

# Real Estate Inspection Report

February 07, 2009.



**Marisa Conkling**

**1912 N St Andrews Place  
Hollywood, CA 90068**

Inspector - Bud Hayes  
Confidential and Proprietary

10623 Sherman Grove Ave., Sunland, CA  
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## CLIENT INFORMATION



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CLIENT NAME: Marisa Conkling.  
ADDRESS: 1912 N St Andrews Place.  
CITY: Hollywood, CA 90068  
  
INSPECTION DATE: February 07, 2009.  
INSPECTION TIME: 9:00 AM.  
TOTAL FEE: \$150.  
PAID BY: Check (paid check #808)  
INSPECTOR: Bud Hayes.

# INSPECTION CONDITIONS

## **CLIMATIC CONDITIONS:**

WEATHER: Cloudy with recent rains.

TEMPERATURE: 60's.

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE: Single Family Residence.

STORIES: One.

## **UTILITY SERVICES:**

UTILITIES STATUS: No utilities were on.

## **OTHER INFORMATION:**

BUILDING OCCUPIED: No.

CLIENT PRESENT: Yes.

## **INTRODUCTORY COMMENTS:**

This is a limited visual inspection requested to just do a cursory inspection on the major components and structure of the house to determine if this is a safe enough house for possible habitation or unsafe and should be demolished for health and safety reasons.

As a quick overview in was found to be in a severe deferred maintenance condition with much cosmetic damage. It was mentioned that this house was occupied last August and has been vacant since.

It was also mentioned that the utilities were recently disconnected (electrical power lines removed and gas meter removed)

## **GENERAL COMMENTS:**

The property is in a state of general disrepair and deferred maintenance. This condition often leads to hidden defects and problems that cannot be detected in a general visual inspection. During repairs, hidden defects may become evident.

There are several signs of moisture intrusion in the building. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected. This was seen on the ceiling of the

dining room and the front bedroom has moisture stains on the wall behind the bath sink.

Note: older lathe & plaster walls typically can be remediated easier than more modern materials such as drywall which has paper backed surfaces if there is mold growth found to be present and lab tested and verified as being a concern.

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

# DEFINITIONS AND STANDARDS

## TERMS OF THE INSPECTION:

- SERVICEABLE:** It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.
- NEEDS ATTENTION:** It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.
- NOT ACCEPTABLE:** It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.
- STANDARDS:**
- A. The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
  - B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service life. The report may include the Inspector's recommendations for correction or further evaluation.
  - C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

# PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

## WASTE LINES:

WASTE LINE  
MATERIAL:

The piping that takes the waste water out to the sewer system is made mostly of cast iron and galvanized steel where visible.

CONDITION:



Needs Attention, there are rusty areas on the exterior of the waste lines. It is not possible to tell when but they will need replacing in the future as they continue to wear out.

**GAS SYSTEM:**

CONDITION: It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

**WATER HEATER:**

LOCATION:



The water heater is located in the basement.

LOCATION  
CONDITION: Serviceable.

FUEL: Gas.

SIZE: 40 Gallons.

AGE: About 1 year old. Water heaters have an expected life of 8 - 12 years.

CONDITION: Serviceable appearing, though the gas is off to the property so the water heater could not be fully tested and its condition is unknown at this time .

COMBUSTION AIR: Serviceable.

WATER HEATER  
STRAPPING AND  
SUPPORT: Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/  
PRESSURE RELIEF  
VALVE: Serviceable.

VENTING:



Needs Attention, the vent line from the water heater has a negative fall and the gases will not vent properly. This is a safety hazard and needs to be repaired.

**PLUMBING COMMENTS:**

WASTE LINE  
COMMENTS:

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs. NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the house, the 'waste line' is under the house, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and run to the city sewer. A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the 'waste / drain' lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

GENERAL  
COMMENTS:

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

# ELECTRICAL SYSTEM

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

## MAIN ELECTRICAL SERVICE:

MAIN PANEL  
LOCATION:

The service line and meter has been removed.

