



Inspection Report



James Bryant

2 Berryman Ave.
Los Angeles, California 90230

Inspected By

Frank Vogel
Vogel Inspections
(818) 642-8726
frank@vogelinspections.com
2275 E. Mariposa Ave.
El Segundo, CA 90245



Saturday
January 1, 2022

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

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

Attic

RAFTERS

s-25: Several damage and/or cut out rafter ties are observed at the west region of the attic space. Replacement in accordance to standards is advised.

VENT LINES

s-28: The vent piping near the hatch has been installed in a substandard manner and is disconnected. We recommend it be repaired or replaced at this time.

Building Exterior/Grounds

GUTTERS

s-40: There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

GRADING

s-41: Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading is recommended to ensure that surface water flows away from the structure.

CHIMNEY

s-46: The chimneys appear to be in serviceable condition. No major problems were observed that would affect the satisfactory operation of the chimneys. However our visual examination of the chimney systems is limited and the interior of the flue is not viewed. Therefore, it is recommended that a chimney expert is consulted at this time for further examination, scoping of the chimney systems and recommendations.

FASCIA

s-48: Sections of the fascia are deteriorated. We recommend they be repaired or replaced. A termite inspector should be consulted for a further examination, recommendations and repair.

STUCCO

s-50: There is cracked stucco at many locations indicating movement. These surfaces can be patched, but if movement in the structure is not addressed, the cracks may return and/or become more noticeable.

s-54: Sections of the stucco are cracked and damaged. The damage is likely the result of "seismic bulging". We recommend they be repaired or replaced.

PARKING AREA

s-66: There are significant cracks and settlement in the driveway. These may indicate poor soil conditions and/or poor preparation of the substrate. The cracks could be sealed to prevent water intrusion, but replacement of the drive would be a more permanent solution.

ENTRY PORCH

s-70: The polished tile installed at the rear porches and steps is substandard as it is slippery when wet which presents a hazard. Replacement or other alteration at this time should be considered.

PATIO SURFACE

s-71: The concrete patio has cracked and settled. Evidence of water pooling is also observed at the surface. Repair or replacement for a better appearance is optional.

s-72: The polished tile installed at the southeast patio is substandard as it is slippery when wet which presents a hazard. Replacement or other alteration at this time should be considered.

WALLS AND FENCES

s-74: Retaining walls, yard walls, fences and gates are not within the scope of the inspection. However some comments are given as a courtesy and for a better understanding of the property. Sections of the wood fences and/or gates are degraded and damaged. Further review of the walls, fences and gates by a qualified expert should be considered.

EXTERIOR PLUMBING

s-77: The copper water pipe connected directly to galvanized piping near the main shut off valve is non-conforming as the metals are not compatible. To prevent electrolysis and corrosion, we recommend proper separation and/or insulation be installed.

Garage

EXTERIOR

s-87: Sections of the framing and facias below the roof structure are degraded. The need for repair and rehabilitation should be anticipated. A termite inspector should be consulted for a further examination, recommendations and repair.

Living Room

SWITCHES

s-98: There are several broken and loose switches. We recommend they be replaced.

Dining Room

FIREPLACE

s-111: We recommend the gaps above the lintel (behind the facade, directly above the firebox opening) be filled. Mortar or noncombustible packing is necessary in this area to prevent transmission of heat or flame to the wood framing above the fireplace.

s-112: Despite our attempt to operate the damper using normal force, it would not move and is stuck in the open position. We recommend this be repaired to prevent significant heat loss while the fireplace is not in use.

s-113: We recommend that the fireplace chimney damper be vented. This will help prevent a hazardous buildup of combustible gas and/or carbon monoxide in the event of a release of toxic exhaust from the gas log with the damper in the closed position.

FIREPLACE (MORE ITEMS)

s-114: Our visual examination of the fireplace and chimney system is limited. It is recommended that a chimney expert is consulted at this time for a complete examination and scoping of the system.

Bedroom

WINDOWS

s-120: Windows are over forty four inches above the floor. An emergency egress meeting certain requirements is mandatory for all sleeping areas. The condition may be permissible under the "Grandfather Clause". Although we recommend installation of such an egress in accordance with present standards be considered.

