



310-529-7930
dcpoling66@gmail.com ocpremierhomeinspections.com

Inspection reference:

Confidential Pre-Listing Inspection Report

7890 E. Sprint St. Unit #15E Long Beach, CA

February 4, 2026



Prepared for:

Bernard Fishman

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Inspection: Address:

Inspection Contents

Summary	3
GENERAL INFORMATION	11
GROUNDS	14
EXTERIOR - FOUNDATION	16
ROOF SYSTEM	19
ELECTRICAL SYSTEM	21
HEATING - AIR CONDITIONING	26
PLUMBING SYSTEM	28
KITCHEN - APPLIANCES	30
BATHROOMS	33
INTERIOR ROOMS	37
LAUNDRY AREA	40
GARAGE	41

Inspection: Address:

This summary page(s) is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your licensed California real estate agent or an attorney.

Wednesday, February 4, 2026

7890 E Spring St. Unit #15E Long Beach, CA



Dear Bernard:

At your request, a **visual inspection** of the above referenced property was conducted on February 4, 2026. An earnest effort was made on your behalf to discover all **visible defects**, however, in the event of any oversight, maximum liability is limited to the fee paid. **The following is an opinion report**, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or licensed California real estate agent.

It is strongly recommended that you have appropriate licensed contractors or qualified service providers evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.



Here is a list of major defects that need further evaluation or repair by appropriately licensed contractors or qualified service providers and/or important information for your consideration:

GENERAL INFORMATION

Building Characteristics:

Utilities Status:

All utilities on with the following noted:

This is an "All Electric Unit" (NO NATURAL GAS PROVIDED)

ROOF SYSTEM

Eaves - Soffits - Fascias:

Condition:

Appears serviceable with significant dry rot and/or termite damage is viewed

Please Note: review the termite inspection report for more information including recommended remediation.

Probable HOA maintained.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

Circuit and wire sizing correct so far as visible

Please Note:

This is a "Zinsco" panel (potential safety hazard)

These types of panels have a poor safety history

Recommend further inspection and deemed necessary repairs by a licensed electrician

Please Note:

Inspector does not perform any load calculations

If client seeks this type of information a licensed electrician should be contracted.

Subpanels-condition:

Circuit and wire sizing correct so far as visible

Please Note:

This is a "Zinsco" panel (potential safety hazard)

These types of panels have a poor safety history

Recommend further inspection and deemed necessary repairs by a licensed electrician

Please Note:

Inspector does not perform any load calculations

If client seeks this type of information a licensed electrician should be contracted.

Please Note:

Pointed tipped screws are installed

Recommend installation of blunt tipped screws.

Electrical Outlets:

Kitchen Interior:

Appear serviceable with the following noted:

6 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper

This is a safety, liability and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.

Master Bath:

Appear serviceable with the following noted:

4 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper

This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.

Jr. Master Bath:

Appear serviceable with the following noted:

2 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper

This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.

HEATING - AIR CONDITIONING

Heating Equipment:

Type & Location:

Wall Units:

Appear serviceable with the following observed:

Both Bedrooms: **original units are not functioning - improper.**

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Condition:

Appears serviceable with the following observed:

Missing anti-tip bracket - improper

This is a safety, liability and compliance issue

Recommend installation of an anti-tip bracket to restore to safe conditions

Please Note: the oven is only tested in the "Bake" position.

No other positions are tested during the inspection.

Ventilation/Light:

Condition:

Not functioning (not responding to control panel) - improper

Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal operating condition.

Dishwasher:

Condition:

Not functioning (not responding to control panel) - improper

Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal operating condition.

BATHROOMS

Sink & Cabinetry:

Master Bath:

Appears serviceable

Please Note: unable to fully inspect due to stored personal items

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stops

Failure of aging angle stops could result in serious water damage.

Jr. Master Bath:

Appears serviceable with the following observed:

Moisture staining is viewed inside vanity/cabinet (unusual condition)

No elevated levels of moisture are detected

Recommend further inspection and deemed necessary repairs by a qualified service provider

Please Note: unable to fully inspect due to stored personal items

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stops

Failure of aging angle stops could result in serious water damage.

Toilet:

Master Bath:

Appears serviceable with the following noted:

Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop

Failure of aging angle stops could result in serious water damage.

Jr. Master Bath:

Appears serviceable with the following noted:

Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop

Failure of aging angle stops could result in serious water damage.

