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March 18, 2014



Property Inspection Report

**12520 Nancarrow Way
Pacific Palisades, CA 90272**

Prepared for: Astute Homebuyer

This inspection is for "performance-based serviceability" and is not for "code-compliance". This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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INSPECTION REPORT

It is the client's sole responsibility to read this report in its entirety and to research all municipal permits that may have been issued and/or finalized on this property before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property while occupied or damaged during the seller's evacuation. We do not research or keep up to date with product recalls, specific information can be obtained at www.cpsc.gov. The local municipality is the appropriate source for code compliance issues or questions.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: March 18, 2014
CLIENT NAME: Mr. & Mrs. Astute Homebuyer
INSPECTION ADDRESS: 12520 Nancarrow Way Pacific Palisades, CA 90272

BUILDING CHARACTERISTICS:

BUILDING TYPE: Single-family residence

UTILITY SERVICES:

UTILITIES STATUS: Electricity and water and gas utilities were on at the time of the inspection.

OTHER INFORMATION:

BUILDING / UNIT OCCUPIED: Yes. Possessions limit viewing at the time of the inspection and so a final walk-thru by interested parties is suggested once full viewing is possible. Possessions restrict access and viewing of defects such as, but not limited to stains and cracks.

CLIENT PRESENT: Yes

ACCESS: Real estate agent

INSPECTOR: Corey Folsom, Certified Inspector, Full ASHI member

SCOPE OF THIS INSPECTION

The scope of the inspection is limited to items mentioned in this report which were readily accessible at the time of the inspection. Acceptance of this report by mail, electronic means or in person constitutes agreement with policies contained herein. You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection which can be costly, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing or laboratory analysis. This inspection and its report will not be as comprehensive as that generated by specialists. This report is intended only as a general guide to help you, the client, make your own disclosure/evaluation of the condition of the property, and it does not make any representation as to the advisability of purchase. ***The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed on the day of the inspection only.***

The inspection and report are not intended to be technically exhaustive or to imply that every defect was discovered. This inspection report is intended only to identify the major challenges that were present and visible on the day of the inspection. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, destructive discovery or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. ***Therefore, all claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller of the property.***

The conditions stated in our report are NOT repair requirements. Although we suggest that all repairs be accomplished, decisions regarding maintenance or repairs are left to you. Your ownership includes responsibility for the future maintenance of the grounds, structure, and mechanical/electrical/plumbing systems. Property ownership brings with it a certainty that repairs will occur. ***Buyers are always at risk. Our visual report may illuminate some areas of risk, but it cannot eliminate it.***

The most conscientious visual inspection is not capable of determining all conditions that exist in a building. We make random evaluation of some components and cannot move furniture, etc. Here are examples of things our inspection cannot determine: 1. Improper wiring connections 2. Random outlets or switches that don't function 3. Cracks in chimneys and flues 4. Drafty or hard to heat or cool interior space 5. Leaks that only occur under unusual conditions 6. Damage inside structural cavities.

Systems and conditions not within the scope of the building inspection include, but are not limited to: lead, asbestos, toxic or inflammable materials, efficiency of insulation, internal or underground drainage or plumbing, fire sprinklers, any systems which are shut down or otherwise secured; product recalls; intercoms; security systems. Compliance with the **Americans with Disabilities Act** is also outside our scope. Comments about any of these systems and conditions are informational only and do not represent an inspection. **OUR LIABILITY IS LIMITED BY THE TERMS OF THE INSPECTION CONTRACT.** The inspection was performed generally in accordance with the standards of practice of the American Society of Home Inspectors (www.ashi.org).

This report should not be construed nor implied as a compliance inspection of governmental codes, regulation, law, statute or ordinance. Opinions expressed regarding adequacy, capacity, or expected life of components are estimates and wide variations are to be expected between estimates and actual experience. It is impossible to predict the severity or frequency of moisture penetration on a one-time visit. ***If this is a residence we strongly suggest investing in a warranty policy.*** This report cannot be sold or transferred. The Client agrees to hold harmless Corey Folsom & Associates from third party claims relating to this inspection report.

This is not a structural pest control inspection and this report must not be used as a replacement for such. Common areas or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined in California Civil Code section 1351. et seq. do not fall within the scope of this inspection and were not inspected.

