

# Apple Home Inspection

Gen. Building Contractor  
Gen. Plumbing Contractor  
Gen. Electrical Contractor  
Lic. Number 315163

CREIA: Member: Calif. Real Estate Inspection Association (Master Inspector) CREIA

ASHI :Member: America Society of Home Inspections (Certified Inspector) ASHI

[Http://www.AppleHomeInspection.com](http://www.AppleHomeInspection.com)

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## Property Inspection Report

Date: ..... August 8, 2011

Buyer: ..... D

Agent: ..... J.J.

Property Address: ..... Fiji Way #D M.D.R.

Scope: Limited Visual Inspection

The purpose of this inspection report is to describe the conditions of the property, "to" reasonable standards of construction, workmanship and maintenance. While every effort was made to determine the property condition accurately, this work is not technically exhaustive and does not include specialized tests. Building permits and square footage are not researched or checked. Square footage can be checked by visiting the local building department. This inspection is a visual inspection only, I can't judge what I can't see. This inspection does not check: Mold, soil, geology, flooding, radon, asbestos, lead paint, termites, dry rot, creosote or any environmental hazards. My inspection work and judgments given meet or exceed the standard of care of this profession at this time. No other warranties or guaranties are implied, assumed or intended. Further verbal information and explanations are an important part of this written report. This report is intended for the use of only the person or persons paying for it. This report is not transferable.

### Description (Unverified-check city records)

|                         |                      |
|-------------------------|----------------------|
| Usage: ..... Townhouse  | Bathrooms: ..... 2.5 |
| Garage: .... 2 Attached | Bedrooms: ..... 2    |
| Age: ..... 1969         | Den: ..... no        |
| Stories: ..... 2        | Pool: ..... no       |
| Sq. Ft.: ..... 1,582    | Spa: ..... no        |
| Site: ..... level       |                      |

## Summary / Visual Observations

### Components and Conditions Needing Service

#### Foundations:

1. There is evidence of water seepage in the lower rear garage storage area. Some areas of drywall are water damaged and need to be removed and replaced. Water leakage may cause mold or mildew. This is not a mold report, which is done by others who may be qualified in this field.

#### Roof Coverings / Attics:

2. The listing agent has disclosed that the roof is two years old.

#### Plumbing Systems:

3. The water line from the street to the house is new copper. About half or less of the inside water pipe is also new copper. The rest of the water pipe inside the house, garage, stub outs at the fixtures is older, original galvanized pipe. This remaining pipe is corroded and leaking in areas. Have all remaining galvanized pipe, angle stops etc. replaced with new copper. Have a qualified plumbing contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.
4. Water pipe is currently leaking in the attic area above the entry and in the garage storage area.
5. The strap around the hot water tank needs bracing between the wall and tank to prevent movement.
6. The hot water tank t/p discharge pipe is threaded at the end and should not be. This pipe should also extend to the exterior of the building. I was not able to determine if the pan under the tank is drained to the exterior.
7. With water running, some moisture is seeping from the drain trap assembly under the half bathroom sink area.
8. There is a small fracture crack at the base of the half bathroom toilet. The toilet did not appear to be loose. All of the units toilets may need to be replaced to meet L.A. water conversation requirements. Check with the listing agent.
9. There is no water catchment pan under the laundry washing machine incase of leakage.
10. The flexible clothes dryer vent needs to be replaced behind the machine.
11. Water flow from the upstairs east bathroom sink, hot water side is low or off. Check this out as may be needed.
12. The toilet may be slightly loose in the upstairs east bathroom. All toilets may need to be replaced as per water conversation code.

13. The gas pipes in the alley are not protected from car damaged. Check with the h.o.a. about this condition.

### **Electrical Systems:**

14. The lights are not working at the top of the stairs and at the master bathroom area above the sink. Have the bulbs changed and then re test the lights.

