



SUMMARY
1234 Main St. Torrance California
90501
Buyer Name
11/27/2018 9:00AM

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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.

THE CONDITIONS OUTLINED IN THIS REPORT SHOULD BE EVALUATED BY A QUALIFIED TRADESPERSON PRIOR TO THE END OF THE CONTINGENCY PERIOD! This is important in order to give the tradesperson the opportunity to not only provide you with an estimate for repair or replacement, but also allows him an opportunity to further inspect the item in question. In doing so, they may find the scope of the repair or replacement to be greater than originally thought. This allows you to make a more informed purchase decision.

Please read the entire report. The COMPLETE REPORT consists of: Action Items, Full Report and Inspection Agreement.

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:

2.3.1 Eaves / Soffits / Trim

PEELING PAINT

There are sections of the trim that are peeling and in need of pain or staining.

Recommendation

Contact a qualified professional.



2.4.1 Doors / Windows

DAMAGED DOOR

Moderate

One or more of the exterior doors is deteriorated or damaged. We recommend repair or replacement by a qualified technician or handyman. (Guest house entry)

Recommendation

Contact a qualified general contractor.



2.4.2 Doors / Windows

WINDOW DAMAGE

Safety / Major

GUEST HOUSE

One or more of the exterior windows is deteriorated or damaged. We recommend repair or replacement by a qualified technician or handyman.

Recommendation

Contact a qualified general contractor.

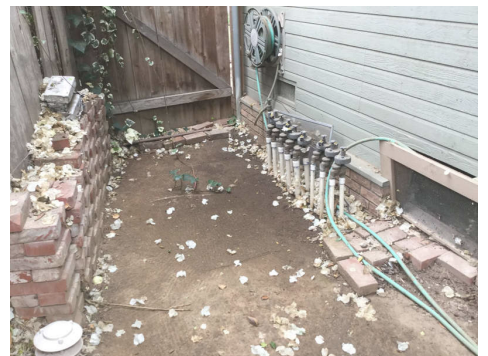
3.1.1 Grading

NEGATIVE GRADE

Moderate

RIGHT SIDE

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings and/or a qualified licensed contractor install a retaining wall.



Recommendation

Contact a qualified landscaping contractor

3.2.1 Vegetation

TREE NEAR / CONTACTING BUILDING

Moderate

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation

Contact a qualified tree service company.



3.7.1 Decks/Stairs

DAMAGED STAIRS

FRONT

We found deterioration at one or more of the stair or stairway. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood or damaged materials should be replaced.

Recommendation

Contact a qualified deck contractor.

 Moderate



4.3.1 Panels

VEGETATION

Access to the panel was limited due to vegetation. We recommend the vegetation be eliminated for safe and convenient access to the panel.

Recommendation

Contact a qualified professional.

 Moderate



4.10.1 Smoke Detectors / CO Alarms / Door Bell

CARBON MONOXIDE ALARM MISSING AND/OR INOPERABLE

 Safety / Major

Carbon monoxide alarms were missing and/or inoperable from one or more sleeping areas and/or on one or more levels. This is a potential safety hazard. CO alarms need to be installed in the vicinity of each sleeping area, on each level of the structure and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards.

Recommendation

Contact a handyman or DIY project

5.4.1 Supply Lines

LEAKING

 Safety / Major

UNDER MAIN HOUSE

There are one or more areas where there are leaks coming from the supply plumbing. We recommend further evaluation and repair by licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

5.5.1 Drain, Waste, & Vent Systems

CAST IRON CRAWL WARNING

 Moderate

The drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

Recommendation

Contact a qualified plumbing contractor.

5.5.2 Drain, Waste, & Vent Systems

DRAIN / WASTE DAMAGED

 Moderate

UNDER GUEST HOUSE

One or more drain or waste pipes or fittings were damaged or highly corroded and one of the is leaking. Recommend that a qualified plumber evaluate and repair as necessary and per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



6.4.1 Interior Doors

CLOSET DOOR OFF TRACK

 Moderate

DINING ROOM

The dining room pocket doors in one or more locations were off track. Recommend repair for proper functionality.

Recommendation
Contact a qualified handyman.



6.4.3 Interior Doors

DOUBLE KEY

MASTER BEDROOM LIVING ROOM

There is a double keyed lock on an exterior door. This is a potential hazard as you may not be able to have access to the key . Trying to get out of the door in emergency. We recommend replacement with the proper thumb lock key.

Recommendation
Contact a qualified professional.

 Safety / Major

6.5.1 Windows

WOULDN'T OPEN

One or more windows wouldn't open or were painted shut (older homes). Recommend that a qualified person repair windows as necessary so they open and close easily.

Recommendation
Contact a qualified window repair/installation contractor.

 Moderate

6.5.2 Windows

SASH CORDS CUT / DAMAGED / MISSING

2ND FLOOR REAR

Sash cords on one or more wood windows were cut, damaged and/or missing. Windows may not stay open without additional support as a result. Recommend that a qualified person repair as necessary.

Recommendation
Contact a qualified window repair/installation contractor.