MAIN PANEL  
CONDITION:



There is a panel seen in the basement which is an upgraded panel.

## INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The wiring was observed to be the plastic coated type in the sampling of outlets opened for inspection. There may be other types of wiring in the system that were not visible.

TYPE OF WIRING  
CONDUIT:

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

WIRING CONDITION:

The house appears to have been completely rewired and upgraded.

## **EXTERIOR ELECTRICAL:**

CONDITION: The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection.

## **SMOKE ALARMS:**

CONDITION: Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.

This is typically checked and certified by a retrofitting company and is required to have in place correctly or upgraded before the close of escrow.

## **ELECTRICAL COMMENTS:**

ELECTRICAL WIRING  
COMMENTS:

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

ELECTRICAL  
COMMENTS:

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

# HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

## HEATING SYSTEM:

**LOCATION:** The heating unit is located inside the building in the basement.

**CONDITION:** **Not Acceptable**, the very old unit has been dismantled and all of the ducting removed and is not operating.

An entire new heating would be required to make this habitable.



**COMMENTS:** It is advised to have a licensed heating contractor examine the heating system and make all needed repairs/replacements to ensure a safe and properly operating system. It is expected that the heating specialist may find additional items that need repair as the general inspection is designed to turn it over to them when problems show up in a system so it can be further investigated.



# ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters have rust and have a limited life span before they need to be replaced.

## ATTIC:

ACCESS TO ATTIC: The attic access is located in the hallway.

ACCESS CONDITION: Serviceable.

AREA OF ATTIC: There is an attic space over the entire floor plan of the building.

TYPE OF ATTIC FRAMING: The attic has conventional framing in it.

ATTIC FRAMING CONDITION: Serviceable overall, though there are areas of stains on the framing lumber.

ATTIC CONDITION: Serviceable.

## ATTIC INSULATION:

INSULATION CONDITION: Needs Attention, No insulation is provided in the attic. Insulation was not commonly installed at the time when this building was constructed. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.

## ROOF:

ROOF STYLE: The roof is a sloped type with a pitch to it.

TYPE OF ROOFING MATERIAL: The roofing material on the sloped roof is made of composition shingles.

ROOF COVERING  
STATUS:



It was reported that the roof is about ten years old. There are obvious signs of neglect and excessive vegetation on the roof. There are no gutters and poor drainage control.

There is rotted wood along the roof eaves in many areas especially in the back right side.

**EXPOSED FLASHINGS:**

CONDITION: Needs Attention, there are some stains inside indicating there are leaks at the pipe penetrations.

**GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:**

GUTTER CONDITION: None.

GUTTER COMMENTS: **It is advised to have a complete gutter system with downspouts to help take the water away from the building and improve site drainage.**

**ROOF COMMENTS:**

COMMENTS: There are some repairs and maintenance seen to be needed to correct the roof and extend its life. A licensed roofing contractor should examine the roof and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof and this is why it is being referred to a specialist so they can determine all the problems and give an accurate estimate of the costs involved.

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

# FOUNDATION SYSTEM

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

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

## FOUNDATION:

### CRAWL SPACE:



**Not Acceptable**, there are areas of excessive dampness in the soil under the building. This may cause the building to feel damp and create the growth of mold and/or mildew. It is typically advised to have this examined by specialists to have the source of the moisture detected and any needed corrections performed plus any growth properly abated.

Water and moisture intrusion is seen entering especially in the back left area.



The middle right area shows damp soil.

**RAISED  
FOUNDATION:**

Needs Attention, there are many cracks seen on all sides of the structures which require repairs. The foundation is old and deteriorated and may have reached the end of its serviceable life. A foundation expert should be consulted for more information.

There are drainage corrections seen to be needed to prevent further settling and the dampness under the house.