Tub/Shower Fixtures:

Master Bath:

Appears serviceable with the following observed:

Draining is very slow - improper

Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal conditions.

Bath Ventilation:

Master Bath:

Exhaust fan did not operate - improper

Recommend repairs by a qualified service provider

Please Note: this is the only method of venting in this bathroom (no window)

INTERIOR ROOMS

Windows:

General Type & Condition:

Aluminum/Metal - Single Pane (presumed to be original)

Appear serviceable with the following observed:

Some windows are difficult to operate - improper

Recommend further inspection and deemed necessary repairs by a licensed window contractor or qualified service provider to restore to normal operating conditions.

Please Note: **windows have exceeded their typical useful life**

Screens

Appear serviceable

Please Note: window coverings (shutters, blinds, drapes, etc.) are beyond the scope of this inspection.

Ceilings:

General Type & Condition:

Drywall & Acoustic (possible asbestos)

Please Note: removal of asbestos material should only be performed by properly licensed service providers.

Floors:

General:

Appears serviceable with the following observed:

Carpet: multiple stains are viewed - improper

Recommend cleaning/remediation

Please Note:

Unable to fully inspect due to stored personal belongings.

Smoke / Fire Detector:

Comments:

Please Note:

Although not required because this is an "All Electric" unit (no natural gas supplied) CA does recommend the installation of smoke detectors inside the unit

Carbon Monoxide Detector:

Comments:

Please Note:

Although not required because this is an "All Electric" unit (no natural gas supplied) CA does recommend the installation of smoke detectors inside the unit.



Inspection: Address:

GARAGE

Ceilings:

Condition:

Appear serviceable with the following observed:

Moisture staining/damaged is present in multiple areas - improper

(no elevated levels of moisture are detected)

Consult homeowner for history of leaks and repairs.

Recommend further inspection by a qualified service provider.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact us.

Sincerely,

Doug Poling
OC Premier Home Inspections



GENERAL INFORMATION

Client & Site Information:

Rear:

N/A.

Inspection Date:

February 4, 2026.

Client:

Client: Bernard Fishman.

Inspection Site:7890 E. Spring St. Unit #15E
Long Beach, CA**People Present:**Homeowners, Property
Manager, Listing Agent.Please Note:
Second Floor Unit

Please Note: recommend
client verify with the city
building department that any
and all "improvements and/or
additions" were permitted
If improvements and/or
additions were not permitted
we recommend further
inspection by a licensed trade
specialist/service provider
This should be done prior to
the end of the buyers
contingency period

Please Note:
ALL recommended
secondary inspections and/or
repairs/remediation of
defects noted throughout the
entire report should be
addressed PRIOR to the
removal of inspection
contingencies.

Fee & Method Of Payment\$400
Check

Please Note: this is a
pre-listing inspection only.
This type of an inspection is
far less comprehensive than
a buyer's full inspection
report.
This report should not be
used as a replacement for a
buyer's full inspection report.
A fully buyer's inspection will
very likely identify many
more defects than this
pre-listing inspection.

Building Characteristics:

Year Built:

1973

Building Type:

Condo.

Stories & Square Feet:

1 & 1191 per CRMLS listing

Space Below Grade:

Ground floor living area.

Please Note: homes built

Please Note: inspection does



Inspection: Address:

prior to 1979 likely were constructed with building materials that contain asbestos. ONLY laboratory testing can confirm with certainty the presence of asbestos. Client may choose to have a licensed environmental service provider conduct testing to determine the presence of asbestos.
We DO NOT perform ANY environmental testing

not verify and/or include the accuracy of the square footage.
Client should verify the accuracy of the square footage via methods such as: tax assessor information, licensed appraiser, broker/realtor, etc.

Please Note: inspector does not verify the year of build. Client should verify the accuracy of the build year via methods such as: tax assessor information, licensed appraiser, broker/realtor, etc.

Water Source:

Public.

Sewage Disposal:

Public

Please Note:
Per the MLS listing the sewer is "public" - connected to the city main line.
Recommend client confirm with the homeowner that this is NOT a "private" septic tank system.
If a septic tank is the method of sewage disposal it is HIGHLY recommended that the homeowner and/or client have the tank inspected by a licensed/certified inspector.

Utilities Status:

OK MM RR
☐ ☐ ☒

All utilities on with the following noted:

This is an "All Electric Unit" (NO NATURAL GAS PROVIDED)

Main Entry Faces:

South.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Dry.

