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thoroughspec@gmail.com thoroughspec.com

Inspection reference: 26088

Confidential Inspection Report

28004 Western Ave #215
San Pedro CA 90732



Prepared for:

Alex Landman

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.

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Inspection: 26088 **Address: 28004 Western Ave #215**

This summary page 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 real estate agent or an attorney.

Wednesday, May 6, 2026

Alex Landman

Inspection Site



28004 Western Ave #215
San Pedro CA 90732

Dear Alex Landman:

At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be 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.

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 real estate agent.

It is strongly recommended that you have appropriate licensed contractors 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.

HVAC

Heating:

4.4 Heating Comments:

HOMEBUYER HIGHLIGHT HEAT PUMP- The heat pump was operating properly when tested

producing both hot and cold air, these units should be serviced yearly for proper performance.

Fireplace:
4.9 Fireplace Comments:
The gas fireplace could not be tested at time of inspection as the line is capped off. Installation of a fireplace kit will be needed for use of gas burning feature.

FOUNDATION & PLUMBING

Foundation:
5.2 Bolted/ Retrofitted:
*HOMEBUYER HIGHLIGHT*FOUNDATION BOLTED- **Foundation bolting typically means that bolts are added to improve the connections between the wooden framing members of a building and its concrete foundation. Usually this means adding bolts through the piece of wood that lies flat on top of the foundation, referred to as the sill or mudsill, into the concrete. Earthquake bolting became standard practice in Southern California in the 1930's. The visible portions of this structures bottom plate do show foundation bolts.**

Plumbing:
5.5 Main Line Piping Materials:
HOMEBUYER HIGHLIGHT COPPER PLUMBING MAIN LINE- **This structure has a copper main line for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.**

5.7 Supply Piping Material:
HOMEBUYER HIGHLIGHT COPPER PLUMBING SUPPLY LINES- **This structure has copper supply lines for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.**

5.9 Drain Line Materials:
HOMEBUYER HIGHLIGHT ABS DRAINS- **The visible portions of the plumbing drain lines consist of ABS. ABS pipe and fittings are made from a thermoplastic resin called Acrylonitrile-Butadiene-Styrene (ABS for short). ABS pipes are resistant to most acids, alkalis and salts. However, they are not resistant to aromatic and chlorinated hydrocarbons. This piping can be used above or below the ground, but ABS is more likely to deform when exposed to the sun and must be wrapped or painted if used in ares where exposed.**

ELECTRICAL SYSTEMS

Electrical Panels:
6.7 Room Available For Expansion:
HOMEBUYER HIGHLIGHT ROOM IN ELECTRICAL PANEL- **There is room available for in the electrical panel for expansion (addition of circuits).**

6.8 Wiring Type:
HOMEBUYER HIGHLIGHT COPPER WIRING- **The structure wiring type is copper where visible. Copper wires enjoy a universal or global standard as they are preferred for electrical**

use worldwide. Copper is an excellent conductor of electricity; no other metal can compete with it in terms of electrical conductivity. The wires made of this reddish metal are capable of carrying comparatively more electric current per diameter of wire. In other words, these wires deplete less electrical charge in comparison to other wires when electric current passes through them. Copper is a very ductile metal, which means that it could be stretched to a good length without breaking or weakening it.

KITCHEN & LAUNDRY

Laundry:

8.1 Washer Hook-up Comments:

The washer spigots are corroded, contact licensed contractor for replacement to prevent leakage/ water damage.

Kitchen:

8.10 Dishwasher Comments:

The control panel is not operating properly.

Water is exiting through the dishwasher air gap (top of sink), this may indicate a blocked or improperly installed drainage line, contact licensed contractor for repair.

8.12 Oven/ Cooktop Comments:

Missing grate on front left cooktop burner.

BATHROOMS

Bathrooms:

9.1 Bathroom Location/ Comments:

Hall; The shower head is poorly attached (mis-sprays).

The sink trap is leaking, contact licensed contractor for repair.

The toilet is not operating properly due to hardware, contact licensed contractor for repair or replacement of toilet.

The shower mixer does not operate properly (warm and cold water only, no hot only setting), contact licensed contractor.

