



Confidential Inspection Report

LOCATED AT:
2408 Benedict Cyn. Rd.
Los Angeles, California 90046

PREPARED EXCLUSIVELY FOR:
Kobe Bryant

INSPECTED ON:
Tuesday, March 22, 2016



Inspector, Tony Johansson
Spectacular Home Inspection Services



Summary

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:

SURFACE

TILE ROOFING

s-1: - There are many individual cracked, chipped and displaced tiles along in the field. Several missing tiles is also observed. The number of affected tiles is small, but felt underlayment is exposed and we recommend repair to prevent its deterioration.

GUTTERS

EXTERIOR/SITE/GROUND

s-2: - Sections of the gutters are laden with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.

DRAINAGE

EXTERIOR/SITE/GROUND

s-3: - It is our opinion that the existing surface drainage system at the north patio and planters is either insufficient or defective. As evidence of water intrusion is absurd at the adjacent subterranean walls and subfloor areas. Consult the owner regarding the circumstances. We recommend that repair or upgrades to the drainage system be undertaken. Enclosing of the soil filled planters at the north grounds with concrete should be considered.

STUCCO

EXTERIOR/SITE/GROUND

s-4: - The weep screed has been damaged and/or obstructed at the walls. The added caulking and stucco obstructs drainage. We recommend repair, reinstallation and/or replacement in accordance with present standards.

WALLS, FENCES AND GATES

EXTERIOR/SITE/GROUND

s-5: - The 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. The wood walls at the slope are non-conforming. Check permits. The lack of guard rails at the walls and overlooks presents a fall hazard. The west and east wall is cracked and displaced. The source and or significance is not determined. Further review of the walls, fences and gates by a qualified expert is recommended.

SUBFLOORING

FOUNDATION/SUB FLOOR

s-6: - The subfloor beneath the balcony/decks is in a poor state and needs significant repair and replacements. The deck surfaces leak. Water staining, damage and degraded framing is observed. We recommend the subflooring be repaired and all damaged material replaced.

MOISTURE

FOUNDATION/SUB FLOOR

s-7: - There is evidence of moisture entry and periodic accumulation of water in the crawl space. Minor pockets of water are not unusual. In most cases, minor water entry is not a concern provided the crawl space has adequate clearance and venting.

GENERAL COMMENT

FOUNDATION/SUB FLOOR

s-8: - We recommend a foundation expert and/or engineer be retained at this time to evaluate the building and determine what corrective measures are necessary.

EXTERIOR

GARAGE

s-9: - The gap at the lower area of the east wall should be sealed to prevent intrusion of water and rodents.

PASSAGE DOOR

GARAGE

s-10: - The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing. We recommend the door be upgraded by installing two spring hinges or an automatic closer.

WALLS

LIVING ROOM

s-11: - Water stains and suspect mold have built up on the exposed subterranean wall surfaces within the downstairs utility closet. The source of the moisture is not determined. The owner should be consulted regarding past water intrusion issues. A mold expert should be consulted at this time for a further examination and recommendations as we are not qualified in this field. We recommend these surfaces be cleaned and chemically treated to remove the growth. Further examination of the walls and site drainage by qualified technicians is recommended.

WALLS

FAMILY ROOM

s-12: - We noted water staining and minor surface damage at the south wall and window. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.

SHOWER

MASTER BATHROOMS

s-13: - The bottom side of the shower bench should be sealed completely to prevent water intrusion and or damage. The area below the bench is discolored. A mold expert should be consulted for a further examination and recommendations as we are not qualified in this field.

DRAIN LINES

PLUMBING

s-14: - The exposed ABS plastic drain lines at the south wall and slope area is displaced, cracked and leaking. We recommend that these lines be repaired or replaced. ABS plastic drain lines are typically not approved for exterior use. The exposed drain lines should be replaced with cast iron materials or be protected from the elements.

VENTING

TANK WATER HEATER

s-15: - The water heater vent is installed too close to a combustible surface. We recommend that approved clearance be provided. One inch clearance is standard.

CIRCUITRY SUBPANEL

ELECTRICAL SYSTEM

s-16: - Multiple wires are installed on individual terminals. This 'double lugging' is not permitted because positive connection for all wires is not assured. We recommend reconfiguration of the circuitry so that each wire connects to only one terminal.

DUCTS

FORCED HOT AIR HEATING

s-17: - There is debris and rodent droppings in the duct system. We recommend the ducts be cleaned of all debris. And the entry source should be determined and eliminated.

EVAPORATOR COIL

AIR CONDITIONING

s-18: - The condensate drain systems should be serviced at this time as they are not configured properly. The primary and secondary drains are joined which is substandard. A secondary condensate drain line assembly or shut off switch which is standard should be provided.