**FOUNDATION  
BOLTING:**



Back middle area

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

**FOUNDATION  
CRIPPLE WALLS:**

Needs Attention, The cripple walls, or portions of it, have not been strengthened with seismic reinforcement (shear panels etc). 'Cripple walls' are short walls between the foundation and the under side of the building framing. Although this may not be required, seismic reinforcement would help reduce damage to the structure during seismic activity. For detailed information consult with a foundation specialist.

**POSTS AND PIERS:**



Needs Attention, the posts in the middle area have shifted and are out of plumb a little.

**FOUNDATION VENTS:**

Needs Attention, there are damaged fresh air vent screens. This may allow animals or insects to enter.

**BASEMENT:**

BASEMENT  
CONDITION:



**sump pump well full of water**

**Not Acceptable**, there is water percolating up at the floor and concrete wall and water is ponding on the floor.

**FOUNDATION COMMENTS:**

GENERAL  
SUGGESTIONS:

**It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation.**

**Some drainage corrections are needed.**

**Earthquake upgrades done could greatly increase the strength of this structure and some extra braces often can bridge the cracks in the foundation and insure the drainage problems are all corrected to prevent further settling. Consult a foundation specialist for more details,**

# EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

## EXTERIOR COVERING OF THE BUILDING:

**MATERIAL:** The exterior building covering is wood siding.

**CONDITION:**



Needs Attention, there is rotted wood in several areas such as along the bottom siding on the left side, see the pest control report for more information.

## EXTERIOR WINDOW SURFACES:

**MATERIAL:** The exterior window surfaces are wood.

**CONDITION:** Needs Attention, there are areas of weather beaten wood and peeling paint and the glazing material that holds the glass in is deteriorated in areas.

There are some broken windows such as on the right side.

SCREENS: Needs Attention, there are some missing screens and some bent and poorly fitting.

**EXTERIOR DOOR SURFACES:**

MATERIAL: The exterior door surfaces are wood.

CONDITION: Needs Attention, there are areas of weather beaten wood and peeling paint.

**EXTERIOR TRIM:**

MATERIAL: The exterior trim surfaces are wood.

CONDITION:



**Not Acceptable**, the trim has areas of damage such as on the right back side.



The awning over the right window near the enclosed porch appears to have re directed the water run off onto the column area, the wood is damaged and there are moisture stains in the corner inside

## **EXTERIOR COMMENTS:**

### **COMMENTS:**

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them

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

## GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.



### STYLE:

### LOCATION:

The property has a detached garage.

The interior was not entered and inspected but the overall condition appears to be in functional condition with no leaning walls and typical wear and peeling paint on the exterior.

## **GROUNDS**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

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

### **FRONT PORCH AND STEPS:**

CONDITION:



Serviceable.

Note: the front porch does not show any obvious cracks or settling and appears to be in better than average condition relative to its age.

### **LANDSCAPING:**

CONDITION:

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

## **DRAINAGE:**

SITE: Gentle slope.

DRAINAGE  
CONDITION:

**Not Acceptable there is dampness under the house along the back left side and water is seen percolating into the lower basement floor and the sump pump well is filled with water (there is no sump pump motor )**

**There are no gutters and some drainage corrections are seen to be needed. It is advisable to have a Geologist or a drainage specialist fully examine the site and make any recommendation concerning erosion and drainage.**

COMMENTS:

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

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

## **GROUNDS COMMENTS:**

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection.

Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

# INTERIOR

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

## INTERIOR ROOMS:

### DINING AREA:



Needs Attention, there are areas of damage to the wall and ceiling.

ENCLOSED PORCH



Needs Attention, there are areas of moisture stains, on the wall and bottom corner (the window with the awning is just outside of this area)

LAUNDRY AREA:



Hook ups are present but deferred maintenance.

MASTER BEDROOM:



Needs Attention (front bedroom), there are areas of moisture stains, on the wall which is on the other side of the bath room sink.