Installation of GFCI is required at bathroom outlet. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. These outlets are inexpensive and easily installed.

9.2 Bathroom #2 Location/ Comments:

Master; The toilet is not operating properly due to hardware, contact licensed contractor for repair or replacement of toilet.

The tub/ shower water diverter is frozen in place, repair needed.

A licensed plumber should be contacted as the drain is slow at the sink.

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Installation of GFCI is required at bathroom outlet. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. These outlets are inexpensive and easily installed.

LIVING AREAS

Living Areas:

10.2 Living Room Comments:

Loose electrical outlet on left wall needs to be secured.

Missing the screen door.

BEDROOMS

Bedrooms:

11.2 Bedroom #2 Location/ Comments:

Master; The entry door does not properly latch, adjustment needed.

The closet doors are off track or misaligned, reinstallation needed.

The window is stiff, application of lubricant suggested.

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 call us.

Sincerely,

Mark Kinder
Thoroughspec Home Inspections

Inspection: 26088 **Address: 28004 Western Ave #215**

GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:
5-6-26.

1.2 Client:
Alex Landman

1.3 Inspection Site:
28004 Western Ave #215
San Pedro CA 90732.

Building Characteristics:

1.4 Estimated Age:
The structure is 30-40 years old.

1.5 Building Style & Type:
Condominium.

1.6 Stories:
1

1.7 Inspector:
Mark Kinder
Certification #
NACHI06032194.

1.8 Water Source:
Public.

1.9 Sewage Disposal:
Public.

1.10 Utilities Status:
All utilities on.

Climatic Conditions:

1.11 Weather:
Clear.

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.

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EXTERIOR

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.

Exterior:

2.1 Driveway/ Walkways:
Concrete; Asphalt: Common cracking visible at driveways and walkways.

2.2 Siding:
Stucco; There are currently no defects noted at exterior siding, periodic maintenance (patch/ paint) will be needed.

2.3 Trim:
Wood; No wood rot visible at structure trim, see termite report for any repair needs identified.

2.4 Window Frames/ Screens:
Aluminum windows; See report for any window defect details.

2.5 Electrical Fixtures:
No defects noted at exterior electrical fixtures.

2.6 Gutters:
Gutters control the flow of rainwater to protect your roof, walls, foundation and landscape. As there are no gutters on this structure, consulting a licensed contractor concerning installation is suggested.

2.7 Sprinklers:
The sprinklers were not tested at time of inspection as they are HOA maintained.

2.8 Lot Grading & Drainage:
The structure is located on a flat to low slope lot. Grade at the foundation appears to be adequate. Ideally, soil should always slope away from the structure at a rate of over six inches per ten feet.

2.9 Gas Meter:
The gas was on at time of inspection.

2.10 Exterior Comments:
The structure resides in a Homeowner Association. Review the CC&R's as to the extent of HOA coverage of the exterior.

Exterior Structure:

2.11 Structure Type:
Balcony.

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2.12 Structure Location:
Located at the rear of the structure.



2.13 Constructed Of:
Wrought iron railing.

2.14 Comments:
Balcony; No defects noted at this area.

ROOF & ATTIC

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 by not limited to solar systems, antennae, and lightning arrestors.

Roof:

3.1 Roof Sloping:

The structure has a flat roof.

3.2 Roof Comments:

The roof may be maintained by the Homeowners Association, review the CC&R's for extent of coverage.

HVAC

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 performed 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:

4.1 Heating Type:

The structure is equipped with a heat pump/ split system. Technically, a heat pump is a mechanical-compression cycle refrigeration system that can be reversed to either heat or cool a controlled space. Installation for this type of system typically consists of two parts: an indoor unit called an air handler and an outdoor unit similar to a central air conditioner, but referred to as a heat pump. A compressor circulates refrigerant that absorbs and releases heat as it travels between the indoor and outdoor units.