Tuesday, March 22, 2016
Kobe Bryant
2408 Benedict Cyn. Rd.
Los Angeles, California 90046

Dear Kobe Bryant,

We have enclosed the report for the property inspection we conducted for you on Tuesday, March 22, 2016 at:

2408 Benedict Cyn. Rd.
Los Angeles, California 90046

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,



Tony

Inspector, Tony Johansson
Spectacular Home Inspection Services



Professional Property Inspection Services (Pty.) Ltd /o

HOME
inspection



INVOICE
 2408 Benedict Cyn. Rd.
 Los Angeles, California 90046
 kobe@gmail.com

Client:	Kobe Bryant	
Invoice Number:	155.610.231	Total Amount Due
Invoice Date:	Tuesday, March 22, 2016	\$599.00

Quantity	Description	Unit Price	Amount
1	Base Amount	\$599.00	\$599.00
Subtotal:			\$599.00

Amount Due

Spectacular Home Inspection Services • (818) 642-8726 • info@AceSystems.com \$599.00

Thank you for your business!

Table of Contents

Introduction.....	1
Introductory Notes.....	2
Roofing.....	3
Exterior/Site/Ground.....	5
Foundation/Sub Floor.....	10
Garage.....	13
Interior.....	15
Living Room.....	16
Dining Room.....	18
Family Room.....	18
Bedrooms.....	19
Kitchen.....	22
Bathrooms.....	23
Laundry Area.....	27
Plumbing.....	27
Water Heater.....	30
Electrical System.....	32
Heating.....	35
Air Conditioning.....	37
Conclusion.....	38
Locations of Emergency Controls.....	39
Environmental Concerns.....	40

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: - For purposes of identification and reporting, the front of this building faces north.

NOTES

2: - The subject is a two-story, single-family dwelling.

3: - An approximate construction date of circa 1995 is assumed.

4: - Over the course of this inspection the temperature was estimated to be between 80 and 100 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: - Part or all of the structure may be constructed on fill soils. If desired, a qualified engineer could be consulted for information regarding soil stability, past soil subsidence or any that may be expected.

10: - 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.

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

12: - 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.

13: - 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.

14: - 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.

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

16: - The home appears to have been added to an 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.

17: - The home is occupied.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Tile

BASIC INFORMATION

18: - Location: Covers whole building

19: - Roof slope: Medium pitch

20: - Material: Clay tiles

21: - Age: Original

22: - Connections and penetrations: Sealed with a combination of metal and mastic seals

23: - Roof drainage system: Gutters and downspouts

INSPECTION METHOD

24: - The tile roof was not walked upon due to the fragile nature of the material. The roof was viewed from various angles and from atop a ladder.

SURFACE

25: - The tile roof is in serviceable condition with minor exceptions. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its expected useful life. We are unable to determine if the tiles are fastened per current standards with nails or metal hangers.



26: - There are many individual cracked, chipped and displaced tiles along in the field. Several missing tiles is also observed. The number of affected tiles is small, but felt underlayment is exposed and we recommend repair to prevent its deterioration.



27: - There are a significant number of loose and missing tiles on the ridge and throughout the field.

28: - The condition(s) and/or configuration noted above demands attention for the long term viability of the roofing surface. For necessary preventive maintenance, we recommend the advice and services of a licensed roofing contractor.

29: - There is debris on the roof, requiring removal to prevent accelerated deterioration of the membrane under the tiles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.

30: - Trees are overhanging the roof. We recommend they be trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.

FLASHINGS: OVERALL

31: - The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

GENERAL COMMENT

32: - A transferable warranty may be available for the roof materials.

33: - The owner should be consulted regarding the service, leak and repair history of the roof materials.

34: - A roofing contractor should be consulted annually as an ongoing maintenance program.

Exterior/Site/Ground

BASIC INFORMATION

35: - General lot topography: Hillside

36: - Site grading: Sloped away from structure

37: - Driveway: Concrete on grade

38: - Walkways: Concrete

39: - Patio: Clay tile

40: - Primary exterior wall covering: Stucco

41: - Primary exterior window materials: Wood frame

42: - Primary exterior door materials: Wood

GUTTERS

43: - Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

44: - Sections of the gutters are laden with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



DOWNSPOUTS

45: - The downspouts appear to be properly installed and in serviceable condition.

46: - The downspouts terminate in subsurface drain lines. See comments under 'Drainage'.

GRADING

47: - The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

48: - There is evidence that this is a 'cut and fill' site. Although no adverse conditions were observed, we feel it would be prudent to locate and review soils reports, construction records, permits, etc. that would document the history of this site.

DRAINAGE

49: - Site drainage is beyond the scope of the inspection.

50: - A surface drainage system is designed to collect and divert roof runoff and other surface water. It is typically installed in solid pipe and flows continuously downhill to a point of discharge or into a mechanical pump system.

51: - We could not determine/verify the discharge location of the drainage system. We suggest inquiries and/or observation during a heavy rain to discover the discharge location and effectiveness of the system.

52: - It is our opinion that the existing surface drainage system at the north patio and planters is either insufficient or defective. As evidence of water intrusion is absurd at the adjacent subterranean walls and subfloor areas. Consult the owner regarding the circumstances. We recommend that repair or upgrades to the drainage system be undertaken. Enclosing of the soil filled planters at the north grounds with concrete should be considered.



53: - The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

54: - Due to the nature of the property a geological inspection should be considered. 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

55: - The chimney system(s) was not examined and is excluded from this report as it was in the process of examination by a chimney expert at the time of our inspection. See the experts report for remarks and recommendations.

STUCCO

56: - The stucco exterior is in satisfactory condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.



57: - Some areas of the exterior appear recently painted.