Outside Temperature (f):

70-80.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

Inspection: Address:

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Inspection: Address:

GROUND S

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

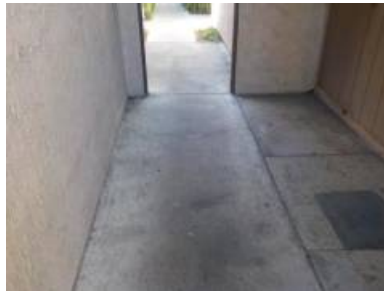
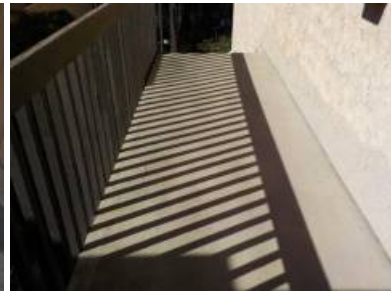
Cracks and stains observed are typical.

Probable HOA maintained.


Walks:

Cracks and stains observed are typical.

Probable HOA maintained.


Exterior Steps / Stoops:

Appear serviceable.

Probable HOA maintained.



Inspection: Address:

Patio / Porch:

Slab: N/A.

Structure: N/A.

Cover / Roof: N/A.

Decks / Balcony:

Condition: Appears serviceable
Handrail system appears serviceable

Probable HOA maintained

Please Note: review the termite inspection report for more information including recommended remediation.



Fences & Gates:

Condition: Fencing
Appears serviceable

Gate(s)
Appear serviceable.

Probable HOA maintained

Grading:

Site: Grade at foundation appears serviceable.

Landscaping:

Comments: Probable HOA maintained.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

Stucco

Appears serviceable with typical cracks present

Recommend repairs to all cracks to help prevent possible moisture intrusion.

Probable HOA maintained

Trim:

Appears serviceable

Probable HOA maintained

Please Note: review the termite inspection report for more information including recommended remediation.

Utility Connections:

Appear serviceable.

Exterior Doors:

Main Entry Door:

OK MM RR

☐ ☒ ☐

Appears serviceable with usual wear noted

Hardware

Appears serviceable

There is no doorbell

Recommend installation.



Other Entry Doors:

☐ ☒ ☐

Slider Style

Appears serviceable

Hardware

Appears serviceable

Inspection: Address:

Screen Door
Appears serviceable

Hardware
Appears serviceable

Please Note:
Unable to fully inspect due to stored personal items.

Deck:
Door is damaged on the bottom
Recommend remediation.



Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

Chimney Exterior:

Appears serviceable.

Probable HOA maintained.

Inspection: Address:



Flue:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 5% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Flashing:

Please Note: unable to fully inspect
Probable HOA maintained.

Chimney Cap:

There is a rain cap or spark arrestor installed.

Height & Clearance:

The chimney installation appears to meet clearance requirements.

Foundation:

Materials & Condition:

Poured in place slab concrete, 8 inches or more thick.
Appears serviceable.

Recent Movement:

There is no evidence of any recent movement.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style: Combo (Flat & Shed)
 Roof Access: Mounted (walked on roof)
 Roof Covering: Asphalt shingles & Rock over Tar.



Roof Covering Condition: General condition appears serviceable with signs of weathering and aging. Regular maintenance and inspections are advised.

Probable HOA maintained

Please Note: in no way can inspector determine if there will be any roof leaks. If client seeks that kind of certainty they should hire a licensed roofing contractor to perform a comprehensive inspection and "leak free certification" of the entire roof structure.



Inspection: Address:

Flashings:

Appear serviceable with the following observed:

Please Note: recommend caulking around flashing as a regular maintenance item to help prevent possible moisture intrusion.

Valleys:

Appear serviceable.

Eaves - Soffits - Fascias:

Condition:

OK MM RR
☐ ☐ ☒

Appears serviceable with significant dry rot and/or termite damage is viewed

Please Note: review the termite inspection report for more information including recommended remediation.

Probable HOA maintained.



Gutters & Downspouts:

Condition:

None

Recommend installation of a gutter & downspout system to help shed water away from the structure.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Comments:

N/A.

Structure:

Unable to inspect (no access)

Insulation:

Unable to inspect (no access)

Depth:

Unable to inspect (no access)

Ventilation:

N/A.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition: Underground

Appears serviceable.

Grounding Equipment:

Appears serviceable.

Electrical Distribution Panels:

Main Panel Location: Exterior of house in HOA maintained area.