WINDOWS

s-138: The added window opening is small and may not be useful in an emergency. Check for permits. An emergency egress meeting certain requirements is mandatory for all sleeping areas. We recommend installation of such an egress/ ingress in accordance with present standards.

SWITCHES

s-140: The electrical dimmer switch and light fixture are faulty. Repair or replacement is needed.

Kitchen

VENTILATION

s-161: Ventilation is provided by a range hood over the burners, venting to the exterior. The fan is in operating condition. However service is needed. The electrical switches for the lights and fan are reversed.

s-162: The appliance and filter(s) in the kitchen exhaust is heavily grease-laden. This can become a fire hazard. We recommend this be corrected by thoroughly cleaning the appliance or replacement should be considered.

Bathroom

RECEPTACLES

s-177: The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend repair.

Plumbing

INTERIOR SUPPLY

s-199: The remaining galvanized piping appears serviceable at this time. However the pipes are aged. Although no current leaks were noted, this piping should be monitored for leakage and repaired as necessary. The need for replacement of the galvanized water pipes in the future should be anticipated.

CLEANOUT

s-200: A clean out is noted at the north grounds. Evidence of sewage discharge is noted at the clean out and soil. Further examination and repaired by a plumber is recommended.

GAS PIPING

s-207: There is an uncapped gas valve at the south wall. If it remains unused, we recommend it be capped to reduce the chance of gas leakage.

Water Heater - Tankless

COMBUSTION AIR

s-215: Combustion air supply is not provided. Fuel burning appliances require oxygen carrying air to operate safely. We recommend venting be installed in accordance with present standards or removal of the closet is more practical.

VENTING

s-216: The water heater vent terminates with in the closet which is hazardous. Removal of the closet is suggested.

Electrical System

BRANCH CIRCUITRY

s-238: The exposed overhead conductors serving the garage is a common observation for homes of this age. However it does not comply with current standards. The condition is permissible under the "Grandfather Clause". The conductors insulation is weathered and the conductors are exposed. Replacement at this time in accordance to current safety standards is recommended.

Heating - Forced Hot Air

AIR FILTERS

s-249: The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and/or replaced as necessary.

THERMOSTAT

s-255: The thermostat does not respond to commands. We recommend it be replaced.

GENERAL COMMENT

s-258: The heating system failed to respond to normal operating controls. We recommend a qualified contractor be retained to evaluate the system and determine what corrective measures are necessary.

s-262: For attention to the items noted in the report, we recommend a licensed heating contractor be retained for evaluation and a determination of the necessary corrective measures.

Saturday, January 1, 2022
James Bryant
2 Berryman Ave.
Los Angeles, California 90230

Dear James Bryant,

We have enclosed the report for the property inspection we conducted for you on Saturday, January 1, 2022 at:

2 Berryman Ave.
Los Angeles, California 90230

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

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

Sincerely,



Inspector, Frank Vogel
Vogel Inspections



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Introduction

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

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

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

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

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

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

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

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

Introductory Notes

ORIENTATION

- 1: The subject is a one-story, single-family dwelling.
- 2: For purposes of identification and reporting, the front of this building faces West.

NOTES

- 3: An approximate construction date of circa 1948 is assumed.
- 4: Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

5: The weather was sunny at the time of our inspection.

6: We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. If desired, qualified specialists could be consulted on these matters.

7: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

8: There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

9: The soil in this area is considered 'expansive' because it expands and contracts with variations in moisture content. This may, in turn, cause movement in the support structure.

10: However, this movement may cause cosmetic cracking, sticking doors, etc. Maintaining good drainage is the most cost effective way to minimize this movement. If desired, information regarding expansive soil could be obtained from a soils engineer.

11: For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, 'Environmental Hazards: Guide for Homeowners and Buyers' available from your real estate professional.

12: There may be conditions conducive to the growth of Fungi and/or related Pathogenic Organisms. These substances may be present at this time.

13: The inspection does not include reporting on the presence of these substances and/or their possible health issues. We recommend further evaluation at this time by a fungal expert in this field is concerned.

14: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

15: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

16: The property lines are not determined in this report. An evaluation of the property lines can be determined by a surveyor.

