to each other a few inches apart throughout the building.



ELECTRICAL WIRING COMMENTS

It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections by a specialists.

OUTLETS

CONDITION

NDSA There are outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring would be needed for these outlets to have a ground in them.

OUTLET COMMENTS

NDSA There are some missing cover plates, such as in the kitchen



SWITCHES

CONDITION

NDSA There are some mystery switches in the building and it is not known what exactly they operate. Such as in the hallway.



FIXTURES

CONDITION

ACPT Acceptable

SMOKE DETECTORS

SMOKE DETECTOR COMMENTS

NDSA Smoke detectors and carbon monoxide detectors are required to comply with local safety regulations and escrow instructions. Most local cities require smoke detectors in each sleeping area and in the room (or hall) leading to the sleeping area, within twelve feet of the door of the sleeping areas. There should be at least one carbon monoxide detector audible from each sleeping area and on each floor of the building. It is advised to check with the local municipality to determine their requirements. These are not tested as a part of a home inspection.

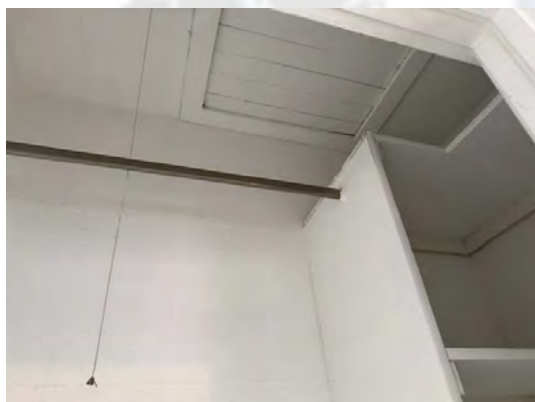
ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on 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. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. 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, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof. While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and seller's disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters have rust and have a limited life span before they need to be replaced.

ATTIC

ACCESS TO ATTIC

The attic access is in the second bedroom closet of the top unit.

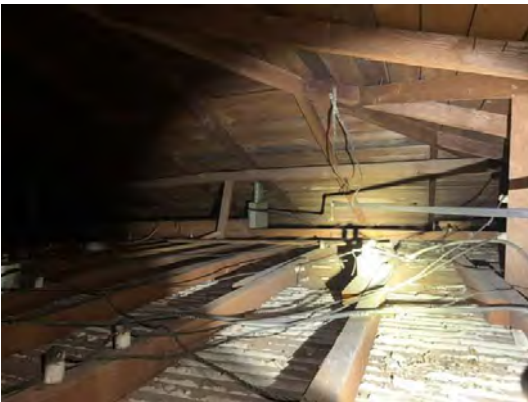


ACCESS CONDITION

ACPT Acceptable

AREA OF ATTIC

There is 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 CONDITION

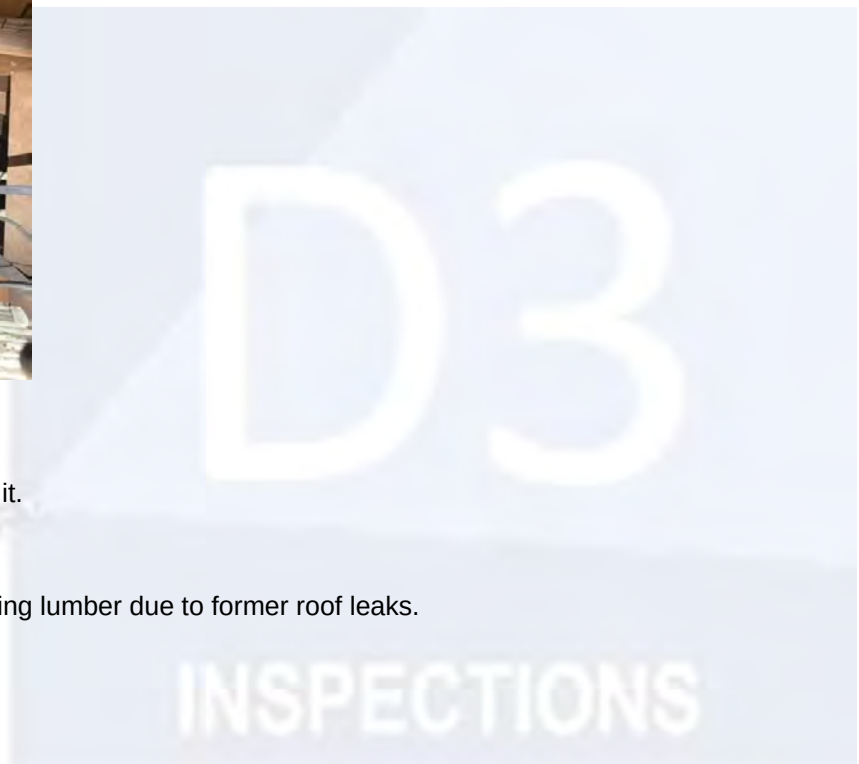
NDSA There are areas of stains on the framing lumber due to former roof leaks.