### **Heating and Cooling Systems:**

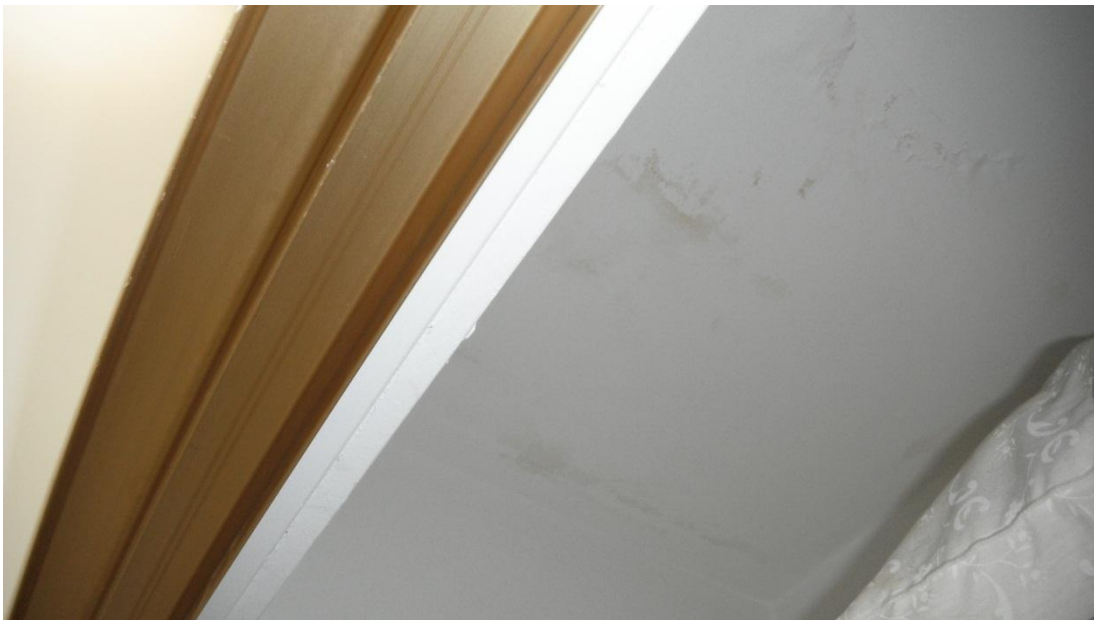
15. Insulation around heating ducts is asbestos material. Have the material removed as needed. The tin ducts under the asbestos appears secure with no open connections.
16. The flexible plastic gas connector is not protected from the sharp metal frame of the furnace as required. A simple rubber ring is needed.

### **Building Interior:**

17. The old damaged dishwasher needs to be replaced.
18. I found typical wear and use under the kitchen sink storage area and shelf.
19. The sliding screen doors stick. The upstairs screen is torn.
20. The laundry ceiling fan is unplugged, it operation is unknown.
21. The west bedroom door does not latch shut. The strike plate on the door jamb needs adjustment.
22. The listing agent discloses that the master bedroom upper east facing windows may leak at times of rain. He disclosed that the condo association is considering replacing all of these windows in the complex. Check on this with the h.o.a.
23. The right sliding mirror door is stuck next to the bathroom in the east bedroom.
24. The build in vacuumed cleaner in the rear garage storage area was not test operated, ask the seller to demonstrate the system to your satisfaction.
25. The east wire reinforced shower door is not safety or tempered glass. If someone falls into the door, personal injury could occur. Have the door replaced as needed for safety



The hot water tank



Water leakage at the master bedroom window.



Cracks in the upstairs master bedroom exterior deck area.