17: The owner and local Department of Building and Safety should be consulted to determine if they are aware of any post earthquake damage, reports or claims regarding the building.

18: The home has been added to and improved. It is recommended that the owner and or local Department of Building Safety are consulted to determine prior to any alterations or additions that all required permits were obtained and final approvals granted.

19: The home is vacant.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

20: The attic access is located in the hallway

21: The access opening cover is missing. We recommend a new insulated cover be installed.

ROOF FRAMING

22: The framing is of typical wood frame methodology. The viewed portions of the roof framing appear in serviceable condition at this time.

LEAK EVIDENCE

23: There is evidence of past leakage. Measures have been taken on the roof in the past to stop water intrusion. We cannot determine if active leaks still exist. We recommend monitoring this condition and/or inquiries of the owner.



PEST CONTROL

24: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

RAFTERS

25: Several damage and/or cut out rafter ties are observed at the west region of the attic space. Replacement in accordance to standards is advised.



INSULATION

26: Blown-in fiberglass insulation is installed. The viewed insulation appears serviceable.

27: The insulation is sparse and/or incomplete at many areas. Installation of additional insulation in accordance to current standards is recommended for improved energy conservation.



VENT LINES

28: The vent piping near the hatch has been installed in a substandard manner and is disconnected. We recommend it be repaired or replaced at this time.



VENTILATION

29: Eave and roof vents provide ventilation. The vent openings and screens appear serviceable at this time.

MISCELLANEOUS

30: We were unable to completely view all areas of the attic due to reduced clearances and obstructions.

Building Exterior/Grounds

BASIC INFORMATION

31: General lot topography: Flat lot

32: Site grading: Negative grade conditions are observed adjacent the foundation walls.

33: Driveway: Concrete on grade

34: Walkways: Concrete and tile

35: Patio: Concrete and tile

36: Primary exterior wall covering: Stucco

37: Primary exterior window material: Vinyl/plastic or vinyl clad

38: Primary exterior door materials: Wood and PVC/vinyl

LIMITATIONS

39: Portions of the building exterior and/or the building(s) site and grounds could not be inspected due to the presence of vegetation. No adverse conditions are suspected, but clearing obstructions may reveal reportable conditions.

GUTTERS

40: There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

GRADING

41: Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading is recommended to ensure that surface water flows away from the structure.

DRAINAGE

42: Site drainage is beyond the scope of the inspection. However some comments are provided as a courtesy.

43: Drain provisions that are now standard are not installed at the planters. The current configuration of the planters near the exterior walls allows for water accumulation and intrusion into the basement and/or crawlspace. Repair is recommended.



44: Evidence of water pooling at the grounds is observed. Improvement to the site drainage is recommended. See the comments elsewhere in the report for remarks regarding drainage.

45: We recommend that the seller be consulted to determine if they are aware of any foundation, soil or drainage problems in the area or at the subject property.

CHIMNEY

46: The chimneys appear to be in serviceable condition. No major problems were observed that would affect the satisfactory operation of the chimneys. However our visual examination of the chimney systems is limited and the interior of the flue is not viewed. Therefore, it is recommended that a chimney expert is consulted at this time for further examination, scoping of the chimney systems and recommendations.



FASCIA

47: Portions of the fascia are weathered, with blistered and/or peeling paint. This will require surface preparation and refinishing in the course of routine property maintenance to restore surface appearance.

48: Sections of the fascia are deteriorated. We recommend they be repaired or replaced. A termite inspector should be consulted for a further examination, recommendations and repair.



STUCCO

49: The stucco walls are in fair to poor condition condition.

50: There is cracked stucco at many locations indicating movement. These surfaces can be patched, but if movement in the structure is not addressed, the cracks may return and/or become more noticeable.



51: Patch and paint repairs are noted at the walls.



52: As with any recently refinished and freshly painted surface, the stucco may have conditions present that were not readily apparent at the time of our inspection. We do not suggest that this inspection has identified all such conditions.

53: There are moderate sized cracks in the stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementitious patching compounds.

54: Sections of the stucco are cracked and damaged. The damage is likely the result of "seismic bulging". We recommend they be repaired or replaced.