Main Circuit Rating: 100 amps.



Main Panel Observations:

OK MM RR
☐ ☐ ☒

Circuit and wire sizing correct so far as visible

Please Note:

This is a "Zinsco" panel (potential safety hazard)
These types of panels have a poor safety history

Recommend further inspection and deemed necessary repairs by

Inspection: Address:

a licensed electrician

Please Note:

Inspector does not perform any load calculations

If client seeks this type of information a licensed electrician should be contracted.



Subpanels-location:

Interior.



Subpanels-condition:

OK MM RR
☐ ☐ ☒

Circuit and wire sizing correct so far as visible

Please Note:**This is a "Zinsco" panel (potential safety hazard)****These types of panels have a poor safety history**

Recommend further inspection and deemed necessary repairs by a licensed electrician

Please Note:

Inspector does not perform any load calculations

If client seeks this type of information a licensed electrician should be contracted.

Please Note:**Pointed tipped screws are installed**

Recommend installation of blunt tipped screws.

Inspection: Address:



Conductors:

Entrance Cables:

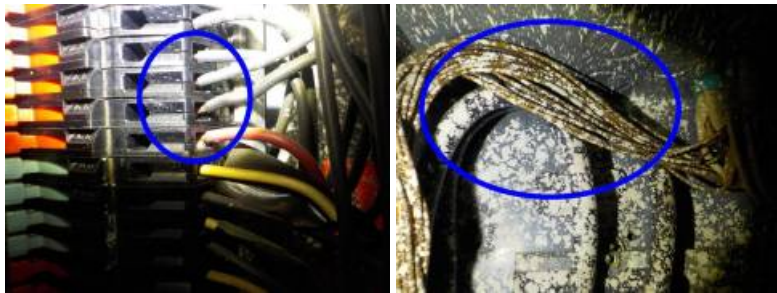
Aluminum - OK.

Branch Wiring:



Copper

Please Note: the determination of the type of branch wiring is primarily determined by the visual inspection of the main panel.
We do not remove outlet covers to evaluate the type(s) of branch wiring.



Switches & Fixtures:

General:

OK MM RR
☐ ☒ ☐

A representative sampling of switches was tested.
As a whole, switches throughout the house are in serviceable condition with the following observed:
Dining Room: **multiple bulbs are not functioning**
Recommend remediation.

Inspection: Address:



Kitchen Interior:

Appear serviceable.

Master Bath:

Appear serviceable.

Jr. Master Bath:

Appear serviceable.

Garage Walls:

Appear serviceable.

Electrical Outlets:

General:

A representative sampling of outlets was tested.

As a whole, outlets throughout the house are in serviceable condition.

Please Note:

AFCI (Arc Fault Circuit Interrupter) receptacles are now recommended and may be required by some municipalities for all 15 and 20 amp branch circuits providing power to outlets.

OK MM RR

Kitchen Interior:

☐ ☐ ☒

Appear serviceable with the following noted:

6 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper

This is a safety, liability and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.



Not GFCI protected - improper



Not GFCI protected - improper



Not GFCI protected - improper

OK MM RR

Inspection: Address:

Master Bath:

☐ ☐ ☒

Appear serviceable with the following noted:

4 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper
This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.



Not GFCI protected - improper



Not GFCI protected - improper

Jr. Master Bath:

☐ ☐ ☒

Appear serviceable with the following noted:

2 receptacles within 6' of the water source (sink) are not GFCI (Ground Fault Circuit Interrupter) protected - improper
This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.



Not GFCI protected - improper

Garage Walls:

Appear serviceable

Please Note: recommend installation of GFCI (Ground Fault Circuit Interrupter) receptacles at all outlets.

GFCI receptacles became a requirement (per the National Electric Code) for all homes built in 1978 or later.

Electrical Outlets/Switches/Fixtures:

Exterior Walls:

Appear serviceable.

Please Note: recommend installation of GFCI (Ground Fault Circuit Interrupter) receptacles at all outlets.

GFCI receptacles became a requirement (per the National Electric Code) for all homes built in 1973 or later.

Attic Wiring:

Attic & Insulation:

Unable to inspect (no access)

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

OK MM RR
☐ ☐ ☒

Wall Units:

Appear serviceable with the following observed:

Both Bedrooms: **original units are not functioning - improper.**



Fuel Source:

Electric.

General Operation & Cabinet:

Both:

Unit was operational at the time of inspection.