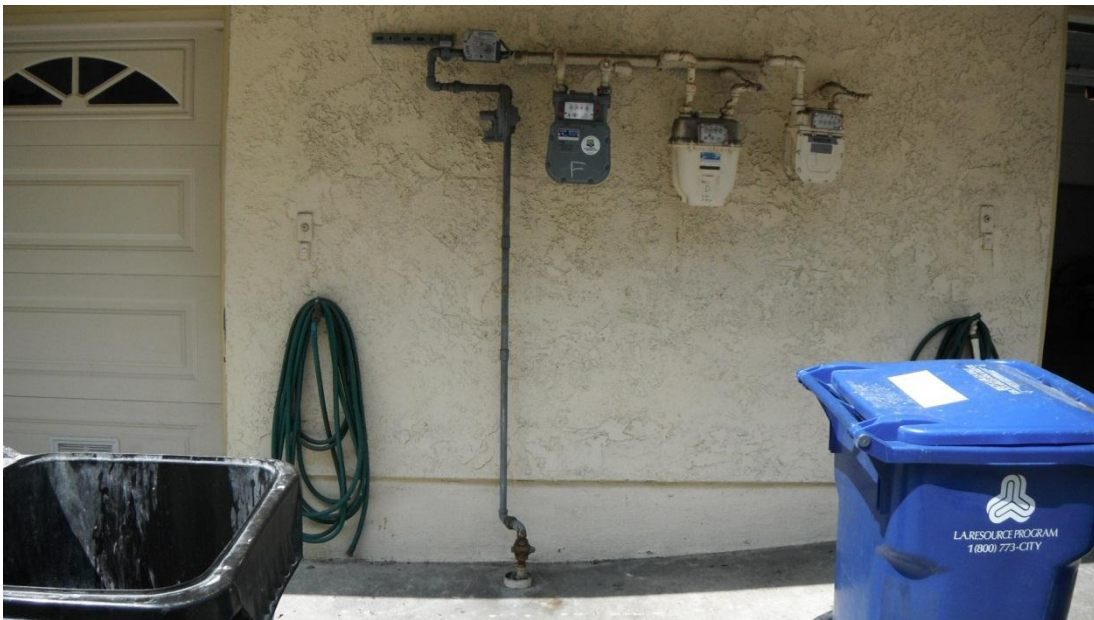


The window area that may be leaking, check with the h.o.a.





Leakage in the garage area galvanized pipes.



Gas pipes that need protection.



Underground water seepage. Check with the h.o.a.

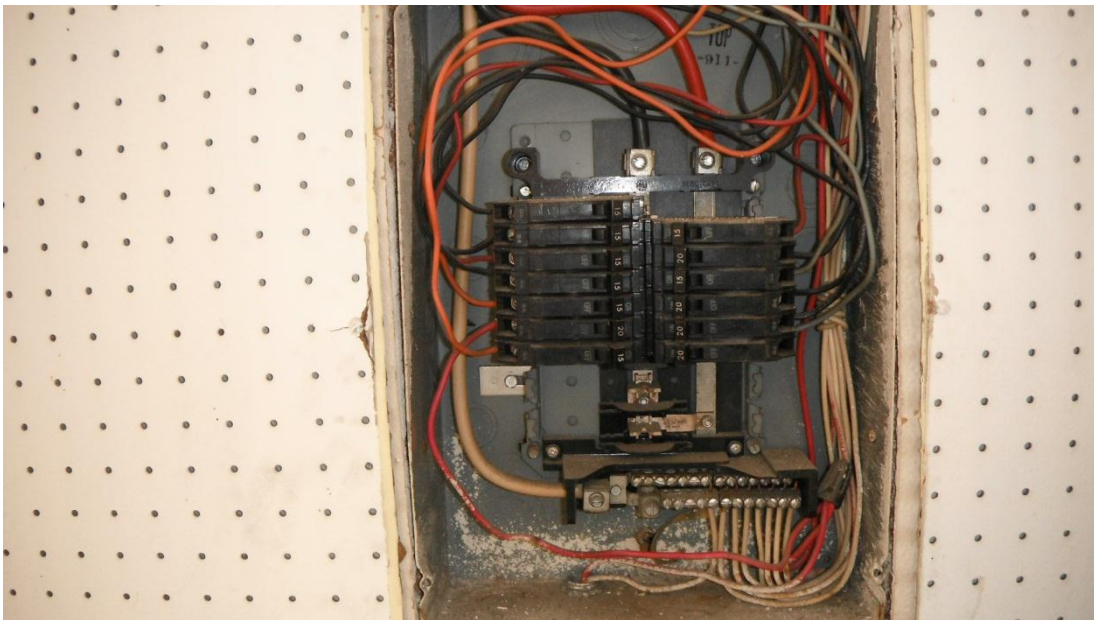


Asbestos insulation around heating pipes.





Galvanized water pipe leakage in the garage storage area.



The electrical panel in good condition.





The furnace and flexible connector that is not protected.



A leaking water pipe in the attic above the entry.



The lower attic area.



CONCERNING THE FOLLOWING REPORT ITEMS:

These rating are based on properties of similar age and style

- Good: (SERVICEABLE) The item appears to be in operating condition and does not show excessive wear.
- Problem: The item is in need of repair or replacement.
- Blank: Items left blank, do not apply.
- ????: A question mark indicates a further explanation is supplied.

## Roofs

### Informational Conditions

- ✓ Because this is a report on a condominium inspection, I do not inspect or report on the condition of the roof, the foundation, grading, drainage or components beyond the unit, which I believe to be the responsibility of the home owners association.

**Summary / Visual Observations Needing Service**

22. The listing agent discloses that the master bedroom upper east facing windows may leak at times of rain. He disclosed that the condo association is considering replacing all of these windows in the complex. Check on this with the h.o.a.
2. The listing agent has disclosed that the roof is two years old.