55: The stucco extends over the foundations below the finished grade. This configuration is no longer approved but was accepted practice when installed. Because hidden fissures may facilitate infestation, a periodic pest inspection would be prudent.

56: Obvious repairs and/or modifications have been made to the stucco walls. The repairs at the walls are likely the result of "seismic bulging". The owner may have information about the original conditions, the repair or remodeling work, and any permits that were required, obtained and completed.



SCREENS

57: The window screens appear serviceable.

WINDOWS

58: The windows appear to be properly installed and in serviceable condition.

59: This structure appears to have newer/non-original windows. We are unable to determine if the windows are properly flashed and or waterproof due to obstructions. We recommend review of all documentation and permits.

DOORS

60: The exterior doors appear to be properly installed and in serviceable condition.

61: This structure appears to have newer/non-original doors. We are unable to determine if the doors are properly flashed and or waterproof due to obstructions. We recommend review of all documentation and permits.

PUBLIC WORKS

62: Many public works departments define a trip hazard as an irregularity in a walking surface exceeding one inch in height. We suggest that all walking surfaces be maintained free of trip hazards.

63: The owner may have rights and responsibilities concerning the public improvements associated with this property. We suggest inquiries of the local public works department, particularly regarding liabilities for future maintenance costs.

64: The public sidewalks appear to be properly installed and are generally in serviceable condition, with exceptions noted below.

65: There are trip hazard developing in the public sidewalk. We recommend it be patched or repaired to prevent injury.



PARKING AREA

66: There are significant cracks and settlement in the driveway. These may indicate poor soil conditions and/or poor preparation of the substrate. The cracks could be sealed to prevent water intrusion, but replacement of the drive would be a more permanent solution.



WALKWAYS

67: There are minor cracks of a cosmetic nature in the concrete walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

68: The polished tile at east walkway is substandard and slippery when wet which presents a slip hazard. Cracked and damaged tiles are noted at the walkway.



ENTRY PORCH

69: The entry porch surface appears satisfactory.

70: The polished tile installed at the rear porches and steps is substandard as it is slippery when wet which presents a hazard. Replacement or other alteration at this time should be considered.



PATIO SURFACE

71: The concrete patio has cracked and settled. Evidence of water pooling is also observed at the surface. Repair or replacement for a better appearance is optional.



72: The polished tile installed at the southeast patio is substandard as it is slippery when wet which presents a hazard. Replacement or other alteration at this time should be considered.



PEST CONTROL

73: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

WALLS AND FENCES

74: Retaining walls, yard walls, fences and gates are not within the scope of the inspection. However some comments are given as a courtesy and for a better understanding of the property. Sections of the wood fences and/or gates are degraded and damaged. Further review of the walls, fences and gates by a qualified expert should be considered.



GENERAL COMMENT

75: Artificial grass is noted at the grounds. Consult the owner regarding any maintenance requirements.

EXTERIOR PLUMBING

76: Testing of the irrigation system is beyond the scope of this inspection. Although he did note that the loose and exposed piping is substandard. Care should be taken as to not excessively irrigate the grounds. Structural damage is often related to excessive irrigation. The sprinkler heads should be monitored and adjusted away from the building as needed. We recommend verifying at this time that the sprinkler timer(s) is programmed properly and in accordance to local ordinances.



77: The copper water pipe connected directly to galvanized piping near the main shut off valve is non-conforming as the metals are not compatible. To prevent electrolysis and corrosion, we recommend proper separation and/or insulation be installed.



78: The hose bib at the north wall is unsecured and prone to damage. We recommend repair.

Foundation/crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general

state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

ACCESS

79: The crawl space is accessible from exterior hatches.

80: A screen cover is missing at the East access. Installation of a properly fitted cover is needed to prevent intrusion of animals.

VENTILATION

81: Several crawl space vent screens are damaged or incomplete. We recommend they be repaired or replaced to prevent access by rodents or other pests.



Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

GENERAL COMMENT

82: A detached garage provides covered parking.

83: See the building exterior comments for shared remarks concerning the roof and exterior as they are in similar condition.

84: Entry of two vehicles into the garage is likely not feasible anymore due to the addition.