ATTIC CONDITION

ACPT Acceptable

ATTIC VENTILATION

ACPT Acceptable



ATTIC INSULATION

INSULATION CONDITION

NDSA **UPG** No insulation is provided in the attic. Insulation was not commonly installed at the time when this building was constructed.



ROOF

ROOF STYLE

The roof is a sloped type with a pitch to it.



TYPE OF ROOFING MATERIAL

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

ROOF COVERING STATUS

NDSA Needs attention, the roof is worn more in areas and sections will need to be replaced in the near future. It is recommended to consult a roofer.



EXPOSED FLASHINGS

CONDITION

NDSA The mastic is cracked in areas and is not reliable to ensure a watertight seal.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NDSA There are areas where the gutters are not properly connected and they may leak.



EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view 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. 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. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

EXTERIOR COVERING OF THE BUILDING

MATERIAL

The exterior building covering is stucco.

CONDITION

NDSA Needs attention, there is a hole in the wall by the main water line, by the electric panels and in the laundry area. This should be sealed to prevent moisture intrusion.



NDSA There is typical cracking in the exterior stucco.

EXTERIOR WINDOW SURFACES

MATERIAL

The exterior window surfaces are various types of materials.

CONDITION

NDSA The glazing that holds the glass in is deteriorated in areas.



EXTERIOR DOOR SURFACES

MATERIAL

The exterior door surfaces are wood.

CONDITION

NDSA There are areas of weather beaten wood and peeling paint.

EXTERIOR TRIM

MATERIAL

The exterior trim surfaces are wood.

CONDITION

NDSA The trim has areas of weather beaten wood and peeling paint.

CHIMNEY

MATERIAL

The chimney is made of brick covered with stucco.



CONDITION

NDSA Needs Attention, the chimney has been capped off and now the cap is deteriorated and should be re-done.

FLASHINGS

NDSA Needs Attention, the flashing is not sealed around the flue and moisture may be able to get into the building. It is recommended to re-do it to prevent this

GROUPS

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, a BBQ and other similar items are 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.

DRIVEWAY

CONDITION

ACPT There are cracked areas in the driveway that are typical for the age and style of construction.

WALKWAYS

CONDITION

ACPT There are cracked areas of the walkways that are typical for the age and style of construction.



FRONT PORCH AND STEPS

CONDITION

ACPT There are cracked areas of the front steps that are typical for the age and style of construction.

LANDSCAPING

CONDITION

NDSA There are trees planted close to the structure. Tree roots systems may interfere with the foundation and plumbing systems over time as they continue to grow. Branches overhanging or in contact with the roof can also cause damage and may be a fire hazard.



DRAINAGE

SITE

Flat site

CONDITION

NDSA The site is relatively flat , it is expected that there will be some areas where water will pool during rainy periods.



NDSA There are planters that may not be properly drained and may not have proper moisture barriers to prevent seepage into the structure. The planter on the right side may not have been properly installed as there is moisture damage on the inside of the wall in the downstairs unit

GARAGE - CARPORT

STYLE

LOCATION

The property has a detached garage.



D3
INSPECTIONS

GARAGE ROOF

ROOF STYLE

The roof is a flat roof with a low pitch.



GARAGE ROOF

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

ROOF COVERING STATUS

NDSA There is vegetation on the roof that should be removed to help prevent damage, deterioration, drainage problems, potential leakage and fire hazard.

GARAGE FLOOR

CONDITION

ACPT Acceptable

GARAGE DOORS

TYPE

Made of wood

CONDITION

NDSA There are weather beaten areas of the garage door.

HARDWARE

ACPT Acceptable

GARAGE INTERIOR

CONDITION

NDSA Needs attention, there is moisture damaged wood on the left rear corner. It appears this is from the soil level being higher than the interior.



GARAGE EXTERIOR

MATERIAL

Stucco

CONDITION

ACPT There is typical cracking in the exterior stucco.

HEATING AND COOLING SYSTEM

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 checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked 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 the 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 building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

Heating

SYSTEM TYPE

The furnace is a gas-fired wall unit.



COMBUSTION AIR

ACPT Acceptable

VENTING

ACPT Acceptable

COMMENTS

NDSA 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 and it should be checked out by a heating contractor to determine its condition.

FOUNDATION SYSTEM

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. 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, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION

CRAWL SPACE

NDSA The crawl space has debris in it, it is advisable to have it removed and the area cleaned up. Wood especially should be removed to help prevent future infestations.



RAISED FOUNDATION

NDSA The concrete is deteriorated in areas. This appears to be from excessive moisture, age, or a combination of the two. It does not appear to be a major concern but if more information is desired, a foundation expert would need to be called



FOUNDATION BOLTING

UPG The structure is not bolted to the foundation. Ideally foundation anchor bolts would be added to attach the wood frame of the building to the foundation to prevent movement in case of seismic activity.