**Attic**

| Good | Problem |                |
|------|---------|----------------|
| ( )  | (0)     | Insulation     |
| (x)  | ( )     | Ventilation    |
| (x)  | ( )     | Gable vents    |
| (x)  | ( )     | Soffit Vents   |
| (x)  | ( )     | Vent screens   |
| (x)  | ( )     | Roof sheathing |
| (x)  | ( )     | Ceiling joists |
| (x)  | ( )     | Roof rafters   |

**General information: Attics**

Attics can vary in size of framing material and strength. Generally the newer the building the stronger the framing. When inspecting the attic, I try to spot any excessive sagging, broken joists, broken rafters or problems that need current attention or repairs. If there is no attic or the access is restricted, the condition of the wood framing, any plumbing, electrical or heating ducts will not be known.

**Informational Conditions**

✓ The attic area from below the roof to above the ceilings were viewed. Wood framing and ventilation were checked and found to be in sound or satisfactory overall condition, unless other wise noted. There is no insulation. The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

# Lower attic access is in the entry hall closet. The upstairs areas have no attics that are accessible. The roof is low or flat.

**Plumbing: Water supply pipes**

**Materials**

- Copper pipe
- Galvanized pipe (gal)

| Cop. | Gal. | p.v.c. |                     |
|------|------|--------|---------------------|
| (x)  | ( )  | ( )    | Street to the house |
| (x)  | (x)  | ( )    | Horizontal pipe     |
| (x)  | (x)  | ( )    | Vertical pipe       |

| Good | Problem |                    |
|------|---------|--------------------|
| ( )  | (?)     | Overall condition  |
| ( )  | (?)     | Water flow         |
| (x)  | ( )     | Water pressure     |
| (x)  | ( )     | Main shut off      |
| ( )  | (0)     | Pressure regulator |
| ( )  | (0)     | Pressure relief    |
| ( )  | (x)     | Angle stop valves  |
| ( )  | (x)     | Fixtures/Faucets   |

**General information: Water supply piping**

There are currently three types of water supply pipe material used in the Los Angeles area, galvanized iron, copper and plastic P.V.C pipe. Of the two types of pipe, copper is considered the better material. When I check the water supply pipe I look for corrosion, leaks and reduction in the water pressure and flow. This inspection does not attempt to check plumbing lines underground, in walls or otherwise hidden. Because a high percentage of main line water shut off valves leak, fail or break off in the closed position if operated, they are not turned or tested. Water valves that shut off water under sinks (angle stops) are not turned to test, because of the possibility of leakage.

**Informational Conditions**

There is a combination of galvanized and copper water pipe in the building. This typically leads to increased corrosion to the galvanized pipe. Plan on replacing the old galvanized pipe.

**Summary / Visual Observations Needing Service**

13. The gas pipes in the alley are not protected from car damaged. Check with the h.o.a. about this condition.

11. Water flow from the upstairs east bathroom sink, hot water side is low or off. Check this out as may be needed.
4. Water pipe is currently leaking in the attic area above the entry and in the garage storage area.
3. The water line from the street to the house is new copper. About half or less of the inside water pipe is also new copper. The rest of the water pipe inside the house, garage, stub outs at the fixtures is older, original galvanized pipe. This remaining pipe is corroded and leaking in areas. Have all remaining galvanized pipe, angle stops etc. replaced with new copper. Have a qualified plumbing contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

## *Plumbing: Drain/waste/vents*

### Materials

Cast iron pipe  
 Steel pipe  
 A.B.S. pipe

| <u>Good</u> | <u>Problem</u> |                 |
|-------------|----------------|-----------------|
| (x)         | ( )            | Pipe condition  |
| (x)         | ( )            | Waste discharge |
| (x)         | ( )            | Water tightness |
| (x)         | ( )            | Venting         |

### General information: Drain plumbing pipe

Note: I'm unable to know the true condition of sewer lines underground. To know the condition of the sewer line underground, a video camera can be sent down the line to check for breakage or tree roots. Several companies provide this service at an extra fee. The presence of or condition of a septic tank is beyond the scope of this inspection.

### Informational Conditions

- ✓ The sewer or drain line from the house to the street is underground, the condition of the pipe is unknown. It is possible that the pipe could be damaged and I would not see it. Given the age of this residence, it is likely that the main drainpipe is made of clay. Such drainpipes were widely used until the late forties or early fifties. However, they are susceptible to decay and to root damage and are no longer manufactured. Therefore, it would be prudent to ask the sellers if they have ever had blockages in the main drainpipe or to have it video-scanned.