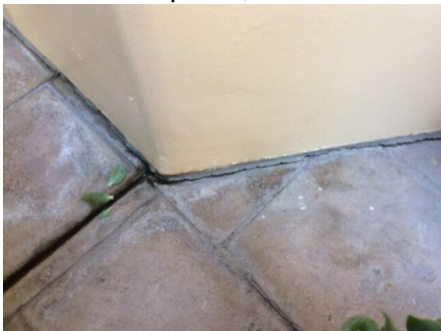
58: - Typical patch and paint repairs are noted at the walls.

59: - The weep screed has been damaged and/or obstructed at the walls. The added caulking and stucco obstructs drainage. We recommend repair, reinstallation and/or replacement in accordance with present standards.



60: - 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.

61: - Obvious repairs and/or modifications have been made to the weep screed at the stucco walls. The owner may have information about the original conditions, the repair or remodeling work, and any permits that were required, obtained and completed.



62: - For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed plastering contractor.

SCREENS

63: - Screens are missing at the windows.

GLAZING

64: - There is condensation between the panes of glass in several insulated glass units. This suggests failed seals between the panes. There is no simple 'fix' for this condition. We recommend all failed insulated glass units be replaced.

WINDOWS

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

DOORS

66: - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below.

67: - The exterior doors are generally in serviceable condition but the finish is worn on several doors and thresholds. We recommend they be refinished for a better appearance and to maximize their service life.



68: - The outward opening doors are non-preferred with regard to security and water tightness. Installation locking hinges at the doors should be considered.

WALKWAYS

69: - The walkways appear to be properly installed and are in serviceable condition.

70: - 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.

BALCONY/PORCH

71: - Numerous cracks, loose and displaced tiles are noted at the master bedroom and southeast decks. The moisture membrane and/or flashing appear to have failed. Water damaged is present at the support structure below. We recommend all damaged material be replaced, and the leak must be eliminated. The surfaces below the area rugs is not viewed completely. The need for a significant repair and or replacement of the deck surfaces should be assumed.



72: - There are areas where surface activity and/or deterioration is visible on the underside of the {FillHere}. For further evaluation and recommendations, we urge review of a current pest inspection report.

73: - For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed specialty contractor familiar with this material.

74: - The balcony deck and railings appear serviceable.

STAIRS

75: - The railroad tie steps at the slope or nonconforming. Check for permits.

WALLS, FENCES AND GATES

76: - The 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. The wood walls at the slope are non-conforming. Check permits. The lack of guard rails at the walls and overlooks presents a fall hazard. The west and east wall is cracked and displaced. The source and or significance is not determined. Further review of the walls, fences and gates by a qualified expert is recommended.



GENERAL COMMENT

77: - It may be desired to consult an arborist at this time regarding the bamboo, large trees on or adjacent the site as they are outside the scope of the inspection.

78: - The barbecue and associated equipment is not within the scope the inspection and was not examined.

79: - The water fountain is not within the scope of inspection. However we did note that it is not secured which could present a toppling hazard for children.

80: - The remote grounds were not examined.

EXTERIOR PLUMBING

81: - Testing of the irrigation system is beyond the scope of this inspection. Care should be taken as to not excessively irrigate the grounds. The sprinkler heads should be periodically monitored and/or adjusted if needed to prevent overspray onto the building. We recommend verifying at this time that the sprinkler timer(s) is programmed properly per local ordinances.

Foundation/Sub Floor

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.

BASIC INFORMATION

82: - Foundation type: Raised perimeter

83: - Foundation material: Poured concrete and masonry blocks

84: - Mudsill: Bolted to foundation

85: - Wall system: Wood stud walls

86: - Floor system: Wood joists support by beams

ACCESS

87: - The crawl space is accessible from South and east walls.

88: - We are unable to completely view all areas of the subfloor due to reduced clearances and obstructions.

FOUNDATION

89: - Efflorescence is observed at the foundation concrete denoting moisture penetration. This whitish, fuzzy material is a 'salt' deposit left when moisture in the foundation evaporates on the inside of the foundation.

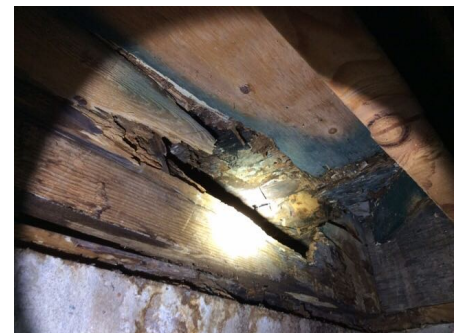
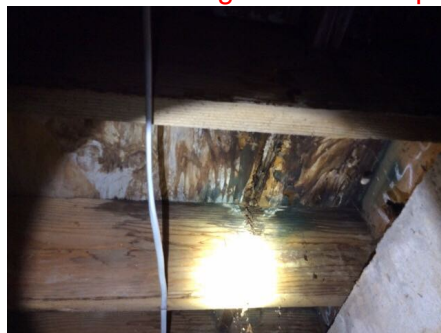
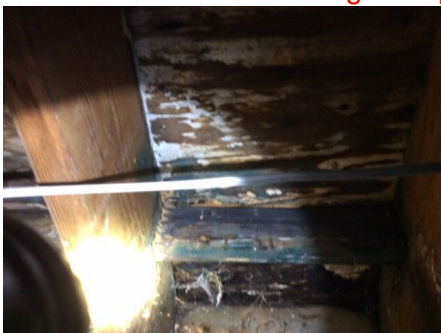


90: - This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage but no other action is indicated at this time.