FOUNDATION CRIPPLE WALLS

UPG The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be applied to a majority of the cripple walls. These are short walls between the foundation and the under side of the house framing. Shear panels would help prevent an earthquake from shifting the structure at this junction.



FLOOR FRAMING

ACPT Acceptable, however it is noted there are areas under plumbing fixtures that have leaked in the past and have left stains in the wood framing. Please see structural pest report for more information.

POSTS AND PIERS

NDSA Needs attention, there are a few undersized posts (2x4's). The standard for many decades has been 4x4 or larger to properly support the beam above. It is recommended to increase the size for earthquake stability



FOUNDATION VENTS

NDSA Some of the crawl space vents are at or below grade level, this can allow for moisture intrusion during wet conditions or rains.

7644

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view 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. 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. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

INTERIORS

LIVING ROOM

 Acceptable



DINING AREA

Needs Attention, there is moisture damage on the outside wall. This appears to be from the planter outside



HALLS

 Acceptable

PRIMARY BEDROOM

 Acceptable



SECOND BEDROOM

 Acceptable



DOORS

MAIN ENTRY DOOR

 Acceptable

OTHER EXTERIOR DOORS

 Acceptable

INTERIOR DOORS

 Acceptable

WINDOWS

CONDITION

 A representative sampling was taken of the windows. The windows as a grouping are generally operational.

WINDOW COMMENTS

The security bars on the windows have release latches in case of fire. These bars are not tested as a part of this property inspection. It is advised to have the owner demonstrate how these releases work.



FLOORS

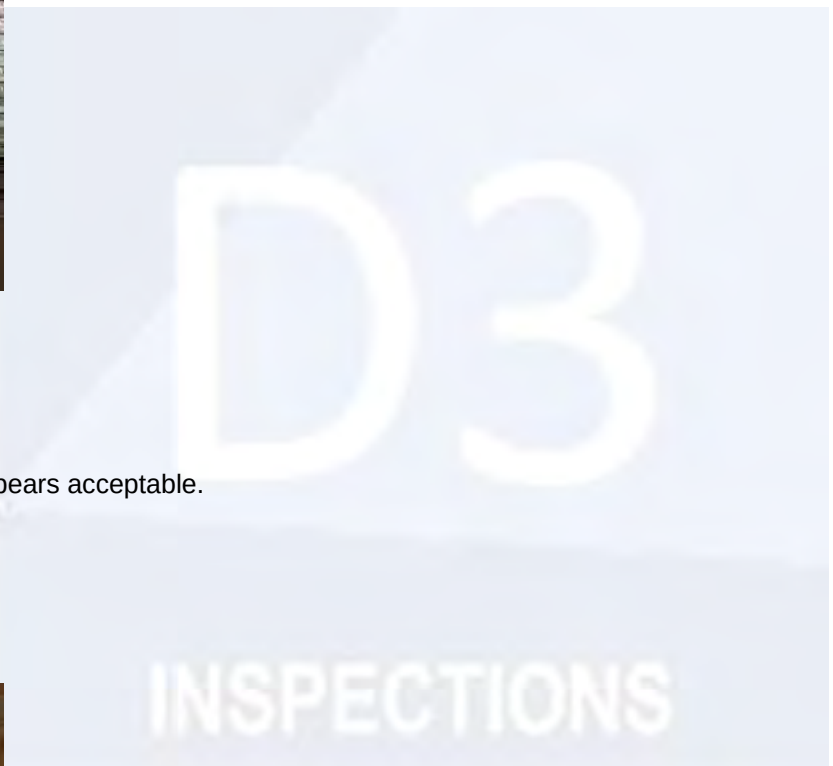
GENERAL CONDITION

ACPT The general condition of the flooring appears acceptable.

KITCHEN AREA

WALLS AND CEILINGS

ACPT Acceptable



FLOORING

NDSA The kitchen linoleum flooring is worn and peeling in areas.



COUNTERS

NDSA The counter top shows moderate to heavy wear.



CABINETS

ACPT Acceptable

KITCHEN SINK

CONDITION

NDSA Needs Attention, the sink backs up and appears to be clogged



FAUCET

ACPT Acceptable

DRAIN

ACPT Acceptable

KITCHEN APPLIANCES

GARBAGE DISPOSAL

NDSA The disposal did not work. It may need repair/replacement.



COOKTOP TYPE

The kitchen has a gas cooktop.



COOKTOP

NDSA The electronic ignition for the gas burners was not working and lighting the burners.