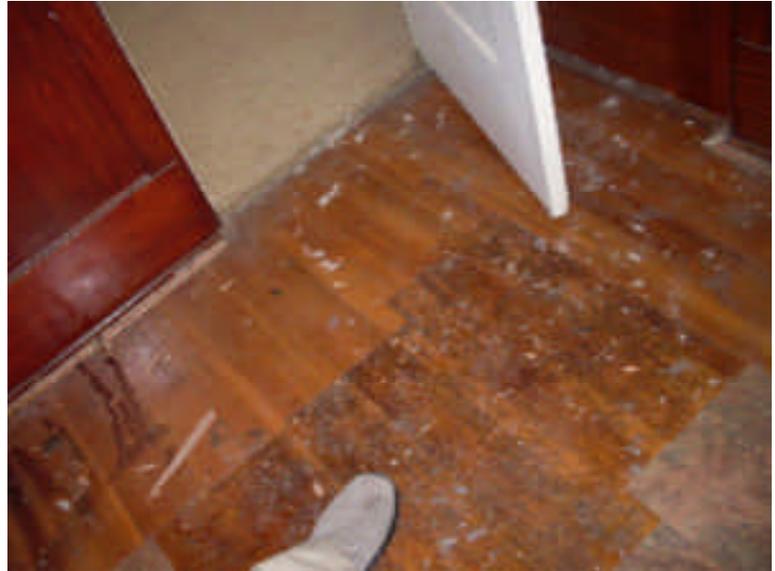
**FLOORS:**

**FLOORING  
COMMENTS:**



**Back bedroom door out of square**

There are areas where the flooring is sloping and not level and slightly uneven indicating some settlement has occurred. The floors are not level and the windows and door frames may not be plumb. see the Foundation section of this report for more information.



Uneven floor in back dining room hall area.

## **FIREPLACE/WOOD BURNING DEVICES:**

LOCATION:



Living room.

PREFABRICATED  
FIREBOX TYPE:

This appears to be an older design which had a gas heater type unit placed in the opening. This has been removed.

FLUE:



**Not Acceptable:** , the flue vent pipe has been removed and this can not be used and would require extensive work to modify and install a new gas appliance system.

## **INTERIOR COMMENTS:**

COMMENTS:

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

GENERAL  
COMMENTS:

**The property is in a state of general disrepair and deferred maintenance. This condition often leads to hidden defects and problems that cannot be detected in a general visual inspection. During repairs, hidden defects may become evident.**

ADDITIONAL NOTES:

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion.

**It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.**

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

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

## KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.



This is in general deferred maintenance but appears to have been functional in the recent past.

### **KITCHEN COMMENTS:**

Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

## BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.



The toilet has been removed, and there is debris from partial demolition of the sink and cabinets and the tub is filled with debris.

**BATHROOM AREA:**

WALLS AND CEILING:



The blue painted ceiling appears to be in serviceable condition.

## SUMMARY CONCLUSION

The property overall shows neglect and deferred maintenance but was inhabited in the recent past (1 year old water heater?). There should be considered major repairs and remodeling needed to restore the structure.

It is not "habitable" at this time since the furnace and many components have been removed and or damaged and the utility connections removed.

There are any areas of rotted wood and indications that regular pest control inspections have not been occurring.

The foundation needs repairs and recommended earthquake retrofitting but does not appear to have been compromised into a unsafe condition of the structure and framing.

# INSPECTION LIMITATIONS

## SPECIFIC EXCLUSIONS AND LIMITATIONS:

**OUR GOAL:** Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

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

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

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

**PRE-INSPECTION AGREEMENT:** Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

**MOLD, MILDEW AND FUNGI:**

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. Mold can be a serious problem and should not be overlooked. The structure should be inspected for mold during the inspection contingency period by a specialist in this field to ensure that this hazard does not exist.

**WOOD DESTROYING ORGANISMS:**

Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

**BUILDING CODES:**

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

**HAZARDOUS SUBSTANCES:**

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

**INSPECTION LIMITATIONS:**

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

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