91: - The concrete and masonry block foundation have performed well and appear in serviceable condition for the age of the structure. However the wood frame elements below decks are in a poor state and need significant repair and replacements.

SUBFLOORING

92: - The subfloor beneath the balcony/decks is in a poor state and needs significant repair and replacements. The deck surfaces leak. Water staining, damage and degraded framing is observed. We recommend the subflooring be repaired and all damaged material replaced.



93: - Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.

ANCHOR BOLTS

94: - Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

95: - Anchor bolts are in place and appear to be properly installed and in good condition.



VENTILATION

96: - Because of the configuration of the foundations, ductwork, and other items, portions of the crawl space have inadequate cross ventilation. If mustiness becomes evident, installation of additional vents would be recommended. We recommend that the solid wood covers at the access openings be replaced with screened openings for ventilation purposes.

MOISTURE

97: - There is evidence of moisture entry and periodic accumulation of water in the crawl space. Minor pockets of water are not unusual. In most cases, minor water entry is not a concern provided the crawl space has adequate clearance and venting.



98: - The soil at some areas was damp at the time of this inspection. With the lack of recent rainfall, this condition is most likely a result of over-watering of the landscaping.

PEST CONTROL

99: - 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.

100: - Evidence of rodent intrusion and droppings is observed within the subfloor. We recommend mechanical traps only be set and monitored. The advice and services of a licensed exterminator is also recommended.

101: - There is earth-to-wood contact at several areas. This condition is conducive to wood destroying organism activity.



102: - We recommend a minimum clearances be maintained between soil and the bottom of the wood line. Any damaged or deteriorated material discovered in the course of this work should be replaced or removed.

WIRING

103: - There is an uncovered junction box under the kitchen area. We recommend the box be covered to protect the wiring connections.

FLOOR INSULATION

104: - There are fiberglass batts that have fallen out of place. We recommend this material be secured back in place.



GENERAL COMMENT

105: - The conditions observed and noted above are considered significant and may effect the performance of the foundation and/or the support system of this building.

106: - **We recommend a foundation expert and/or engineer be retained at this time to evaluate the building and determine what corrective measures are necessary.**

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

107: - A two-car, attached garage provides covered parking.

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

ROOF

109: - Many cracked tiles are noted at the roof.

DRIVEWAY

110: - The concrete driveway appears serviceable. Typical hairline cracks are noted at the driveway.

EXTERIOR

111: - **The gap at the lower area of the east wall should be sealed to prevent intrusion of water and rodents.**



SLAB

112: - The concrete slab appears satisfactory. Hairline cracks are noted at the concrete.

CEILING

113: - The drywall ceiling is satisfactory.

WALLS

114: - The drywall at the walls appears satisfactory.

WINDOWS

115: - The window is serviceable.

GARAGE DOORS

116: - The garage is equipped with two roll up doors.

117: - The garage doors were operated and appear to be properly installed and in serviceable condition.

FIRE SEPARATION

118: - The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOOR

119: - **The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing. We recommend the door be upgraded by installing two spring hinges or an automatic closer.**

ELECTRICAL

120: - The electrical switches, lights and outlets are serviceable.

MISCELLANEOUS

121: - We are unable to completely view all areas of the garage interior due to obstruction by storage and/or personal belongings.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

122: - Finished ceiling material: Wood and drywall

123: - Finished wall material: Painted, papered drywall and wood

124: - Window material: Wood

125: - Door Material: Wood

126: - Window glazing: Double pane

127: - Finished floor material: Combination of wood and tile

128: - Number of bedrooms: Three

129: - Number of bathrooms: 3.5

SURFACES: OVERALL

130: - The interior wall, floor, and ceiling surfaces appear properly installed and generally in good condition, taking into consideration normal wear and tear.

DOORS: OVERALL

131: - One or more of the deadbolts is the type that requires a key to operate from either side which does not comply with standards with regard to emergency egress and ingress. This condition provides more security but can also be a hazard, especially in a fire. It is the occupant's choice as to which threat is taken more seriously.

MISCELLANEOUS

132: - There is a burglar alarm installed. The alarm system was not tested. We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

GENERAL COMMENT

133: - There may be newer, non-original items and/or construction features in this home. We suggest that you review all plans and permits.

134: - Smoke and carbon monoxide alarms are not within the scope of this inspection. Therefore, it should be verified at this time by a qualified expert that functioning smoke and carbon monoxide alarms are installed where required by current standards.

135: - Some areas of the interior appear recently painted. Typical patch repairs are noted at the ceiling and walls throughout the interior. It was not raining at the time of our inspection. Therefore, we are unable to test for active water leaks or water tightness. The owner should be consulted regarding any past water intrusion issues and repairs within the interior.

136: - We were unable to completely view all areas of the interior due to obstructions by furnishings and/or personal belongings.

137: - The home was in the process of examination by a mold expert at the time of our inspection. See the mold expert report for remarks and recommendations as we are not qualified in this field.