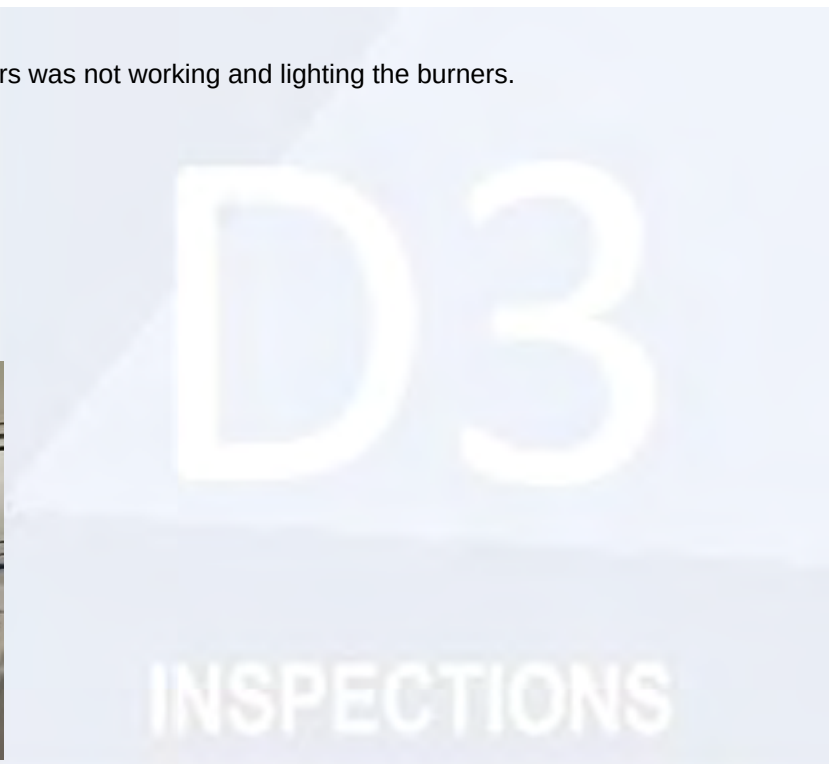
OVEN TYPE

The kitchen has a gas oven.

BATHROOM

BATH LOCATION

This bathroom is located in the hallway.



WALLS AND CEILING

NDSA Needs Attention, there is moisture stains coming from a patch on the wall. This may be caused from a waste line leak in the wall from the upstairs bathroom



FLOORING

ACPT Acceptable

COUNTERS

ACPT Acceptable

CABINETS

ACPT Acceptable

SINKS

ACPT Acceptable

FAUCETS

ACPT Acceptable

TOILETS

ACPT Acceptable

SHOWER FIXTURES

ACPT Acceptable

SHOWER WALLS

NDSA The base of the shower has a deteriorated seal.



SHOWER ENCLOSURE

ACPT Acceptable

MIRRORS

ACPT Acceptable

BATH VENTILATION

ACPT Acceptable

WATER HEATER

LOCATION

The water heater is located in the kitchen.



D3
INSPECTIONS

LOCATION CONDITION

ACPT Acceptable

FUEL

Gas

SIZE

30 Gallons

AGE

The water heater is 7 years old.

CONDITION

NDSA The water heater is bubbling internally when it heats up the water. This indicates that there is a lot of sediment in the water heater. It will make it much harder for the appliance to heat the water and is not very efficient. It is commonly also a sign that the water heater is nearing the end of its useful life.

COMBUSTION AIR

ACPT Acceptable

WATER HEATER STRAPPING AND SUPPORT

NOTA The water heater needs to be properly strapped for earthquake safety in accordance with standards established by state regulations.

TEMPERATURE/PRESSURE RELIEF VALVE

NOTA There is no temperature/pressure relief valve installed on the hot water tank. This is a valve that releases if the pressure or temperature is too high and it is advised that one be installed per manufacturer's specifications.



VENTING

ACPT Acceptable

ELECTRICAL

OUTLETS

NDSA The outlets are 3 prong outlets that are ungrounded

FIXTURES

Needs attention, there is a light in the second bedroom closet that is hanging by its wires and needs to be properly covered and attached to the wall.



D3

INSPECTIONS

SWITCHES

Needs attention, there are switches that do not appear to do anything, such as in the living room



Heating

SYSTEM TYPE

The furnace is a gas-fired gravity floor unit.