### Summary / Visual Observations Needing Service

7. With water running, some moisture is seeping from the drain trap assembly under the half bathroom sink area.



# Electric

## Size

- (90 ) Amps  
 (14 ) Number of circuits  
 (1) Sub panels

## Conduit (wire covering)

- 3 wire Romex (grounded)  
 Metal flex tube

## System grounding

- ( ) Water pipes  
 ( ) Ground rod  
 (x) Not visible

## Good Problem

- (x) ( ) General condition  
 (x) ( ) Ampacity amount  
 (x) ( ) Receptacles  
 (?) ( ) Lighting

## G.F.I. outlets (water safe outlets)

- | Yes | No  |           |
|-----|-----|-----------|
| (x) | ( ) | Kitchens  |
| (x) | ( ) | Bathrooms |
| ( ) | (0) | Garage    |
| ( ) | (0) | Exterior  |

## Other systems

- ( ) Overhead service wires  
 ( ) Underground service wires  
 (x) 110/220 volt service  
 (x) Circuit breakers  
 (x) Service disconnect  
 (x) 3 prong grounded outlets  
 ( ) Copper branch wiring  
 ( ) 110 volt only (old service)  
 ( ) Fuses (old type plugs)  
 ( ) 2 prong ungrounded outlets

## Informational Conditions

- ✓ The circuit breakers were examined but not operated. Most of the electrical outlets and lights were tested. They appear to be in good working condition. The panel was found to be in good condition or service, except where noted.
- ✓ Special g.f.i. outlets were found in some areas of the house. These special outlets shut the electrical power off if a dangerous short occurs in wet areas i.e. kitchens, bathrooms, garages and exterior yards. Have more of these outlets installed for safety.

## Summary / Visual Observations Needing Service

14. The lights are not working at the top of the stairs and at the master bathroom area above the sink. Have the bulbs changed and then re test the lights.

# Foundation

## Informational Conditions

- ✓ The foundation supports several stories. The condition, type and adequacies of the foundation is unknown by this home inspector. Only an engineer can comment on the foundation.

## General information: Electric

Electrical services are rated in amps and voltage. Circuit protection can be old glass plug fuses or modern circuit breakers. The amount of electrical service that a house needs depends upon the size of the building. If a house has added features like a pool, spa, air conditioning system or an all electric kitchen, the house will generally need more electrical service.

✓ This is a concrete slab on the ground, type of foundation. This type of foundation floats on the top of the soil and serves as the floor of the house. The foundation is thickened under all of the walls to support the extra loads. There is no crawl space under the building. Plumbing and electrical lines are typically run in the attic or along the outside of the building.

**Summary / Visual Observations Needing Service**

1. There is evidence of water seepage in the lower rear garage storage area. Some areas of drywall are water damaged and need to be removed and replaced. Water leakage may cause mold or mildew. This is not a mold report, which is done by others who may be qualified in this field.

## Windows:

Type

Aluminum sliding  
Louver panes

| Good | Problem |                   |
|------|---------|-------------------|
| (x)  | ( )     | Overall condition |
| (x)  | ( )     | Operation         |

General information: Windows

A representative number of windows are checked during the inspection. Furniture can block access to some windows. Windows are test operated when possible. The inside perimeter of the window frames are viewed for evidence of leakage.

Informational Conditions

✓ A representative number of windows were operated, all of the windows were examined. Considering the age of the building, the windows are in good condition.  
✓ Louver windows can be drafty and sometimes a security problem.

## Exterior:

Informational Conditions

✓ Common areas in condominiums are not inspected.

# Water seeps to the garage area.

**Summary / Visual Observations Needing Service**

13. The gas pipes in the alley are not protected from car damaged. Check with the h.o.a. about this condition.

## Glass doors:

(2)

| Yes | No  |              |
|-----|-----|--------------|
| (x) | ( ) | Safety glass |

| Good | Problem |                 |
|------|---------|-----------------|
| (x)  | ( )     | Wheels          |
| (x)  | ( )     | Lock latch      |
| (x)  | ( )     | Frame (s)       |
| ( )  | (x)     | Screen door (s) |
| ( )  | (x)     | Condition       |

General information: Glass and French doors

The operation of the sliding glass door(s) and or French door(s) is checked. The locking, rolling, squareness and general condition of the door(s) is part of the inspection.

Informational Conditions

✓ The sliding glass doors were operated. The doors are in good working condition except as noted below or in the summary. The doors are safety glass or coated with a safety plastic film.