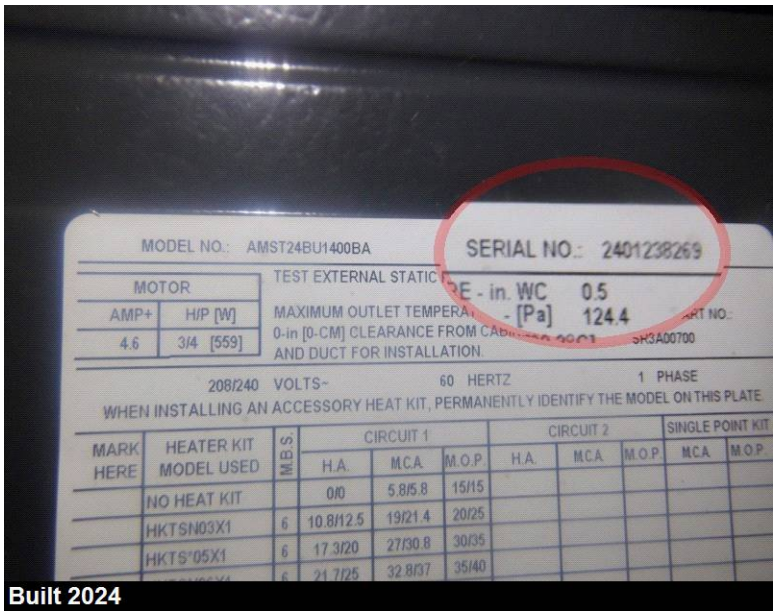


4.2 Heater Fuel Type

The heating system fuel is electricity.

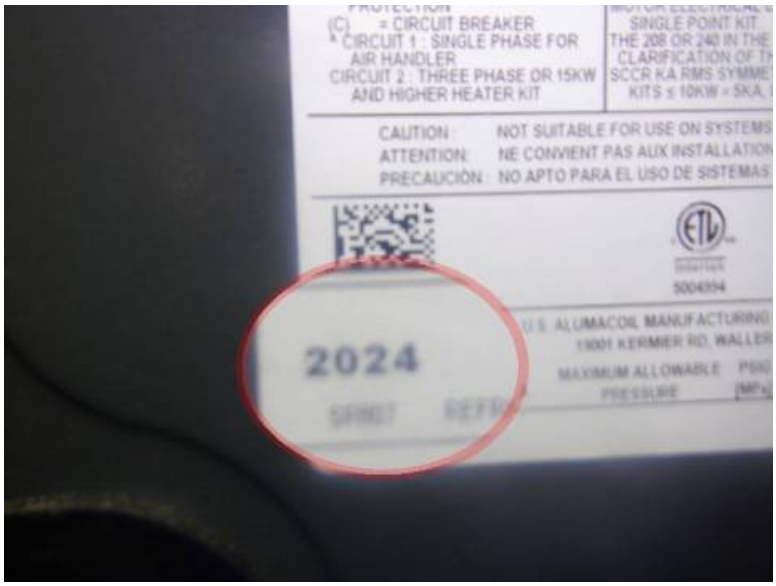
4.3 Heater Location:

Heat Pump/ Split Systems consist of two components, the outdoor compressor and indoor air handlers. The compressor is located on the roof of the structure. The air handler is located in the hall closet. No access to roof at time of inspection.



4.4 Heating Comments:

HOMEBUYER HIGHLIGHT HEAT PUMP- The heat pump was operating properly when tested producing both hot and cold air, these units should be serviced yearly for proper performance.



4.5 Thermostat Location:

The thermostat is located in the hallway.



4.6 Thermostat Comments:
The thermostat operated properly when tested at time of inspection.

Fireplace:

4.7 Fireplace Type:
The fireplace is designed for gas burning only.



4.8 Fireplace Location:
The fireplace is located in the living room.

4.9 Fireplace Comments:
The gas fireplace could not be tested at time of inspection as the line is capped off. Installation of a fireplace kit will be needed for use of gas burning feature.



Required Detectors:

4.10 Smoke Detector Comments:

Install smoke alarms in every bedroom, in the hallways leading to the bedrooms, and on each level of your home, including the basement. Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4-12" from the ceiling. Do not install near draft areas (windows, vents.). The structure is compliant as smoke detectors are located in required areas.