COMBUSTION AIR

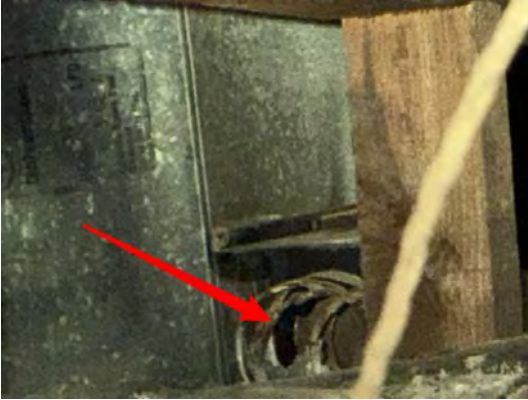
 Acceptable



VENTING

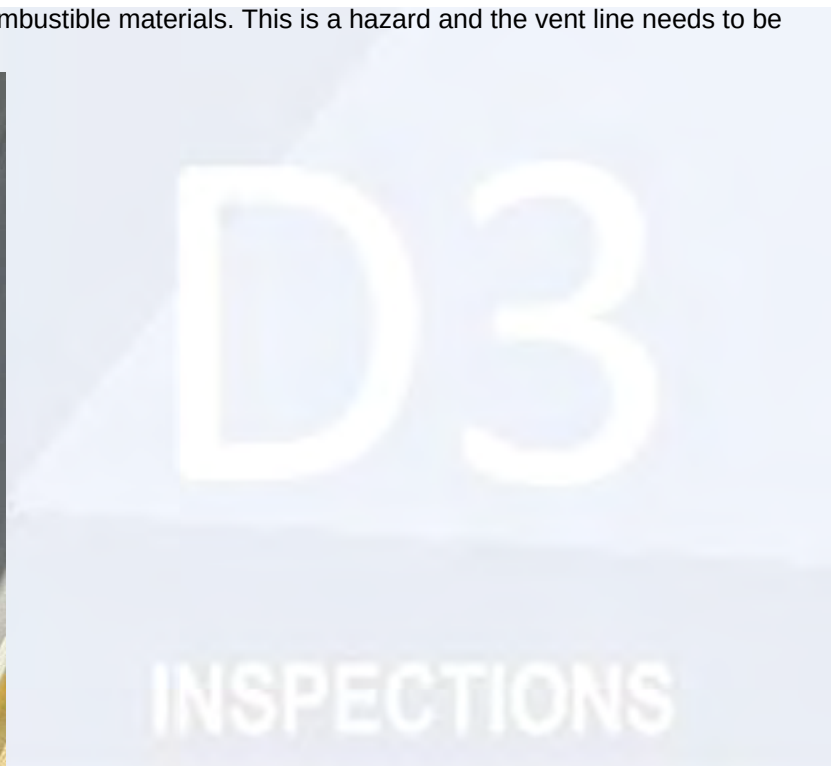
NOTA

Not Acceptable, there are holes in the vent pipe under the house that will leak exhaust gases into the house



NOTA

The furnace vent pipe is too close to combustibile materials. This is a hazard and the vent line needs to be repaired to have the proper clearances.



COMMENTS

NDSA

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 and it should be checked out by a heating contractor to determine its condition.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY WALLS AND CEILINGS

 **1:** Acceptable...[more](#)

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY FLOORING

 **2:** Acceptable...[more](#)

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY COUNTERS

 **3:** Acceptable...[more](#)

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY CABINETS

 **4:** Acceptable with minor wear to the cabinets....[more](#)

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY CONDITION

 **5:** Acceptable...[more](#)

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY FAUCET

 **6:** Acceptable...[more](#)

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY DRAIN

 **7:** Acceptable...[more](#)

KITCHEN APPLIANCES KITCHEN - APPLIANCES - LAUNDRY GARBAGE DISPOSAL

 **8:** Acceptable...[more](#)

KITCHEN APPLIANCES KITCHEN - APPLIANCES - LAUNDRY COOKTOP

 **9:** Acceptable...[more](#)

LAUNDRY KITCHEN - APPLIANCES - LAUNDRY AREA

 **10:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS WALLS AND CEILING

 **11:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS FLOORING

 **12:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS COUNTERS

 **13:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS CABINETS

 **14:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS FAUCETS

 **15:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS TOILETS

 **16:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS SHOWER FIXTURES

 **17:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS SHOWER WALLS

 **18:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS SHOWER ENCLOSURE

 **19:** Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS BATH VENTILATION

 **20:** Acceptable...[more](#)

INTERIOR ROOMS INTERIOR LIVING ROOM

 **21:** Acceptable...[more](#)

INTERIOR ROOMS INTERIOR DINING AREA

 **22:** Acceptable...[more](#)

INTERIOR ROOMS INTERIOR HALLS

 **23:** Acceptable...[more](#)

INTERIOR ROOMS INTERIOR PRIMARY BEDROOM

 **24:** Acceptable...[more](#)

INTERIOR ROOMS INTERIOR SECOND BEDROOM

 **25:** Acceptable...[more](#)

DOORS INTERIOR MAIN ENTRY DOOR CONDITION

 **26:** Acceptable...[more](#)

DOORS INTERIOR DOORS CONDITION

 **27:** Acceptable...[more](#)

STAIRS & HANDRAILS INTERIOR STAIR CONDITION

 **28:** Acceptable...[more](#)

MAIN WATER SUPPLY LINE PLUMBING SYSTEM CONDITION

 **29:** Acceptable...[more](#)

INTERIOR WATER SUPPLY LINES PLUMBING SYSTEM CONDITION

 **30:** Acceptable...[more](#)

INTERIOR WATER SUPPLY LINES PLUMBING SYSTEM WATER PRESSURE

 **31:** Acceptable...[more](#)

WASTE LINES PLUMBING SYSTEM CONDITION

 **32:** Acceptable...[more](#)

GAS SYSTEM PLUMBING SYSTEM CONDITION

 **33:** Acceptable...[more](#)

WATER HEATER PLUMBING SYSTEM LOCATION CONDITION

 **34:** Acceptable...[more](#)

WATER HEATER PLUMBING SYSTEM COMBUSTION AIR

 **35:** Acceptable...[more](#)

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM MAIN PANEL CIRCUIT BREAKERS