ROOF

85: The foliage should be removed and maintained from the roof materials to prevent damage and to ensure proper drainage.

EXTERIOR

86: Cracks and surface deterioration is noted at the stucco. Attention as maintenance is recommended.



87: Sections of the framing and facias below the roof structure are degraded. The need for repair and rehabilitation should be anticipated. A termite inspector should be consulted for a further examination, recommendations and repair.



Living Room

CEILING

88: The ceiling is generally serviceable, except for the item(s) noted.

89: The ceiling and return air opening is configured in a substandard manner.



WALLS

90: The walls are generally serviceable, except for the item(s) noted.

91: There are minor wall cracks. These can be patched, prepared and finished in the course of routine maintenance. It should be understood that this type of cosmetic cracking may reoccur due to minor movement in the structure.



92: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

FLOOR

93: The tile floor is generally in satisfactory condition. Cracks and missing grout is noted between the tiles within the hallway area.



94: Sloping and uneven areas are noted at the floor. The source/significance is not determined.

WINDOWS

95: The windows are serviceable.

DOORS

96: The east door hinges are loose or broken. We recommend they be resecured or replaced.

97: The latch on the entry door does not operate properly. We recommend the lock be repaired.

SWITCHES

98: There are several broken and loose switches. We recommend they be replaced.

99: There are switches for which no purpose was immediately obvious. We recommend inquiries of the owner to determine what is controlled by these switches.

LIGHTS

100: Three ceiling light fixtures are not working. The bulbs may have burned out. We recommend that the bulbs be tested and replaced, if necessary, and the proper operation of the fixtures be verified.

Dining Room

GENERAL COMMENT

101: Non-original construction was noted. We suggest review of all plans and permits with the owner and/or the local building official for information regarding this work.

CEILING

102: The ceiling appears satisfactory.

WALLS

103: The walls are generally serviceable, except for the item(s) noted.

104: There are minor wall cracks. These can be patched, prepared and finished in the course of routine maintenance. It should be understood that this type of cosmetic cracking may recur due to minor movement in the structure.

FLOOR

105: The tile floor is satisfactory.

106: Sloping and uneven areas are noted at the floors with an interior. The source and or significance is not determined.

WINDOWS

107: The windows are serviceable.

LIGHTS

108: One light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.

RECEPTACLES

109: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

WIRING

110: There is an uncovered junction box at the ceiling. We recommend this box be covered to protect the wiring connections.

FIREPLACE

111: We recommend the gaps above the lintel (behind the facade, directly above the firebox opening) be filled. Mortar or noncombustible packing is necessary in this area to prevent transmission of heat or flame to the wood framing above the fireplace.

112: Despite our attempt to operate the damper using normal force, it would not move and is stuck in the open position. We recommend this be repaired to prevent significant heat loss while the fireplace is not in use.

113: We recommend that the fireplace chimney damper be vented. This will help prevent a hazardous buildup of combustible gas and/or carbon monoxide in the event of a release of toxic exhaust from the gas log with the damper in the closed position.

FIREPLACE (MORE ITEMS)

114: Our visual examination of the fireplace and chimney system is limited. It is recommended that a chimney expert is consulted at this time for a complete examination and scoping of the system.



Bedroom

CEILING

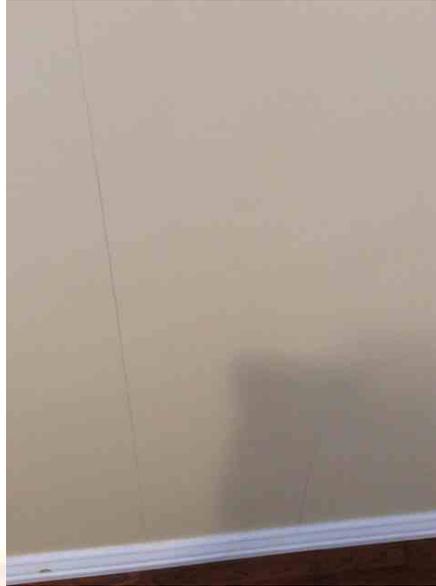
115: The ceiling is generally serviceable, except for the item(s) noted.