4.11 Carbon Monoxide Detector Comments:

As of July 1, 2011, it became state law in California for carbon monoxide detectors to be installed on each level of living space. CO detectors are only required for houses that have either an attached garage, fireplace or gas heater or appliance. The structure is compliant as carbon monoxide detectors are located in the required areas.



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FOUNDATION & PLUMBING

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.

Foundation:

5.1 Foundation Type:

Slab-on-grade or floating slab foundations are a structural engineering practice whereby the concrete slab that is to serve as the foundation for the structure is formed from a mold set into the ground. The concrete is then placed into the mold, leaving no space between the ground and the structure.

5.2 Bolted/ Retrofitted:

*HOMEBUYER HIGHLIGHT*FOUNDATION BOLTED- **Foundation bolting typically means that bolts are added to improve the connections between the wooden framing members of a building and its concrete foundation. Usually this means adding bolts through the piece of wood that lies flat on top of the foundation, referred to as the sill or mudsill, into the concrete. Earthquake bolting became standard practice in Southern California in the 1930's. The visible portions of this structures bottom plate do show foundation bolts.**

5.3 Foundation Comments:

There are no visible defects noted at foundation. This is important as the strength of a building lies in its foundation. The main purpose of the foundation is to hold the structure above it and keep it upright. Chipping and hairline cracking is common with concrete foundations and not considered repair needs.

Plumbing:

5.4 Location of Water Main Valve:

The water system is maintained by the Homeowners Association. The main water supply valve is under their control and supervision.

5.5 Main Line Piping Materials:

HOMEBUYER HIGHLIGHT COPPER PLUMBING MAIN LINE- **This structure has a copper main line for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.**

5.6 Main Line Comments:

Residential water pressure tends to range between 45 and 80 psi (pounds per square inch). Anything below 40 psi is considered low and anything below 30 psi is considered too low; the minimum pressure required by most codes is 20 psi. Pressures above 80 psi are too high. High water pressure carries with it a significantly increased risk of damage to pipes, joints, fixtures and seals - not to mention increased water waste. Water pressure (PSI) taken at main at time of inspection was between 45 and 80 as needed.

5.7 Supply Piping Material:

HOMEBUYER HIGHLIGHT COPPER PLUMBING SUPPLY LINES- **This structure has copper supply lines for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.**



5.8 Supply Piping Comments:

No visible defects noted at plumbing supply line piping. Water volume was adequate at plumbing fixtures when tested unless otherwise noted in the report. See kitchen and bathroom comments also.

5.9 Drain Line Materials:

HOMEBUYER HIGHLIGHT ABS DRAINS- **The visible portions of the plumbing drain lines consist of ABS. ABS pipe and fittings are made from a thermoplastic resin called Acrylonitrile-Butadiene-Styrene (ABS for short). ABS pipes are resistant to most acids, alkalis and salts. However, they are not resistant to aromatic and chlorinated hydrocarbons. This piping can be used above or below the ground, but ABS is more likely to deform when exposed to the sun and must be wrapped or painted if used in ares where exposed.**

5.10 Drain Line Comments:

No defects were visible at system drain lines, drainage adequate when tested.

5.11 California water saving fixture law:

California law requires installation of water conserving plumbing fixtures if you own a single-family home, and it is built before 1994, whether or not it is being sold.
Non-compliant fixtures are required to be replaced.
A non-complaint plumbing fixture is any of the following:
Any toilet manufactured that uses more than 1.6 gallons of water per flush,
Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute,
Any interior faucet that emits more than 2.2 gallons of water per minute,
Any urinal manufactured to use more than one gallon of water per flush.

5.12 General Plumbing Comments:

The inspection of the plumbing system (supply and drain piping) is greatly limited with a slab on grade foundation. Very little of the piping is exposed for observation generally limited to the main line above ground and supply line stubs below sinks and at toilets.

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ELECTRICAL SYSTEMS

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.

Panel Locations:

6.1 Main Panel Location:

The main service panel is located in an HOA maintained area. An Electrical Service Panel, also known as a load center, service panel, breaker box or electrical panel, is a steel box that holds multiple circuit breakers wired to circuits that distribute power throughout your home.