 **36:** Acceptable...[more](#)

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM GROUNDING SYSTEM

 **37:** Acceptable...[more](#)

FIXTURES ELECTRICAL SYSTEM CONDITION

 **38:** Acceptable...[more](#)

ATTIC ROOF SYSTEM ACCESS CONDITION

 **39:** Acceptable...[more](#)

ATTIC ROOF SYSTEM ATTIC CONDITION

 **40:** Acceptable...[more](#)

ATTIC ROOF SYSTEM ATTIC VENTILATION

 **41:** Acceptable...[more](#)

DRIVEWAY GROUNDS CONDITION

 **42:** There are cracked areas in the driveway that are typical for the age and style of construction....[more](#)

WALKWAYS GROUNDS CONDITION

 **43:** There are cracked areas of the walkways that are typical for the age and style of construction....[more](#)

FRONT PORCH AND STEPS GROUNDS CONDITION

 **44:** There are cracked areas of the front steps that are typical for the age and style of construction....[more](#)

GARAGE FLOOR GARAGE - CARPORT CONDITION

 **45:** Acceptable...[more](#)

GARAGE DOORS GARAGE - CARPORT HARDWARE

 **46:** Acceptable...[more](#)

GARAGE EXTERIOR GARAGE - CARPORT CONDITION

 **47:** There is typical cracking in the exterior stucco....[more](#)

HEATING AND COOLING SYSTEM COMBUSTION AIR

 **48:** Acceptable...[more](#)

HEATING AND COOLING SYSTEM VENTING

 **49:** Acceptable...[more](#)

FOUNDATION SYSTEM FLOOR FRAMING

 **50:** Acceptable, however it is noted there are areas under plumbing fixtures that have leaked in the past and ...[more](#)

INTERIORS 7644 LIVING ROOM

 **51:** Acceptable...[more](#)

INTERIORS 7644 HALLS

 **52:** Acceptable...[more](#)

INTERIORS 7644 PRIMARY BEDROOM

 **53:** Acceptable...[more](#)

INTERIORS 7644 SECOND BEDROOM

 **54:** Acceptable...[more](#)

DOORS 7644 MAIN ENTRY DOOR

 **55:** Acceptable...[more](#)

DOORS 7644 OTHER EXTERIOR DOORS

 **56:** Acceptable...[more](#)

DOORS 7644 INTERIOR DOORS

 **57:** Acceptable...[more](#)

WINDOWS 7644 CONDITION

 **58:** A representative sampling was taken of the windows. The windows as a grouping are generally operational....[more](#)

FLOORS 7644 GENERAL CONDITION

 **59:** The general condition of the flooring appears acceptable....[more](#)

KITCHEN AREA 7644 WALLS AND CEILINGS

 **60:** Acceptable...[more](#)



KITCHEN AREA 7644 CABINETS

 **61:** Acceptable...[more](#)

KITCHEN SINK 7644 FAUCET

 **62:** Acceptable...[more](#)

KITCHEN SINK 7644 DRAIN

 **63:** Acceptable...[more](#)

BATHROOM 7644 FLOORING

 **64:** Acceptable...[more](#)

BATHROOM 7644 COUNTERS

 **65:** Acceptable...[more](#)

BATHROOM 7644 CABINETS

 **66:** Acceptable...[more](#)

BATHROOM 7644 SINKS

 **67:** Acceptable...[more](#)

BATHROOM 7644 FAUCETS

 **68:** Acceptable...[more](#)

BATHROOM 7644 TOILETS

 **69:** Acceptable...[more](#)

BATHROOM 7644 SHOWER FIXTURES

 **70:** Acceptable...[more](#)

BATHROOM 7644 SHOWER ENCLOSURE

 **71:** Acceptable...[more](#)

BATHROOM 7644 MIRRORS

 **72:** Acceptable...[more](#)

BATHROOM 7644 BATH VENTILATION

 **73:** Acceptable...[more](#)

WATER HEATER 7644 LOCATION CONDITION

 **74:** Acceptable...[more](#)

WATER HEATER 7644 COMBUSTION AIR

 **75:** Acceptable...[more](#)

WATER HEATER 7644 VENTING

 **76:** Acceptable...[more](#)



HEATING 7644 COMBUSTION AIR

ACPT 77: Acceptable...[more](#)