Living Room

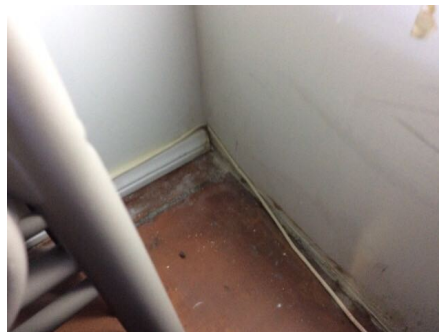
CEILING

138: - The ceiling appears satisfactory.

WALLS

139: - The walls with in the living room appear satisfactory.

140: - Water stains and suspect mold have built up on the exposed subterranean wall surfaces within the downstairs utility closet. The source of the moisture is not determined. The owner should be consulted regarding past water intrusion issues. A mold expert should be consulted at this time for a further examination and recommendations as we are not qualified in this field. We recommend these surfaces be cleaned and chemically treated to remove the growth. Further examination of the walls and site drainage by qualified technicians is recommended.



FLOOR

141: - The tile floor is satisfactory.

142: - The flooring below the area rug is not viewed completely.

143: - Some of the floor tiles at the downstairs hallway are cracked. The source and or significance is not determined. The tiles are not loose or otherwise defective and repair would be considered optional.

WINDOWS

144: - The windows are serviceable.

145: - There is condensation between the panes of glass of several double panes at the doors. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency.



DOORS

146: - The doors are in serviceable condition.

ELECTRICAL

147: - The electrical switches, lights and outlets are serviceable.

FIREPLACE

148: - The fireplace and chimney system was not examined as it was in the process of being examined by a chimney expert at the time of our inspection. See the experts report for remarks and recommendations.

STAIRWAY AND RAILINGS

149: - The stairway and railings appear serviceable.

MISCELLANEOUS

150: - Inspection of the built-in vacuum system is beyond the scope of this inspection and is not included in this report.

GENERAL COMMENT

151: - Review of all low voltage wiring, including telephone, TV antenna, alarm, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

152: - The balcony deck and railings appear serviceable at this time.

Dining Room

CEILING

153: - The ceiling appears satisfactory.

WALLS

154: - The walls appear satisfactory.

FLOOR

155: - The tile flooring is satisfactory.

156: - The flooring below the area rug is not viewed completely.

WINDOWS

157: - The windows are serviceable.

ELECTRICAL

158: - The electrical switches, lights and outlets are serviceable.

MISCELLANEOUS

159: - All tested components are serviceable.

Family Room

CEILING

160: - The ceiling appears satisfactory.

WALLS

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

162: - We noted water staining and minor surface damage at the south wall and window. The source of the moisture should be identified and corrected, and the surface prepared and refinished to restore its appearance.



FLOOR

163: - The wood floor is satisfactory.

164: - The flooring below the area rug is not viewed completely.

165: - Slight uneven areas are noted at the floor. The source/significance is not determined.

WINDOWS

166: - Windows are stuck or are difficult to close. We recommend repair to restore functional use.

DOORS

167: - The doors are serviceable.

ELECTRICAL

168: - The electrical switches, lights and outlets are serviceable.

FIREPLACE

169: - The fireplace and chimney/exhaust flue system was not examined, as it was in the process of being examined by an expert at the time of our inspection. See the experts report for remarks and recommendations.

MISCELLANEOUS

170: - All other tested components are serviceable.

171: - The patio deck and railings appear serviceable at this time. However the stucco ceiling below the deck has been repaired. The owner should be consulted regarding the circumstances. The deck surface plug the area rug is not viewed completely. The gas space heater is not within the scope of the inspection. However it appears functional at this time.

Bedrooms

South Bedrooms

CEILING

172: - The ceiling is satisfactory.

WALLS

173: - The walls appear satisfactory.

FLOOR

174: - Cosmetic damage and discoloration is noted at the wood floor. The flooring below the area rug is not viewed completely.



WINDOWS

175: - The window(s) appear serviceable.

DOORS

176: - The door(s) are serviceable.

ELECTRICAL

177: - The electrical switches, lights and outlets are serviceable.

MISCELLANEOUS

178: - All tested components are serviceable.

Middle Floor Bedrooms

CEILING

179: - The ceiling is satisfactory.

WALLS

180: - The walls appear satisfactory.

FLOOR

181: - The wood flooring is satisfactory.

182: - The flooring below the area rug is not viewed completely.

WINDOWS

183: - The window(s) appear serviceable.

DOORS

184: - The door(s) are serviceable.

ELECTRICAL

185: - The electrical switches, lights and outlets are serviceable.

MISCELLANEOUS

186: - All tested components are serviceable.

Master Bedrooms

WALLS

187: - The walls appear satisfactory.

FLOOR

188: - Cosmetic damage and scratches are noted at the wood floor.

189: - The flooring below the area rug is not viewed completely.

190: - Uneven areas are noted at the floor. The source/significance is not determined.

WINDOWS

191: - The window(s) appear serviceable.

DOORS

192: - The door(s) are generally serviceable. Pet damage is noted at the entry doors.



ELECTRICAL

193: - The electrical switches, lights and outlets are serviceable.