6.2 Sub-Panel Location(s):

There is an electrical sub-panel located in the hallway. An electrical sub-panel, also known as a service subpanel or circuit breaker subpanel, acts as a waypoint between the main service panel and branch circuits further down the line. In essence, an electrical subpanel can be thought of as a mini service panel.



Electrical Panels:

6.3 Main Service Amperage:

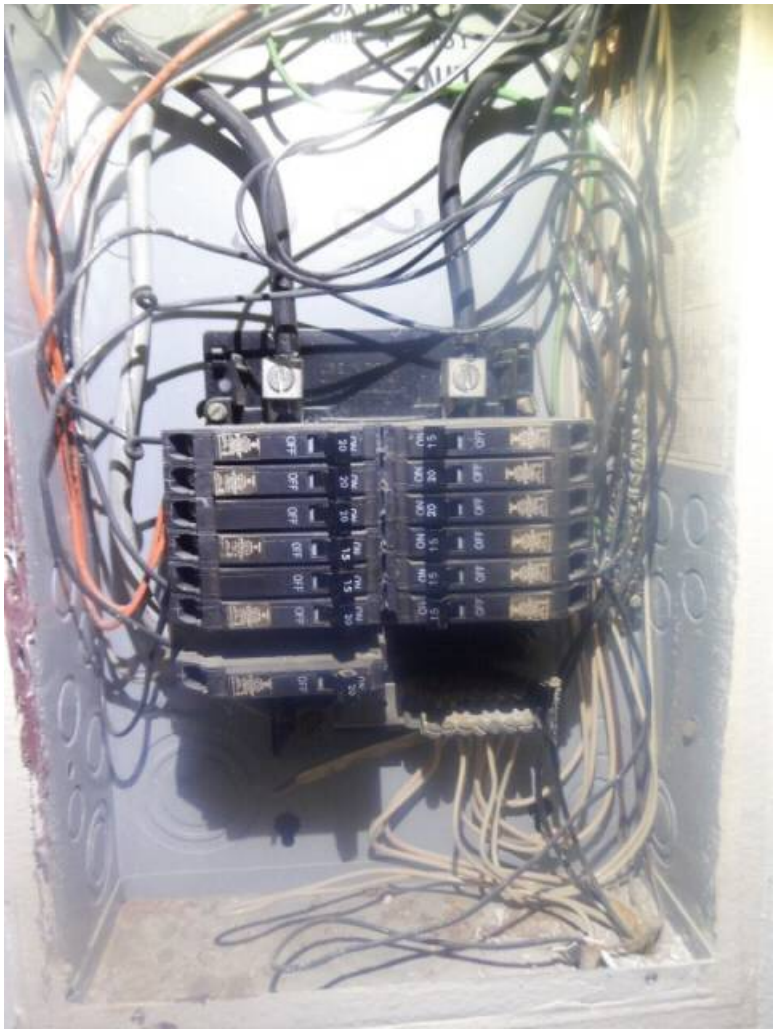
The main service panel is 70-100 amps.

6.4 Service Entrance:

The service lines enter the structure from underground.

6.5 Overload Protection Provided By:

Every electric circuit in a wiring system must be protected against overloads. A circuit overload occurs when the amount of current flowing through the circuit exceeds the rating of the protective devices. The overload protection is provided by breakers.