- The sliding screen doors are in poor general condition.

### Summary / Visual Observations Needing Service

19. The sliding screen doors stick. The upstairs screen is torn.

## Laundry:

### Yes

- Facility  
 Hot and cold  
 Drain  
 Gas for dryer  
 Dryer vent to outside  
 Light and receptacles  
 220 Volt outlet for dryer

### General Information: Laundry

Washing machines and clothes dryers usually do not transfer with the building, therefore they are not operated and are not part of this report. The flexible hoses to the washing machine should be replaced when you move into the house. It is always a good idea to have a pan under the washing machine in case of leakage or flooding. When the machine is installed, check the condition of the pan and any leakage under the machine that would be hidden at the time of the inspection.

### Informational Conditions

- This is a typical laundry facility, with standard plumbing connections, except as noted below or in the summary.  
 The washing machine on the second floor does not have a drain pan plumbed either to the exterior or to an internal drain, which is recommended to contain any leaks.

### Summary / Visual Observations Needing Service

20. The laundry ceiling fan is unplugged, it operation is unknown.  
 10. The flexible clothes dryer vent needs to be replaced behind the machine.  
 9. There is no water catchment pan under the laundry washing machine incase of leakage.

## Water Heaters:

- Gas  
 Electric

### Date (if visible)

????

### Size-gallons

40

### Present

- Combustion air  
 Flue vent position  
 Water shut off  
 Water/gas/connections  
 Release unions  
 Drip pan (interior)  
 Earthquake strap  
 Temp/pressure relief valve  
 t/p down spout pipe

### General Information: Water Heaters

Hot water tanks usually last about 12 to 15 years before needing replacement. As the tank gets older, the amount of hot water produced is reduced. California regulations require substantial strapping or bracing at the top and bottom third of the tank. This is required of the seller at the time of property transfer. When hot water tanks are installed upstairs or in the house, a pan is useful in case of leakage.

### Informational Conditions

- This is a standard gas fired hot water tank, properly installed and in good condition except as noted below or in the summary.

# The date of the tank is unknown.

**Summary / Visual Observations Needing Service**

- 6. The hot water tank t/p discharge pipe is threaded at the end and should not be. This pipe should also extend to the exterior of the building. I was not able to determine if the pan under the tank is drained to the exterior.
- 5. The strap around the hot water tank needs bracing between the wall and tank to prevent movement.

**Heating and Air Conditioning:**

Type

Forced air heating (central)  
Asbestos (Appears) duct insulation

Gas Elec.

(x) ( ) Energy source

Yes No

(x) ( ) Heat for each room  
(x) ( ) Automatic Thermostat  
(x) ( ) Venting/gas furnace  
(x) ( ) Combustion air/gas furnace

General information: Heating + Air Conditioning

# This inspection report checks for the presents of Consolidated Industries furnaces. These horizontal furnaces usually installed in the attic are considered a fire hazard. If the heating system of this building is a Consolidated furnace it will be disclosed in the summary.

Informational Conditions

- ✓ The heating source for the building is a natural gas fired furnace. (forced air furnace) Hot air is distributed to the various rooms of the building by means of a fan blowing air over the burner chamber. The burner chamber, plenum, gas connectors and pipes were viewed. The furnace was operated from the thermostat and appears to be in good working condition. Be sure to change the filter every few months or at least twice a year.
- ✓ Insulation around the outside of the heating duct pipes appear to contain asbestos material, (a known hazardous material) for more information contact an asbestos contractor about its removal.

**Summary / Visual Observations Needing Service**

- 16. The flexible plastic gas connector is not protected from the sharp metal frame of the furnace as required. A simple rubber ring is needed.
- 15. Insulation around heating ducts is asbestos material. Have the material removed as needed. The tin ducts under the asbestos appears secure with no open connections.

**Fireplaces:** (1)

Yes

( ) Masonry  
(x) Factory flue system  
( ) Visible cracking  
(x) Gas valve  
(x) Gas starter log  
( ) Damper  
( ) Spark arestor  
( ) Rain cap  
( ) Fireproof lining  
( ) Hearth protection  
(x) Firebox condition  
no) Wood burning  
( ) Integrity to structure

General Information: Fireplaces

This is a limited exterior visual inspection only, an interior inspection with a video camera is always recommended by someone qualified in this field. The inner reaches of a flue are relatively inaccessible. Inside damage can't be viewed even with a strong light. This inspection is limited only to those areas that visible without dismantling any portion of the fireplace. A fireplace expert with specialized equipment can check the inside flue with a video camera and provide a complete report on the condition of the fireplace or fireplaces.