Fireplace:

Type & Condition:

Wood burning only (no natural gas supplied)
Appears serviceable.

Inspection: Address:



Air Conditioning:

Primary Type:

Window/Wall Units only
No forced AC is provided.



Brand/Capacity/Age:

Both:
Appear to be older.

System Condition:

Main Units in Living Room & Master Bedroom:
Appear serviceable / Functioning as designed.

Ductwork / Distribution:

Comments:

N/A

Inspection: Address:

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:

Ball Valve



Material:

Copper is the primary visible material being used.

Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Please Note: recommend the installation of a pressure regulator.

Supply Lines:

Material:

Copper is the visible material being used.
It is possible that other materials are present

**Please Note: if the supply lines are in the slab the evaluation of the condition of the lines are far beyond the scope of this inspection.
In no way can the inspector identify a potential slab leak by performing a visual inspection.**

Condition:

Appears serviceable.

Inspection: Address:

Waste Lines:

Material:

ABS Black Plastic is the visible material being used.
It is possible that other materials are present but not visible.

Condition:

Appears serviceable

Probable HOA maintained

Please Note:

For homes 20 years or older or if a sewer line scope has not been performed within the past 20 years it is highly recommended that this service be performed by a qualified service provider.

This should be done prior to the end of the buyers contingency period.

Hose Bibs / Hookups:

General:

OK MM RR

☐ ☒ ☐

Appear serviceable with the following noted:

Missing "anti-siphon valves/vacuum breakers" - improper

Please Note: "anti-siphon valves" can be purchased for \$10 or less at a variety of hardware type stores.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Comments:

Likely a community boiler provides hot water to the unit
Consult HOA for additional information.

Condition:

Appears serviceable

Fuel System:

Meter / Tank:

Meter located at exterior
Appears serviceable

Please Note: there is no emergency gas shut-off valve wrench - improper

Please Note: recommend the installation of a seismic shut-off valve.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

Inspection: Address:

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Condition:

OK MM RR
☐ ☐ ☒

Appears serviceable with the following observed:

Missing anti-tip bracket - improper
This is a safety, liability and compliance issue

Recommend installation of an anti-tip bracket to restore to safe conditions

Please Note: the oven is only tested in the "Bake" position.
No other positions are tested during the inspection.



Ventilation/Light:

Condition:

☐ ☐ ☒
Not functioning (not responding to control panel) - improper

Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal operating condition.

Inspection: Address:



Refrigerator:

Condition:

N/A

Dishwasher:

Condition:

OK MM RR
☐ ☐ ☒

Not functioning (not responding to control panel) - improper
Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal operating condition.



Garbage Disposal:

Condition:

Appears serviceable.



Microwave:

Comments:

N/A.

Kitchen Interior:

Counters & Cabinets:

Appear serviceable with usual and normal wear observed.

Sink:

Appears serviceable.

Inspection: Address:



Sink Fixture:

Appears serviceable.



Sink Drain:

Appears serviceable.

Sink Cabinet:

Appears serviceable.

Inspection: Address:

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Master Bath:

OK MM RR
☐ ☐ ☒

Appears serviceable

Please Note: unable to fully inspect due to stored personal items

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stops

Failure of aging angle stops could result in serious water damage.



Jr. Master Bath:

☐ ☐ ☒

Appears serviceable with the following observed:

Moisture staining is viewed inside vanity/cabinet (unusual condition)

No elevated levels of moisture are detected

Recommend further inspection and deemed necessary repairs by a qualified service provider

Please Note: unable to fully inspect due to stored personal items

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stops

Failure of aging angle stops could result in serious water damage.

Inspection: Address:



**Moisture staining
(unusual condition)**

**No elevated levels of
moisture detected**

Toilet:

Master Bath:

OK MM RR
☐ ☐ ☒

Appears serviceable with the following noted:
Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop
Failure of aging angle stops could result in serious water damage.



Jr. Master Bath:

☐ ☐ ☒

Appears serviceable with the following noted:
Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop
Failure of aging angle stops could result in serious water damage.

Inspection: Address:



Tub/Shower Fixtures:

Master Bath:

OK MM RR
☐ ☐ ☒

Appears serviceable with the following observed:

Draining is very slow - improper

Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal conditions.



Jr. Master Bath:

Appear serviceable.