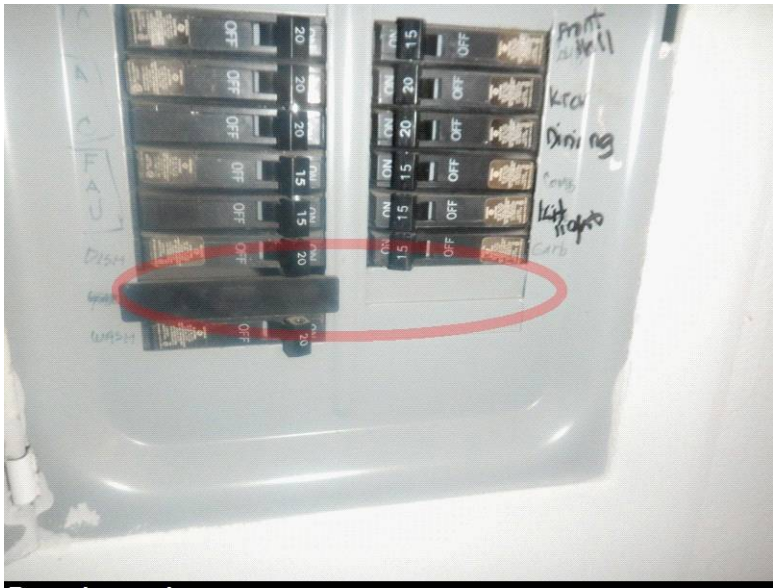


6.6 Main Disconnect Provided:

No access to main breaker at time of inspection, contact HOA for access protocol.

6.7 Room Available For Expansion:

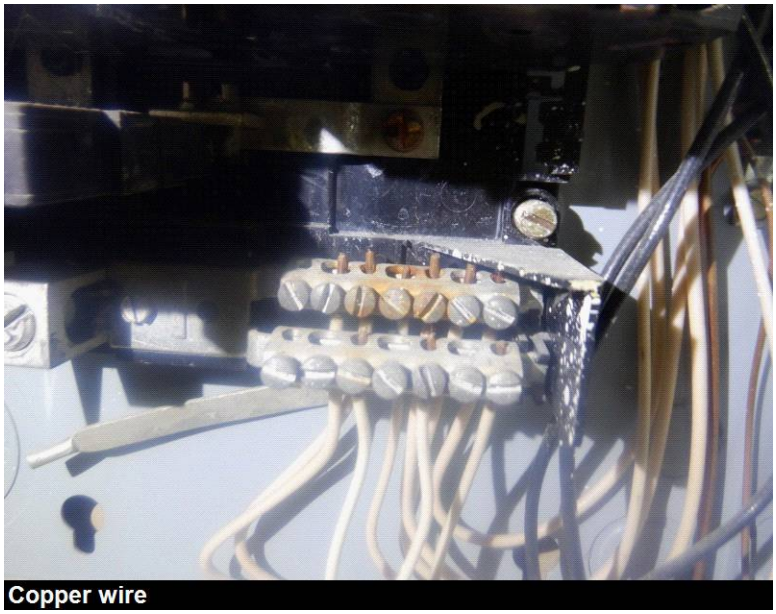
HOMEBUYER HIGHLIGHT ROOM IN ELECTRICAL PANEL- **There is room available for in the electrical panel for expansion (addition of circuits).**



Room in panel

6.8 Wiring Type:

HOMEBUYER HIGHLIGHT COPPER WIRING- **The structure wiring type is copper where visible. Copper wires enjoy a universal or global standard as they are preferred for electrical use worldwide. Copper is an excellent conductor of electricity; no other metal can compete with it in terms of electrical conductivity. The wires made of this reddish metal are capable of carrying comparatively more electric current per diameter of wire. In other words, these wires deplete less electrical charge in comparison to other wires when electric current passes through them. Copper is a very ductile metal, which means that it could be stretched to a good length without breaking or weakening it.**



Copper wire

WATER HEATER

Water Heater

7.1 Water Heater Comments:

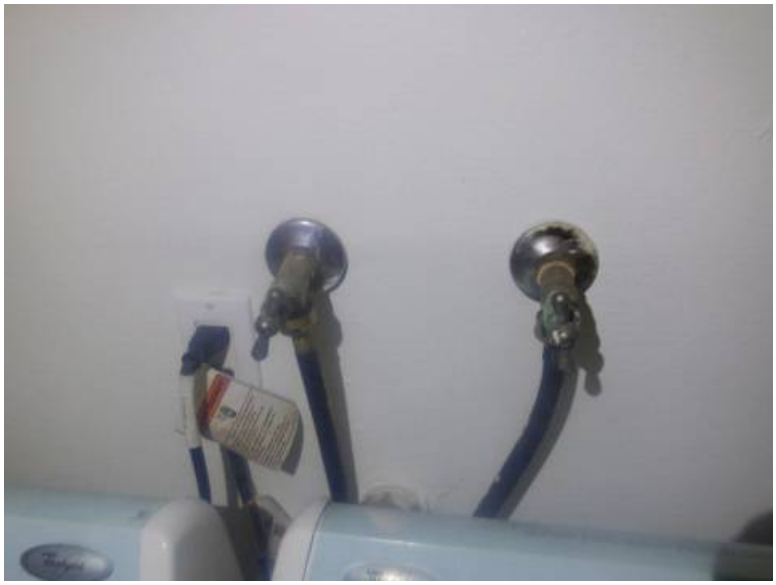
The water heater is maintained by the Homeowners Association.