ATTIC INSULATION ROOF SYSTEM INSULATION CONDITION

NDSA **UPG** 78: No insulation is provided in the attic. Insulation was not commonly installed at the time when this ...[more](#)

KITCHEN APPLIANCES KITCHEN - APPLIANCES - LAUNDRY VENTILATION FAN

NDSA 79: Non standard corrugated flexible materials are being used as the range hood exhaust vent pipe, normally ...[more](#)

NDSA 80: The unit is missing it's blocking plate to force the air out through the vent pipe...[more](#)

SINGLE BATHROOM BATHROOMS SINKS

NDSA 81: The bathroom sink stopper is missing....[more](#)

SINGLE BATHROOM BATHROOMS TUB FIXTURES

NDSA 82: The diverter does not fully stop the flow of water to the spout and divert it to the shower head....[more](#)

NDSA 83: The tub spout is not sealed to the tile. This should be done to prevent any moisture intrusion into the wall...[more](#)

SINGLE BATHROOM BATHROOMS JETTED TUB

NDSA 84: The jetted tub is not working when turned on. It is not known why it did not operate and needs to be ...[more](#)

NDSA 85: The access for the jetted tub was sealed shut . The motor, electrical items and piping could not be ...[more](#)

SINGLE BATHROOM BATHROOMS MIRRORS

NDSA 86: The mirror surfaces are deteriorated in areas....[more](#)

NDSA 87: The mirror is cracked....[more](#)

WINDOWS INTERIOR WINDOW CONDITION

NDSA 88: Some of the windows are painted shut and the paint appears to be preventing the windows from opening ...[more](#)

NDSA 89: There are cracked window panes such as the living room...[more](#)

NDSA 90: Some sash cords are broken and the windows will not stay open on their own. Such as in the dining area...[more](#)

FLOORS INTERIOR HARDWOOD CONDITION

NDSA 91: The hardwood flooring is damaged in areas, such as in the dining room...[more](#)

WATER HEATER PLUMBING SYSTEM CONDITION

NDSA 92: There is corrosion on the pipes that enter the top of the water heater and they may need to be replaced ...[more](#)

OUTLETS ELECTRICAL SYSTEM CONDITION

NDSA 93: There are outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or ...[more](#)

OUTLETS ELECTRICAL SYSTEM OUTLET COMMENTS

NDSA 94: There are some missing cover plates, such as in the kitchen...[more](#)

SWITCHES ELECTRICAL SYSTEM CONDITION

NDSA 95: There are some mystery switches in the building and it is not known what exactly they operate. Such as in ...[more](#)

SMOKE DETECTORS ELECTRICAL SYSTEM SMOKE DETECTOR COMMENTS

NDSA 96: Smoke detectors and carbon monoxide detectors are required to comply with local safety regulations and ...[more](#)

ATTIC ROOF SYSTEM ATTIC FRAMING CONDITION

NDSA 97: There are areas of stains on the framing lumber due to former roof leaks....[more](#)

ROOF SYSTEM ROOF COVERING STATUS

NDSA 98: Needs attention, the roof is worn more in areas and sections will need to be replaced in the near future. It is ...[more](#)

EXPOSED FLASHINGS ROOF SYSTEM CONDITION

NDSA 99: The mastic is cracked in areas and is not reliable to ensure a watertight seal....[more](#)

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE ROOF SYSTEM GUTTER CONDITION

NDSA 100: There are areas where the gutters are not properly connected and they may leak....[more](#)

EXTERIOR COVERING OF THE BUILDING EXTERIOR CONDITION

NDSA 101: Needs attention, there is a hole in the wall by the main water line, by the electric panels and in the laundry ...[more](#)

NDSA 102: There is typical cracking in the exterior stucco....[more](#)

EXTERIOR WINDOW SURFACES EXTERIOR CONDITION

NDSA 103: The glazing that holds the glass in is deteriorated in areas....[more](#)

EXTERIOR DOOR SURFACES EXTERIOR CONDITION

NDSA 104: There are areas of weather beaten wood and peeling paint....[more](#)

EXTERIOR TRIM EXTERIOR CONDITION

NDSA 105: The trim has areas of weather beaten wood and peeling paint....[more](#)

CHIMNEY EXTERIOR CONDITION

NDSA 106: Needs Attention, the chimney has been capped off and now the cap is deteriorated and should be ...[more](#)

CHIMNEY EXTERIOR FLASHINGS

NDSA 107: Needs Attention, the flashing is not sealed around the flue and moisture may be able to get into the ...[more](#)

LANDSCAPING GROUNDS CONDITION

NDSA 108: There are trees planted close to the structure. Tree roots systems may interfere with the foundation and ...[more](#)

DRAINAGE GROUNDS CONDITION

NDSA 109: The site is relatively flat , it is expected that there will be some areas where water will pool during rainy ...[more](#)