Tub/Shower And Walls:

Master Bath:

☐ ☒ ☐

Appear serviceable with the following observed:

Corrosion is viewed in multiple areas

Recommend remediation

Please Note: Caulk and seal all tub and shower fixtures to wall to help

Inspection: Address:

prevent possible moisture intrusion.



Jr. Master Bath:

Appear serviceable

Please Note: Caulk and seal all tub and shower fixtures to wall to help prevent possible moisture intrusion.



Bath Ventilation:

Master Bath:

OK MM RR
☐ ☐ ☒

Exhaust fan did not operate - improper

Recommend repairs by a qualified service provider

Please Note: this is the only method of venting in this bathroom (no window)



Jr. Master Bath:

Appears serviceable.

Inspection: Address:

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Overall Interior Door Condition: ☐ OK ☒ MM ☐ RR

Appears serviceable with the following noted:
Missing stops at one or more doors
 Recommend installation of stops at affected doors.



Windows:

General Type & Condition: ☐ ☐ ☒ Aluminum/Metal - Single Pane (presumed to be original)
 Appear serviceable with the following observed:
Some windows are difficult to operate - improper
 Recommend further inspection and deemed necessary repairs by a licensed window contractor or qualified service provider to restore to normal operating conditions.

Please Note: **windows have exceeded their typical useful life**

Screens
 Appear serviceable

Please Note: window coverings (shutters, blinds, drapes, etc.) are beyond the scope of this inspection.

Walls:

General Material & Condition: Drywall
 Appear serviceable with typical cracks observed.

Ceilings:

General Type & Condition: ☐ ☐ ☒ Drywall & **Acoustic (possible asbestos)**

Please Note: removal of asbestos material should only be

Inspection: Address:

performed by properly licensed service providers.

**Acoustic (possible asbestos)****Floors:***General:*OK MM RR
☐ ☐ ☒**Appears serviceable with the following observed:**
Carpet: multiple stains are viewed - improper
Recommend cleaning/remediation

Please Note:

Unable to fully inspect due to stored personal belongings.

**Closets:***General:*

Appear serviceable

Please Note:

Unable to fully inspect due to stored personal belongings.



LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:*Location:*

HOA maintained area.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Attached Two Car.

Roof:

Comments:

N/A.

Ceilings:

Condition:

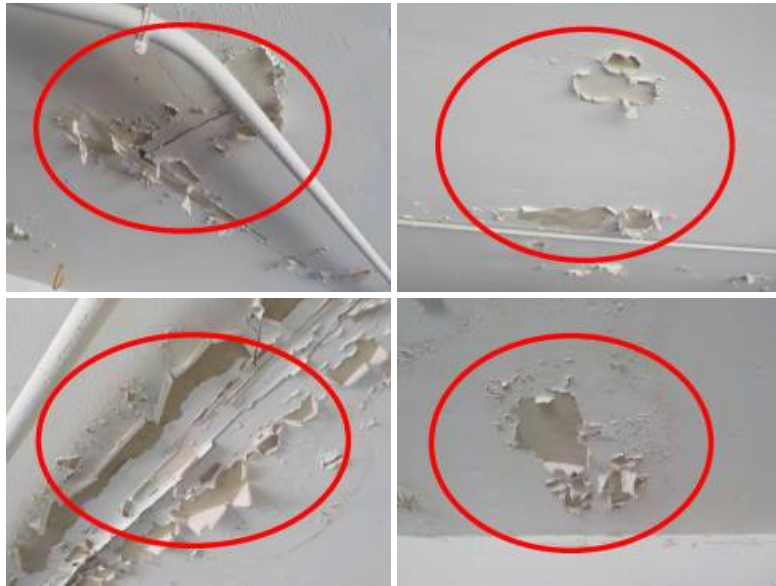
OK MM RR
☐ ☐ ☒

Appear serviceable with the following observed:

Moisture staining/damaged is present in multiple areas - improper
(no elevated levels of moisture are detected)

Consult homeowner for history of leaks and repairs.

Recommend further inspection by a qualified service provider.



Garage Door:

Material - Condition:

Wood - Appears serviceable.



Door Opener:

Automatic door opener(s) is operational
 Automatic reverse feature is functioning

Inspection: Address:

Please Note: the garage door is not pressure tested due to possible damage to the door and/or opener

Please Note: **there is no manually operated door release (in case of power outage)**
Recommend remediation.



Fire Door:

N/A.

Garage Walls:

Condition:

Appear serviceable.

Fire Wall

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Floor:

Condition:

Concrete
Typical cracks and stains observed