FIREPLACE

194: - The fireplace and chimney system was not examined as it was in the process of being examined by a chimney expert at the time of our inspection. See the experts report for remarks and recommendations.

MISCELLANEOUS

195: - 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.

CEILING

196: - The ceiling is satisfactory.

WALLS

197: - The walls are satisfactory.

FLOOR

198: - The wood flooring is worn at some areas. We recommend refinishing. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We recommend these areas be coated every few years as preventive maintenance.

199: - Slight uneven areas are noted at the floor. The source/significance is not determined.

COUNTERTOPS

200: - The countertop is satisfactory.

CABINETS

201: - The cabinets appear serviceable at this time.

WINDOWS

202: - The windows are serviceable.

SWITCHES

203: - The electrical switches are serviceable.

LIGHTS

204: - The light fixtures are serviceable.

RECEPTACLES

205: - The GFCI receptacle at the island did not function properly when tested. The receptacle needs replacement.

FIXTURES

206: - The plumbing fixtures are serviceable.

DISPOSAL

207: - The garbage disposals were turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

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

REFRIGERATOR

209: - Refrigeration equipment is not within the scope of the inspection and not examined. However the refrigeration equipment appears serviceable at this time. The mechanical equipment should be cleaned and serviced annually as maintenance.

STOVE

210: - The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN

211: - The oven was turned on with the normal operating controls and found to be in satisfactory working condition. However service is needed as it is not mounted/secured within the cabinet with screws as needed.

VENTILATION

212: - Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

MISCELLANEOUS

213: - All other tested components were examined and appear serviceable at this time.

214: - The appliance manuals and any warranties should be provided to the buyer.

215: - We recommend a portable fire extinguisher be installed for emergency use.

Bathrooms

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.

South Bedroom 3/4 Bathrooms

BATHROOM CEILING

216: - The ceiling is satisfactory.

INTERIOR WALLS

217: - The walls appear satisfactory.

COUNTERTOPS

218: - The countertop is satisfactory.

CABINETS

219: - The cabinets are in serviceable condition.

GLASS ENCLOSURE

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

DOORS

221: - The door is in serviceable condition.

FLOORS

222: - The tile flooring is satisfactory.

VENTILATION

223: - Ventilation in this bathroom is adequate.

SHOWER

224: - The shower head needs service as it leaks when in use.

225: - Hairline cracks and the need for repairs are noted at the shower stall, as the cracked edges are sharp.



TOILET

226: - The toilet is a 1.6 gallon per flush unit.

ELECTRICAL

227: - The electrical switches, lights and outlets are serviceable.

MISCELLANEOUS

228: - All other tested components are serviceable.

Middle Bedroom Bathrooms

BATHROOM CEILING

229: - The ceiling is satisfactory.

INTERIOR WALLS

230: - The walls appear satisfactory.

COUNTERTOPS

231: - The countertop is satisfactory.

CABINETS

232: - The cabinet surfaces are worn. Refinishing may be desired to restore their cosmetic appearance.

GLASS ENCLOSURE

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

WINDOWS

234: - The window is serviceable.

DOORS

235: - The door is in serviceable condition.

FLOORS

236: - The tile flooring is satisfactory.

WATER BASIN

237: - The drain stop is defective. We recommend it be repaired or replaced.

TOILET

238: - The toilet is a 1.6 gallon per flush unit.

ELECTRICAL

239: - The electrical switches, lights and outlets are serviceable.

MISCELLANEOUS

240: - All tested components are serviceable.

Master Bathrooms

BATHROOM CEILING

241: - The ceiling is satisfactory.

INTERIOR WALLS

242: - The walls appear satisfactory.

COUNTERTOPS

243: - The countertop is satisfactory.

CABINETS

244: - The cabinet surfaces are worn. Refinishing may be desired to restore their cosmetic appearance.

GLASS ENCLOSURE

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

WINDOWS

246: - The window is serviceable.

DOORS

247: - The door is in serviceable condition.

FLOORS

248: - The tile floor is in fair condition. Several tiles are cracked. The source and or significance is not determined.

FIXTURES

249: - The plumbing fixtures are serviceable.

HYDROTHERAPY TUB

250: - The hydrotherapy tub was filled and activated by the controls and was functional. We are unable to determine if the motor requires an external ground system due to limited access and obstructions.

251: - 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.

252: -

SHOWER

253: - The bottom side of the shower bench should be sealed completely to prevent water intrusion and or damage. The area below the bench is discolored. A mold expert should be consulted for a further examination and recommendations as we are not qualified in this field.



TOILET

254: - The toilet is a 1.6 gallon per flush unit.

ELECTRICAL

255: - The electrical switches, lights and outlets are serviceable.

STEAM UNIT

256: - The steam unit and all related item are beyond the scope of this inspection. However it was briefly examined and operated and appears in serviceable condition. The owner should be consulted regarding the operating characteristics and maintenance history of the system. A drain pan which is currently standard is not installed below the appliance. The condition may be permissible under the "Grandfather Clause".



MISCELLANEOUS

257: - All other tested components are serviceable.