Informational Conditions

✓ The fireplace burns natural gas around ceramic logs, it is not a wood burning fireplace. The fireplace was turned on from its switch and found to be in good condition.

## Entry Door:

| <u>Yes</u>                          |              |
|-------------------------------------|--------------|
| <input checked="" type="checkbox"/> | Passage set  |
| <input checked="" type="checkbox"/> | Dead bolt    |
| <input checked="" type="checkbox"/> | Keyless bolt |
| <input checked="" type="checkbox"/> | Door bell    |
| <input checked="" type="checkbox"/> | Light        |
| <input checked="" type="checkbox"/> | 36" X 6'8"   |

| <u>Good</u>                         | <u>Problem</u>           |                   |
|-------------------------------------|--------------------------|-------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Overall condition |

General Information: Exit doors

For fire safety, have any double keyed deadbolts removed. There should be a thumb latch on the inside of the front door for easy exit in case if fire. This will allow any occupant to exit without looking for a key. This applies to all rear, side or any door leading outside.

Informational Conditions

✓ The front door and entrance area appears to be in good condition.

## Kitchen:

| <u>Good</u>                         | <u>Problem</u>                      |                     |
|-------------------------------------|-------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Cabinets            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Counters            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Floor               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Walls               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Ceilings            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Sink                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | G.F.I. outlets      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Angle stops         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Faucet              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Garbage disposal    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Oven                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Stove               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Exhaust fan or vent |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Dishwasher          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Micro wave oven     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Trash compactor     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Window              |

| <u>Gas</u>                          | <u>Elec.</u>             |       |
|-------------------------------------|--------------------------|-------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Oven  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stove |

General information-Kitchens

Refrigerators usually do not transfer with the property, therefore they are not inspected. Oven timers, clocks, thermostats and cleaning cycles are not inspected.

Informational Conditions

✓ This is a standard kitchen facility with appliances, fixtures, floors, counters, walls and ceilings that appear to be in good condition given the age and overall condition of the building. Except as noted below or in the summary.

✓ All of the countertop outlets (within 5 feet of the sink have ground fault protection, which is mandated by current standards and is an important safety feature. These outlets prevent or reduce possible shock hazard.

# The kitchen appears original.

Summary / Visual Observations Needing Service

18. I found typical wear and use under the kitchen sink storage area and shelf.

17. The old damaged dishwasher needs to be replaced.

## Interior Rooms:

| Good | Problem |                  |
|------|---------|------------------|
| (x)  | ( )     | Floors           |
| (x)  | ( )     | Walls/ceilings   |
| (x)  | ( )     | Lights/plugs     |
| (x)  | ( )     | Doors            |
| (x)  | ( )     | Wood floors      |
| (x)  | ( )     | Drywall          |
| ( )  | ( )     | Plaster          |
| (x)  | ( )     | Sprayed ceilings |

### General information-Interiors

# Security or intercom systems (if any) are not inspected. Interior carpets and paint are not a part of this inspection. New paint can be scuffed when people move out.

### Informational Conditions

- ✓ There is normal wear and tear to the interior walls, floors, doors, windows, built in cabinets etc.
- ✓ Acoustical sprayed on ceilings are present in this building at the furnace closet only. This "cottage cheese" like material may contain asbestos material, only a lab can tell for sure. if any remodeling work is to be done, the ceilings should be tested and removed by an asbestos trained contractor.

### Summary / Visual Observations Needing Service

24. The build in vacuumed cleaner in the rear garage storage area was not test operated, ask the seller to demonstrate the system to your satisfaction.

## Garage:

### ( 2 ) Car

| Good | Problem |                      |
|------|---------|----------------------|
| ( )  | ( )     | Roof                 |
| (x)  | ( )     | Structure            |
| (x)  | ( )     | Firewalls/door       |
| (x)  | ( )     | Concrete floor       |
| (x)  | ( )     | Elec. outlets/lights |
| (x)  | ( )     | Main car door        |
| (x)  | ( )     | Springs (door)       |
| (x)  | ( )     | Spring wire cable    |
| (x)  | ( )     | Hinges (door)        |

### Driveway

|     |               |
|-----|---------------|
| ( ) | Asphalt       |
| (x) | Concrete      |
| ( ) | Common cracks |
| ( ) | Major cracks  |

### Yes

|     |                     |
|-----|---------------------|
| (x) | Auto garage opener  |
| (x) | Auto reverse        |
| ( ) | Manual opening      |
| (x) | House access        |
| (?) | Flooding (evidence) |

### General information-Garage doors

Garage doors by nature are hazardous. Doors can blow down during windy conditions. An automatic garage door opener can act to hold open the door on windy days. Garage doors without openers should remain in the raised position securely by the tension in the springs. For added safety, have a safety latch installed on the door jamb, if the door is to be left in the open position.