116: There are minor ceiling cracks. These can be patched, prepared and finished in the course of routine maintenance. It should be understood that this type of cosmetic cracking may recur due to minor movement in the structure.

WALLS

117: The walls are generally serviceable, except for the item(s) noted.

118: There are minor wall cracks. These can be patched, prepared and finished in the course of routine maintenance. It should be understood that this type of cosmetic cracking may recur due to minor movement in the structure.



FLOOR

119: The wood floor is satisfactory.

WINDOWS

120: Windows are over forty four inches above the floor. An emergency egress meeting certain requirements is mandatory for all sleeping areas. The condition may be permissible under the "Grandfather Clause". Although we recommend installation of such an egress in accordance with present standards be considered.



121: The added window opening is small and may not be useful in an emergency. Check for permits. An emergency egress meeting certain requirements is mandatory for all sleeping areas. We recommend installation of such an egress/ ingress in accordance with present standards.

DOORS

122: The doors are serviceable.

ELECTRICAL

123: The electrical switches, lights and receptacles are serviceable.

MISCELLANEOUS

124: All other tested components are serviceable.

CEILING

125: The ceiling is generally serviceable, except for the item(s) noted.

126: There are minor ceiling cracks. These can be patched, prepared and finished in the course of routine maintenance. It should be understood that this type of cosmetic cracking may recur due to minor movement in the structure.

WALLS

127: The walls appear satisfactory.

FLOOR

128: The wood floor is satisfactory.

WINDOWS

129: The windows are serviceable.

DOORS

130: The doors are serviceable.

ELECTRICAL

131: The electrical switches, lights and receptacles are serviceable.

MISCELLANEOUS

132: All tested components are serviceable at this time.

CEILING

133: The ceiling is satisfactory.

WALLS

134: The walls are generally serviceable, except for the item(s) noted.



135: There are minor wall cracks. These can be patched, prepared and finished in the course of routine maintenance. It should be understood that this type of cosmetic cracking may recur due to minor movement in the structure.



FLOOR

136: The wood floor is satisfactory.

WINDOWS

137: The windows generally appear serviceable. See comments elsewhere in the report for further remarks.

138: The added window opening is small and may not be useful in an emergency. Check for permits. An emergency egress meeting certain requirements is mandatory for all sleeping areas. We recommend installation of such an egress/ ingress in accordance with present standards.



DOORS

139: Door hinges are loose or broken at the entry. We recommend they be resecured or replaced.

SWITCHES

140: The electrical dimmer switch and light fixture are faulty. Repair or replacement is needed.

RECEPTACLES

141: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

MISCELLANEOUS

142: All other tested components are serviceable.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

GENERAL COMMENT

143: Non-original construction was noted. We suggest review of all plans and permits with the owner and/or the local building official for information regarding this work.

CEILING

144: The ceiling is satisfactory.

WALLS

145: The walls are satisfactory.

FLOOR

146: The tile floor is satisfactory.

COUNTERTOPS

147: The countertop is satisfactory.

CABINETS

148: The cabinets appear serviceable at this time.

WINDOWS

149: The windows are serviceable.

DOORS

150: The doors are serviceable.

SWITCHES

151: There are switches for which no purpose was immediately obvious. We recommend inquiries of the owner to determine what is controlled by these switches.

LIGHTS

152: The light fixtures are serviceable.

RECEPTACLES

153: A receptacle that is standard is not installed at the island/peninsula. Installation of the required amount of receptacles at the proper location(s) is recommended.

FIXTURES

154: The plumbing fixtures are serviceable.

SINK

155: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

156: The caulking at the sink rim is worn and discolored. Replacement is recommended.

AIR GAP

157: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

DISPOSAL

158: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

159: The dishwasher responded to normal user controls and was found in serviceable condition.

GAS-FIRED OVEN AND RANGE

160: The gas-fired, oven and range was examined and operated at the controls and appears in serviceable condition at this time.

VENTILATION

161: Ventilation is provided by a range hood over the burners, venting to the exterior. The fan is in operating condition. However service is needed. The electrical switches for the lights and fan are reversed.