NDSA 110: There are planters that may not be properly drained and may not have proper moisture barriers to prevent ...[more](#)

GARAGE ROOF GARAGE - CARPORT ROOF COVERING STATUS

NDSA 111: There is vegetation on the roof that should be removed to help prevent damage, deterioration, drainage ...[more](#)

GARAGE DOORS GARAGE - CARPORT CONDITION

NDSA 112: There are weather beaten areas of the garage door....[more](#)

GARAGE INTERIOR GARAGE - CARPORT CONDITION

NDSA 113: Needs attention, there is moisture damaged wood on the left rear corner. It appears this is from the soil ...[more](#)

HEATING AND COOLING SYSTEM COMMENTS

NDSA 114: The pilot is not lit in the furnace though the gas was turned on in the building. It could not be fully [...more](#)

FOUNDATION SYSTEM CRAWL SPACE

NDSA 115: The crawl space has debris in it, it is advisable to have it removed and the area cleaned up. Wood [...more](#)

FOUNDATION SYSTEM RAISED FOUNDATION

NDSA 116: The concrete is deteriorated in areas. This appears to be from excessive moisture, age, or a combination [...more](#)

FOUNDATION SYSTEM POSTS AND PIERS

NDSA 117: Needs attention, there are a few undersized posts (2x4's). The standard for many decades has been 4x4 [...more](#)

FOUNDATION SYSTEM FOUNDATION VENTS

NDSA 118: Some of the crawl space vents are at or below grade level, this can allow for moisture intrusion during wet [...more](#)

KITCHEN AREA 7644 FLOORING

NDSA 119: The kitchen linoleum flooring is worn and peeling in areas....[more](#)

KITCHEN AREA 7644 COUNTERS

NDSA 120: The counter top shows moderate to heavy wear....[more](#)

KITCHEN SINK 7644 CONDITION

NDSA 121: Needs Attention, the sink backs up and appears to be clogged...[more](#)

KITCHEN APPLIANCES 7644 GARBAGE DISPOSAL

NDSA 122: The disposal did not work. It may need repair/replacement....[more](#)

KITCHEN APPLIANCES 7644 COOKTOP

NDSA 123: The electronic ignition for the gas burners was not working and lighting the burners....[more](#)

BATHROOM 7644 WALLS AND CEILING

NDSA 124: Needs Attention, there is moisture stains coming from a patch on the wall. This may be caused from a [...more](#)

BATHROOM 7644 SHOWER WALLS

NDSA 125: The base of the shower has a deteriorated seal....[more](#)

WATER HEATER 7644 CONDITION

NDSA 126: The water heater is bubbling internally when it heats up the water. This indicates that there is a lot of [...more](#)

ELECTRICAL 7644 OUTLETS

NDSA 127: The outlets are 3 prong outlets that are ungrounded...[more](#)

HEATING 7644 COMMENTS

NDSA 128: The pilot is not lit in the furnace though the gas was turned on in the building. It could not be fully [...more](#)

GAS SYSTEM PLUMBING SYSTEM SEISMIC GAS SHUT OFF VALVE

NOTA 129: There is no automatic seismic gas shut-off valve on the main gas line. This needs to be installed before [...more](#)

WATER HEATER PLUMBING SYSTEM WATER HEATER STRAPPING AND SUPPORT

NOTA 130: The water heater needs to be properly strapped for earthquake safety in accordance with standards [...more](#)

WATER HEATER PLUMBING SYSTEM TEMPERATURE/PRESSURE RELIEF VALVE

NOTA 131: There is no temperature/pressure relief valve installed on the hot water tank. This is a valve that releases [...more](#)

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM MAIN PANEL CONDITION

NOTA 132: The left panel cover has been removed inside the electrical box and the live wiring and circuits are [...more](#)

WATER HEATER 7644 WATER HEATER STRAPPING AND SUPPORT

NOTA 133: The water heater needs to be properly strapped for earthquake safety in accordance with standards [...more](#)

WATER HEATER 7644 TEMPERATURE/PRESSURE RELIEF VALVE

NOTA 134: There is no temperature/pressure relief valve installed on the hot water tank. This is a valve that releases [...more](#)

HEATING 7644 VENTING

NOTA 135: Not Acceptable, there are holes in the vent pipe under the house that will leak exhaust gases into the [...more](#)

NOTA 136: The furnace vent pipe is too close to combustible materials. This is a hazard and the vent line needs to be [...more](#)

WINDOWS INTERIOR WINDOW COMMENTS

UPG 137: There are panes of glass that are within 18 inches of the floor. In newer construction it is required that the [...more](#)

FOUNDATION SYSTEM FOUNDATION BOLTING

UPG 138: The structure is not bolted to the foundation. Ideally foundation anchor bolts would be added to attach the [...more](#)

FOUNDATION SYSTEM FOUNDATION CRIPPLE WALLS

UPG 139: The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be [...more](#)