Laundry Area

MISCELLANEOUS

258: - The laundry closet is located at the downstairs hallway. Provisions for a washing machine and gas clothes dryer are installed. The utility connections are serviceable. The washer and dryer appliances are not within the scope of the inspection and therefore not examined. The flexible hoses should be replaced every five years as maintenance. The exhaust vent for the clothes dryer should be cleaned annually.

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.

BASIC INFORMATION

259: - Domestic water source: Public supply

260: - Landscape water source: Public supply

261: - Main water line: Copper where viewed

262: - Supply piping: Copper where viewed

263: - Waste disposal: Municipal

264: - Waste piping: ABS plastics, cast-iron and possibly clay materials

265: - Other installed systems: Water softener or filter(s) not inspected. The water softener is not in use at this time.



266: - Other installed systems: Fire sprinkler, not inspected

267: - Other installed systems: Landscape watering, not inspected

WATER SHUTOFF LOCATION

268: - North grounds.



MAIN SUPPLY

269: - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

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

WATER PRESSURE

271: - The water flow/volume at the fixtures is satisfactory at this time.

272: - The water pressure is tested at 65 P.S.I. (80 P.S.I. or less is standard).

REGULATOR

273: - There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal. The pressure regulator is functioning as designed.

RELIEF VALVE

274: - A relief valve is installed adjacent the main shut off valve.

FIXTURES: OVERALL

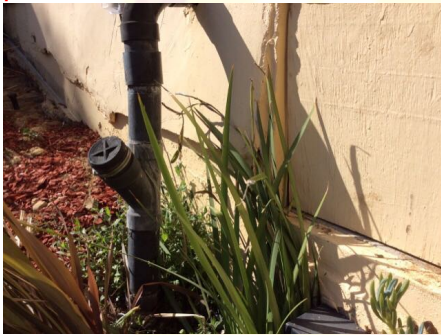
275: - The plumbing fixtures are generally in serviceable condition, with the exceptions noted in other areas of the report.

DRAIN LINES

276: - A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

277: - The visible drain piping appears to be properly installed and generally in serviceable condition. With the exceptions noted elsewhere in the report.

278: - The exposed ABS plastic drain lines at the south wall and slope area is displaced, cracked and leaking. We recommend that these lines be repaired or replaced. ABS plastic drain lines are typically not approved for exterior use. The exposed drain lines should be replaced with cast iron materials or be protected from the elements.



279: - Based on conditions and unconcealed piping, we recommend a full camera review of the main line and waste piping system at this time by a qualified expert.

GAS METER LOCATION

280: - The main gas shut off and meter are located at the north grounds.



GAS METER COMMENT

281: - The gas meter and shut off valve are serviceable.

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

GAS PIPING

283: - 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.

284: - There is an uncapped gas valve at the southeast patio . If it remains unused, we recommend it be capped to reduce the chance of gas leakage.



285: - We are unable to determine if the added gas pipes are approved. Check for permits.

GENERAL COMMENT

286: - The plumbing system appears to be generally in serviceable condition, with the exceptions noted in other areas of the report.

287: - For attention to the condition(s) noted, we recommend the advice and services of a licensed plumbing contractor. See the other category comments for further remarks concerning the plumbing system.

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.

Tank

BASIC INFORMATION

288: - Location: In the utility room



289: - Energy source: Natural gas

290: - Capacity: 75 gallons/not confirmed

291: - Age: Not determined

292: - Technical information: Unknown, an insulation blanket covers the data plate

293: - Unit type: Free standing tank

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

GENERAL COMMENT

295: - The water heater was operating. However, we recommend your attention be directed to the items noted.

COMBUSTION AIR

296: - The combustion air supply is adequate.

VENTING

297: - The water heater vent is installed too close to a combustible surface. We recommend that approved clearance be provided. One inch clearance is standard.



GAS SUPPLY

298: - 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.

WATER CONNECTORS

299: - The water heater is equipped with an expansion tank. It appears properly installed and in serviceable condition.

SEISMIC RESTRAINT

300: - The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

T/P RELEASE VALVE

301: - 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.

RECIRCULATING

302: - The hot water recirculating system is a beneficial feature but there are energy costs associated with this convenience. We do not review or inspect these systems. Installation of a timer is recommended for energy conservation and efficiency.

303: - Installation of a timer for the circulating pump system is recommended for energy conservation and to reduce internal wear on the piping.



304: - The hot water system is equipped with a pump intended to circulate the hot water through a loop so that hot water is never far from any fixture. The system was not functioning at the time of this inspection.

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

305: - Service entry into building: Overhead service drop

306: - Voltage supplied by utility: 120/240 volts

- 307:** - Capacity (available amperage): 200 amperes
- 308:** - System grounding source: Water supply piping and driven copper rod
- 309:** - Branch circuit protection: Circuit breakers
- 310:** - Wiring material: Copper wiring where seen
- 311:** - Wiring method: 'Romex', flexible and rigid conduit where seen

METER & MAIN

- 312:** - The meter and main electrical service panel are outside on the side facing east.



SERVICE DROP

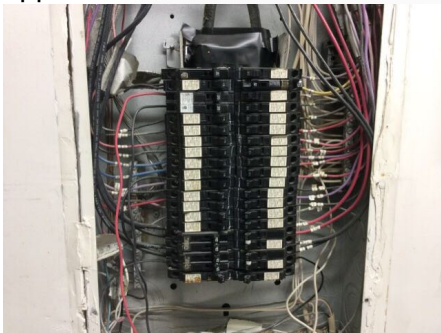
- 313:** - The service drop appears to be properly installed and in good condition.