162: The appliance and filter(s) in the kitchen exhaust is heavily grease-laden. This can become a fire hazard. We recommend this be corrected by thoroughly cleaning the appliance or replacement should be considered.

163: The corrugated aluminum 'flex duct' visible at the attic, is not permitted for kitchen exhaust fans as it can be a fire hazard. Replacement of this duct with an approved material in accordance to standards is recommended.



Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BATHROOM CEILING

164: The ceiling is satisfactory.

INTERIOR WALLS

165: The walls appear satisfactory.

BATHROOM FLOOR

166: The tile floor is satisfactory.

COUNTERTOPS

167: The countertop is satisfactory.

CABINETS

168: The cabinet is serviceable.

GLASS ENCLOSURE

169: The glass shower enclosure is safety labeled and appears to be in serviceable condition.

WINDOWS

170: The skylight appears serviceable.

DOORS

171: The door is serviceable.

VENTILATION

172: Ventilation in this bathroom is provided by a exhaust fan. This fan was operated and was found to be working satisfactorily.

FIXTURES

173: The plumbing fixtures are serviceable.

HYDROTHERAPY TUB

174: The hydrotherapy tub was filled and activated by the controls and was functional.

175: Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly.

LIGHTS

176: The switches and light fixtures are serviceable.

RECEPTACLES

177: The receptacle is an ungrounded three prong type. To provide an increased margin of safety, we recommend repair.

MISCELLANEOUS

178: All other tested components are serviceable.

GENERAL COMMENT

179: Non-original construction was noted. We suggest review of all plans and permits with the owner and/or the local building official for information regarding this work.

BATHROOM CEILING

180: The ceiling is satisfactory.

INTERIOR WALLS

181: The walls appear satisfactory.

BATHROOM FLOOR

182: The tile floor is satisfactory.

COUNTERTOPS

183: Grout repairs are needed at the counter and splash wall.

GLASS ENCLOSURE

184: The glass shower enclosure is safety labeled and appears to be in serviceable condition.

WINDOWS

185: The window is serviceable.

DOORS

186: The door is serviceable.

VENTILATION

187: Ventilation in this bathroom is provided by a exhaust fan. This fan was operated and was found to be working satisfactorily.

FIXTURES

188: The plumbing fixtures are serviceable.

BATHTUB

189: Caulking and/or grout repairs are needed at the bathtub rim.

HYDROTHERAPY TUB

190: The hydrotherapy tub was filled and activated by the controls and was functional.

191: Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly.

ELECTRICAL

192: The electrical switches, lights and receptacles are serviceable.

MISCELLANEOUS

193: All other tested components are serviceable.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

WATER SHUTOFF LOCATION

194: The main water shut off is located at the West grounds.



WATER SHUTOFF COMMENTS

195: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY

196: The viewed portions of the main supply pipes appear satisfactory.

INTERIOR SUPPLY

197: The exposed and accessible supply piping generally appears to be properly installed and in serviceable condition.

198: Portions of the original galvanized pipes within the building is replaced with copper pipes. We are unable to determine the extent of the improvement and presence of copper plumbing. Consultation with the owner is recommended.

199: The remaining galvanized piping appears serviceable at this time. However the pipes are aged. Although no current leaks were noted, this piping should be monitored for leakage and repaired as necessary. The need for replacement of the galvanized water pipes in the future should be anticipated.

CLEANOUT

200: A clean out is noted at the north grounds. Evidence of sewage discharge is noted at the clean out and soil. Further examination and repaired by a plumber is recommended.



GAS METER LOCATION

201: The main gas shut off and meter are located at the North grounds.



GAS METER COMMENT

202: The gas meter and shut off valve are serviceable.

203: A seismic sensitive shut off valve is installed on the gas pipe system. Check for permits.

GAS PIPING

204: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

205: We are unable to determine if the added gas pipes and related systems are approved. Check permits.

206: A shut off valve which is currently standard is not installed at the added piping adjacent the meter.



207: There is an uncapped gas valve at the south wall. If it remains unused, we recommend it be capped to reduce the chance of gas leakage.



Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Tankless

BASIC INFORMATION

208: Location: In an outdoor closet



209: Energy source: Natural gas

210: Btu. Rating: 199,900

211: Age: Estimated to be 2 years old

212: Unit type: Tankless coil

213: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

COMBUSTION AIR

214: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

215: Combustion air supply is not provided. Fuel burning appliances require oxygen carrying air to operate safely. We recommend venting be installed in accordance with present standards or removal of the closet is more practical.

VENTING

216: The water heater vent terminates within the closet which is hazardous. Removal of the closet is suggested.

GAS SUPPLY

217: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

218: The 1/2 inch gas supply is undersized for the appliance. The water heater functions though; upgrading to a 3/4 inch supply line that is standard is recommended to comply with the manufacture specifications.

WATER CONNECTORS

219: The water heater is not equipped with an expansion tank. Installation of an expansion tank should be considered.

220: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

221: Insulation is not installed at the inlet and outlet water pipes. Installation of insulation should be considered for energy conservation.

T/P RELEASE VALVE

222: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

223: Use of the garden hoses nonconforming. Repair in accordance to standards is advised.



ELECTRICAL

224: The electrical circuit appears serviceable.

THERMOSTAT

225: The thermostat appears serviceable.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

226: Service entry into building: Overhead service drop

227: Voltage supplied by utility: 120/240 volts

228: Capacity (available amperage): 200 amperes

229: System grounding source: Water supply piping and driven copper rod

230: Branch circuit protection: Circuit breakers

231: Wiring material: Copper wiring where seen

232: Wiring method: 'Romex', flexible and rigid conduit where seen

METER & MAIN

233: The meter and main electrical service panel is located on the North wall.

SERVICE DROP

234: The service drop appears to be properly installed and in good condition.

CB MAIN PANEL

235: The main service panel is in serviceable condition with circuitry installed and fused correctly.



236: The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

BRANCH CIRCUITRY

237: We found extension cord and/or improper wiring in use. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring and replacement with proper circuitry is recommended.



238: The exposed overhead conductors serving the garage is a common observation for homes of this age. However it does not comply with current standards. The condition is permissible under the "Grandfather Clause". The conductors insulation is weathered and the conductors are exposed. Replacement at this time in accordance to current safety standards is recommended.



Heating

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

239: Furnace location: Attic



240: Energy source: Natural gas

241: Furnace btu input rating: 110,000 btu's

242: Age: 13 years old

243: Manufacturer: Payne

SYSTEM NOTES

244: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

GAS SUPPLY

245: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

BURNERS

246: The burners were inspected and found to be clean and in good working order.

HEAT EXCHANGER

247: The heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS

248: The air filter for the heating unit(s) is a conventional, disposable filter. The filter should be periodically examined and replaced as needed.

249: The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and/or replaced as necessary.

VENT

250: The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR

251: There is adequate combustion air for this heating unit.

DUCTS

252: The ducts appear to be properly installed and are in serviceable condition, with exceptions noted below.

253: Most of the ductwork was inaccessible and was not inspected except to determine that there was air flow at several registers.

DUCT INSULATION

254: The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

THERMOSTAT

255: The thermostat does not respond to commands. We recommend it be replaced.



HVAC WIRING

256: All accessible wiring appears in good condition.

GENERAL COMMENT

257: The system is an addition. Consult the owner regarding invoices and permits.

258: The heating system failed to respond to normal operating controls. We recommend a qualified contractor be retained to evaluate the system and determine what corrective measures are necessary.

259: A solid platform which is required for serviceability is incomplete at the attic floor. Repair to the wood platform in accordance to standards is recommended.

260: The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for repair or replacement should be expected within the next few years. The owner should be consulted regarding age, operating characteristics and maintenance history of the system.

261: The owner should be consulted regarding that age, operating characteristics and maintenance history of the heating systems.

262: For attention to the items noted in the report, we recommend a licensed heating contractor be retained for evaluation and a determination of the necessary corrective measures.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

WATER SHUTOFF LOCATION PLUMBING

1: The main water shut off is located at the West grounds.



GAS METER LOCATION

PLUMBING

2: The main gas shut off and meter are located at the North grounds.



METER & MAIN

ELECTRICAL SYSTEM

3: The meter and main electrical service panel is located on the North wall.

Environmental Concerns

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