 Moderate

6.5.3 Windows

LOCKS NOT WORKING

LIVING ROOM

 Moderate

The locks on one or more of the windows did not operate when tested. We recommend repair or replacement.

Recommendation

Contact a qualified professional.

7.2.1 Garbage Disposal

INOPERABLE

 Moderate

GUEST HOUSE

Garbage disposal was inoperable at the time of inspection. Recommend qualified professional repair. Here is a DIY resource for troubleshooting. The switch is also improperly located.

Recommendation

Contact a qualified professional.

7.4.1 Range/Cooktop/Oven

INOPERABLE - BAKE

 Moderate

GUEST HOUSE

The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.

Recommendation

Contact a qualified appliance repair professional.

7.4.2 Range/Cooktop/Oven

INOPERABLE - COOKTOP

 Moderate

1 / 2 / 3 / 4 cooktop burner(s) / element(s) were inoperable. Recommend that a qualified person repair as necessary.

(Number 2 burner and. All burners in guest house kitchen)

Recommendation

Contact a qualified appliance repair professional.



8.1.1 General

ALL OK

 Moderate

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection with possible exceptions noted herein.

Recommendation

Contact a qualified professional.

8.3.1 Occupant Doors

SELF-CLOSING DEVICE MISSING

 Safety / Major

The self-closing device on the door between the garage and the house is not installed / missing. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.

8.5.1 Automatic Opener

INOPERABLE

 Safety / Major

One or more automatic door openers were inoperable. Recommend that a qualified contractor evaluate and repair or replace opener(s) as necessary.

Recommendation

Contact a qualified garage door contractor.

8.6.1 GFCI / AFCI Protection

MISSING GFCI PROTECTION

 Safety / Major

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.

9.4.1 Flashings

FLASHING IMPROPERLY INSTALLED / SUBSTANDARD

 Moderate

Flashing has improperly installed and/loose or substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified roofing professional.



9.4.2 Flashings

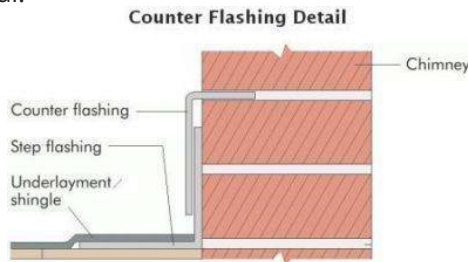
CHIMNEY COUNTER FLASHING MISSING, LOOSE, DAMAGED AND/OR SUBSTANDARD

Moderate

Chimney counter flashing missing, loose, damaged and/or substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



11.1.1 Water Heater

LIFESPAN OVER 12 YEARS

Moderate

The estimated useful life for most water heaters is 8-12 years. This water heater is beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Recommendation

Contact a qualified plumbing contractor.

12.3.1 Toilet

LOOSE POSSIBLE DAMAGE

Safety / Major

GUEST HOUSE

The toilet was loose and may have caused possible damage to the flooring below. We recommend further inspection and repair to both the toilet and related flooring.

Recommendation

Contact a qualified professional.



12.5.1 Bathtub / Shower

DIVERTER PULL DAMAGED

MASTER AND GUEST HOUSE

The diverter pull was not functioning properly. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



12.5.2 Bathtub / Shower

JETTED TUB / MOLD FROM JETS

MASTER

Debris came out of the jets when the jetted bathtub was turned on. Some jetted tub designs allow water to stagnate in pipes, resulting in mold or bacteria growth that is expelled from jets. It's unlikely that repairs or modifications can be made to prevent this if it is occurring. It may be possible to prevent such biological growth by running hot water and bleach or dishwasher soap (low sudsing) through the jetted bathtub periodically.



12.8.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

MASTER BATH TUB AREA

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



12.9.1 Walls

WALL AND CEILING DAMAGED

2ND FLOOR

One or more walls and ceilings were damaged or had substandard repairs. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified drywall contractor.



14.1.1 Fireplaces, Stoves & Inserts

DAMPER CLAMP MISSING



A fireplace was equipped with a gas burner and the chimney damper could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this (damper clamp). A qualified contractor should repair per standard building practices so the damper cannot close

You can purchase a damper clamp by clicking [here](#).

Recommendation

Contact a qualified fireplace contractor.



Example

14.1.2 Fireplaces, Stoves & Inserts

HEARTH, SIDES OR TOP UNDERSIZED

FRONT UNIT

The fireplace hearth was undersized. Embers may ignite combustible surfaces nearby. This is a fire hazard. For fireplaces with a firebox less than 6 square feet in size, hearths should be at least 16 inches deep in front and extend at least 8 inches to the sides. For fireboxes more than 6 square feet in size, hearths should be at least 20 inches deep and extend 12 inches to each side. Recommend that a qualified person make repairs or modifications per standard building practices if necessary. For example, by installing a non-flammable hearth pad, or by extending the existing hearth with non-flammable materials.

Recommendation

Contact a qualified fireplace contractor.



16.1.1 Access

SIGNS OF RODENTS



Safety / Major

There are signs of either bird or rodent and pest station in the attic area

Recommendation

Contact a qualified professional.