CB MAIN PANEL

- 314:** - The service panel was locked and inaccessible at the time of the inspection. This lock impedes shutoff in an emergency, and is a potential safety hazard. We recommend the panel be reinspected when the lock has been removed.

BREAKER SUBPANEL

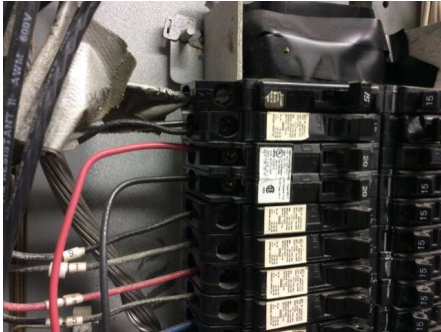
- 315:** - An additional distribution panel, or subpanel, is located at the utility closet. The subpanel generally appears serviceable at this time with the exceptions noted below.



- 316:** - The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

CIRCUITRY SUBPANEL

317: - Multiple wires are installed on individual terminals. This 'double lugging' is not permitted because positive connection for all wires is not assured. We recommend reconfiguration of the circuitry so that each wire connects to only one terminal.



BRANCH CIRCUITRY

318: - The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

319: - We found exposed wiring in several areas. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with accepted practice.



SWITCHES: OVERALL

320: - We checked a representative number of switches and found they were operating and in serviceable condition.

321: - We tested a representative number of switches and found several to be without an obvious function. This is not necessarily a deficiency, but we suggest consultation with the owner as to their purpose.

LIGHTS: OVERALL

322: - The light fixtures in this building are generally in serviceable condition.

323: - The light fixtures on the outside walls of the structure were tested when possible. Testing the operation of the landscape lighting, including any low voltage lighting systems, is beyond the scope of this inspection.

RECEPTACLES: OVERALL

324: - The GFCI electrical receptacle at the living room balcony needs replacement as it is faulty.

GFI PROTECTION

325: - GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

GENERAL COMMENT

326: - The electrical system is generally in serviceable condition, with only a few instances of needed repair or correction observed. See the other category comments for further remarks.

327: - Review of all low voltage wiring, including telephone, TV antenna, alarm, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

328: - Signs of non-original workmanship were noted in this inspection. A licensed electrician should review the entire system and verify compliance with present industry standards.

329: - For attention to the items noted, and for further evaluation of the electrical system in this structure, we recommend that you retain a licensed electrical contractor at this time for a further examination, recommendations and repair as needed.

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

330: - Furnace location: Utility room



331: - Energy source: Natural gas

GENERAL COMMENT

332: - The heating systems were examined and operated at the controls and appear in serviceable condition at this time (5 to 10 minute limited testing). The owner should be consulted regarding the operating characteristics, maintenance and repair history of the systems.

333: - See the air conditioning comments below for shared remarks concerning the combined systems.

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

GAS SUPPLY

335: - 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.

HEAT EXCHANGER

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

AIR FILTERS

337: - The air filter for the heating unit is a conventional, disposable filter. The filter should be periodically examined and replaced as needed.

338: - The filters have accumulated debris which decreases their effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filters be removed, cleaned and replaced if necessary.

VENT

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

COMBUSTION AIR

340: - There is adequate combustion air for this heating unit.

DUCTS

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

342: - **There is debris and rodent droppings in the duct system. We recommend the ducts be cleaned of all debris. And the entry source should be determined and eliminated.**

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

DUCT INSULATION

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

355: - The condensate drain systems should be serviced at this time as they are not configured properly. The primary and secondary drains are joined which is substandard. A secondary condensate drain line assembly or shut off switch which is standard should be provided.



REFRIGERANT LINES

356: - Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.

THERMOSTAT

357: - The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

358: - The systems were examined and operated at the controls (5 to 10 minute limited testing) and appear in serviceable condition at this time.

359: - See the heating system comments for shared remarks concerning the split system.

360: - For further evaluation and/or attention to the condition(s) noted, we recommend the advice and services of a licensed air conditioning contractor.

HVAC WIRING

361: - All accessible wiring appears in good condition.

Conclusion

COMMENTS

362: - This structure appears to be well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance, repair and or upgrading excluding the condition of the damaged deck surface is at the balconies.

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

363: - North grounds.



GAS METER LOCATION

PLUMBING

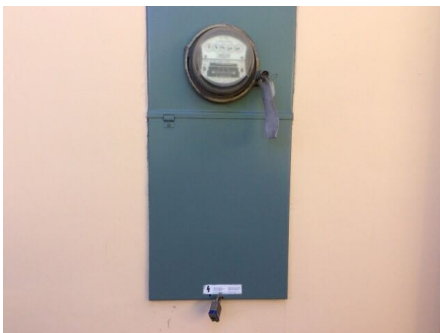
364: - The main gas shut off and meter are located at the north grounds.



METER & MAIN

ELECTRICAL SYSTEM

365: - The meter and main electrical service panel are outside on the side facing east.



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.