### Informational Conditions

- ✓ This is a standard garage facility, that appears to be in good condition except as noted below or in the summary.

# The electric eyes of the garage opener should be lowered to six inches instead of twelve inches. The control opener should be raised to five feet, both are because of child access etc.

### Summary / Visual Observations Needing Service

1. There is evidence of water seepage in the lower rear garage storage area. Some areas of drywall are water damaged and need to be removed and replaced. Water leakage may cause mold or mildew. This is not a mold report, which is done by others who may be qualified in this field.

## Bathrooms: (2.5)

| Good | Problem |                       |
|------|---------|-----------------------|
| (?)  | ( )     | Toilets               |
| ( )  | (x)     | Angle stops           |
| (?)  | ( )     | Sinks                 |
| (?)  | ( )     | Faucets               |
| (x)  | ( )     | Cabinet/vanity        |
| (x)  | ( )     | Counter               |
| (x)  | ( )     | Outlets               |
| (x)  | ( )     | G.F.I. safety outlets |
| (x)  | ( )     | Showers/tubs          |
| (x)  | ( )     | Heaters               |
| (x)  | ( )     | Floors                |
| (x)  | ( )     | Walls/ceilings        |
| ( )  | (?)     | Exhaust fans          |
| (x)  | ( )     | Windows               |

### General information: Bathrooms

The accessible doors, windows, lights, receptacles, vents and permanently installed components are checked for basic operation. Water flow is checked with several faucets on at the same time. Angle stops under the sinks are not turned or operated. Old angle stop valves can leak or stick. If not present, have g.f.i. protected outlets installed in all bathrooms to avoid shock hazard.

### Informational Conditions

- ✓ These are generally standard bathroom facilities. The plumbing pipes, fixtures, counters, walls, floors, ceilings, lights and outlets are in good condition except as noted below or in the summary.
- ✓ The bathroom outlets are protected with safety g.f.i. outlets. The outlets shut off if an elec. short occurs protecting the user.

### Summary / Visual Observations Needing Service

25. The east wire reinforced shower door is not safety or tempered glass. If someone falls into the door, personal injury could occur. Have the door replaced as needed for safety
14. The lights are not working at the top of the stairs and at the master bathroom area above the sink. Have the bulbs changed and then re test the lights.
12. The toilet may be slightly loose in the upstairs east bathroom. All toilets may need to be replaced as per water conversation code.
11. Water flow from the upstairs east bathroom sink, hot water side is low or off. Check this out as may be needed.
8. There is a small fracture crack at the base of the half bathroom toilet. The toilet did not appear to be loose. All of the units toilets may need to be replaced to meet L.A. water conversation requirements. Check with the listing agent.
7. With water running, some moisture is seeping from the drain trap assembly under the half bathroom sink area.

**Bedrooms:** ( 2 )

| Good | Problem |                 |
|------|---------|-----------------|
| (?)  | ( )     | Entrance doors  |
| (x)  | ( )     | Closet doors    |
| (x)  | ( )     | Floors          |
| (x)  | ( )     | Walls/ceilings  |
| (x)  | ( )     | Lights/plugs    |
| (x)  | ( )     | Smoke detectors |
| (x)  | ( )     | Windows         |
| (x)  | ( )     | Heat source     |

## General information-Bedrooms

Bedrooms need two escape routes, one being the door and at least one window. All bedrooms and halls leading to bedrooms should have smoke detectors.

## Informational Conditions

- ✓ The bedroom doors, walls, ceilings, windows , electrical outlets and lights are in good condition except as noted below or in the summary.

## Summary / Visual Observations Needing Service

23. The right sliding mirror door is stuck next to the bathroom in the east bedroom.
22. The listing agent discloses that the master bedroom upper east facing windows may leak at times of rain. He disclosed that the condo association is considering replacing all of these windows in the complex. Check on this with the h.o.a.
21. The west bedroom door does not latch shut. The strike plate on the door jamb needs adjustment.
2. The listing agent has disclosed that the roof is two years old.

----- End -----