KITCHEN & LAUNDRY

Laundry:

8.1 Washer Hook-up Comments:

The washer spigots are corroded, contact licensed contractor for replacement to prevent leakage/ water damage.





Corroded spigots

8.2 Dryer Hook-up Comments:

The dryer hook-ups are gas.



8.3 Dryer Vent Comments:
No defects visible at dryer venting.

Kitchen:

8.4 Floors/Walls/ Ceiling Comments:
No defects noted at kitchen floors, walls or ceilings. Common wear and tear and cosmetic defects are not addressed in this structural report.

8.5 Cabinetry/ Countertops Comments:
No defects noted at kitchen cabinetry.

8.6 Electrical Comments:
There is a GFCI protection installed in the kitchen as required. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker right on the outlet. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person.

8.7 Sinks & Faucets Comments:
No defects noted at kitchen sink or faucet.

8.8 Traps/ Valves/ Drains Comments:
No defects noted at sink traps/ valves/ drains.

8.9 Garbage Disposal Comments:
The garbage disposal operated properly with no visible defects.



8.10 Dishwasher Comments:

The control panel is not operating properly.

Water is exiting through the dishwasher air gap (top of sink), this may indicate a blocked or improperly installed drainage line, contact licensed contractor for repair.





Air gap

8.11 Oven/ Cooktop Type:

The cooktop is gas burning; The oven is gas burning.



8.12 Oven/ Cooktop Comments:

Missing grate on front left cooktop burner.



Missing grate

8.13 Exhaust Fan Comments:
The microwave has an exhaust fan feature, see microwave comments.

8.14 Microwave Comments:
No defects noted at microwave.



8.15 Trash Compactor Comments:
The kitchen does not have a garbage compactor.

8.16 Refrigerator Comments:
The ice maker line was operable when tested.



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BATHROOMS

Bathrooms:

9.1 Bathroom Location/ Comments:

Hall; The shower head is poorly attached (mis-sprays).

The sink trap is leaking, contact licensed contractor for repair.

The toilet is not operating properly due to hardware, contact licensed contractor for repair or replacement of toilet.

The shower mixer does not operate properly (warm and cold water only, no hot only setting), contact licensed contractor.

Installation of GFCI is required at bathroom outlet. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. These outlets are inexpensive and easily installed.



Poor attachment



Shower mixer

9.2 Bathroom #2 Location/ Comments:

Master; The toilet is not operating properly due to hardware, contact licensed contractor for repair or replacement of toilet.

The tub/ shower water diverter is frozen in place, repair needed.

A licensed plumber should be contacted as the drain is slow at the sink.

Installation of GFCI is required at bathroom outlet. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. These outlets are inexpensive and easily installed.



Diverter is stuck

LIVING AREAS

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.

Living Areas:

10.1 Entry Way Comments:
No Defects Noted.

10.2 Living Room Comments:
Loose electrical outlet on left wall needs to be secured.

Missing the screen door.

10.3 Dining Room/ Area Comments:
No Defects Noted.

10.4 Hallway Comments:
No Defects Noted.

BEDROOMS

Bedrooms:

11.1 Bedroom #1 Location/ Comments:
Guest; No defects noted in this bedroom.

11.2 Bedroom #2 Location/ Comments:
Master; The entry door does not properly latch, adjustment needed.

The closet doors are off track or misaligned, reinstallation needed.

The window is stiff, application of lubricant suggested.

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