FOUNDATION / EXTERIOR

This is a preliminary general structural investigation. Engineering information can only be provided by a qualified engineer. Even in areas with "full" access there are places we just cannot see. Cracks are common in foundations and most do not represent a structural problem. All concrete floor slabs experience cracking due to shrinkage. Floor coverings prevent recognition of conditions in all but the most severe cases. We cannot determine within the scope of this inspection the amount or significance of sloping floors or analysis of any foundation settlement. Unless noted otherwise the building exterior was inspected from the ground. A "board-by-board" search is not performed. The majority of flashings were not evaluated because they are typically concealed from view. The intrusion of moisture into the exterior cladding system often cannot be determined without destructive testing and specialized equipment. California has new requirements of how residential lead-based paint removal will be handled which adds to the cost of re-painting older buildings. Enclosed patios are often kit-constructed and are not evaluated except for courtesy comments. Drainage conditions that may affect the structure are evaluated only on the day and time of the inspection. Conditions that may have existed in the past or that may be present in other times of the year were not determined. We do not attempt to assess the performance of post-tension concrete slabs. We do not differentiate between EIFS and faux stucco. Inquiry with plans, the city and/or the builder / owner should be done to be certain of the type of stucco-like cladding.

RAISED FOUNDATION:

CRAWLSPACE:

The underfloor area is fully accessible and the inspector entered all accessible areas. The underfloor access is located in a bedroom closet.

FOUNDATION WALLS:

Poured concrete. The perimeter foundation is believed to be performing well for the age of the building. Anchor bolts are fasteners that connect the wood framing to the foundation. They are a basic precaution to help prevent a home from moving off it's foundation during an earthquake. Anchor bolts were found to be in place in the visible and accessible areas although the inspector did not perform a bolt by bolt search. **A section of concrete perimeter footing is undermined / lacks adequate support near the front entry** (perhaps for excavation of the sewer line) - see photo. No distress is noted, but consider improving support (by backfilling) here.



BEAMS & JOISTS:

The underfloor beams and joists appear to be serviceable.

COLUMNS/SUPPORTS:

The existing columns/supports appear to be relatively new and quite serviceable.

FLOOR AND DRAINAGE:

Symptoms of water entry exist wet soil. (The precise source and cause of the moisture was not determined, but it is likely related to seasonal soil conditions.) *Efflorescence is present, which is the (commonly found) whitish, powdery deposit left when moisture evaporates and it indicates the presence of periodic surplus moisture (wet & dry cycles) over time.* Make certain that the ground surface conducts water away from the exterior walls and minimize plantings near the exterior walls that require a lot of watering. *Plastic sheeting is present on the soil of the underfloor area. However, the plastic tends to aggravate wet conditions because it does not control the water during wet cycles and it keeps the soil from drying out during dryer times.* We suggest removal of the plastic sheeting.

OTHER OBSERVATIONS:

The underfloor ventilation is adequate in the accessible areas.

EXTERIOR WALLS:

MATERIAL:

Wood siding. Stucco over wood framing

CONDITION:

The exterior wall cladding materials are in overall serviceable condition and show only normal wear.

TRIM:

MATERIAL:

Wood trim. The exterior wall trim materials are in overall serviceable condition and show only normal wear. *Relatively horizontal, protruding surfaces noted.* This is by design more susceptible to water damage and could be modified (perhaps with metal

cap-style flashing or simple removal in some instances). Metal cap flashing is required in new construction.

EAVES:

EAVES, SOFFITS, FASCIA:

This home has large eaves which help protect the walls, considerably reducing exposure to the elements and to wall / window maintenance.

ROOF

The following is an opinion of the general quality and condition of the roofing material. ***The inspector cannot offer an opinion or warranty as to whether the roof is free of leaks or how long it will be watertight in the future.*** This inspection is made on the basis of what is visible and accessible at the time of the inspection. Even attics with "full" access there are places we cannot see. We do not inspect for proper exposure of lap as this varies with the manufacturer - consult specific manufacturer requirements. Non-original roof coverings may exceed the capacity to support added weight, the assessment of which is beyond our scope / expertise. All roof coverings require periodic maintenance, such as checking the seal around penetrations and at flashings and removing leaves / trimming foliage, and should be visually inspected annually. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation. Gutters and downspouts should drain the roof water at least six feet from the foundation. Often downspouts discharge into an underground drainage system to minimize water accumulation near the foundation. We do not test these systems. It would be prudent to test the drainage performance prior to the first heavy rain. Areas with vaulted ceilings or without an attic cannot be judged for the presence of insulation by a visual inspection, nor can an inspector usually determine the presence of wall insulation. All homes can expect rodent issues from time to time, we do not report on rodents or wood-destroying pests. Chimney cowlings may affect the draft characteristics of chimneys and no evaluation of them is offered. The condition of most of the chimney chase is hidden from view and those hidden portions are not covered by this limited, visual inspection. *Openable skylights are not operated nor do we examine every skylight openings for adequacy of the framing. Patio roofs and covers are not included in this inspection.*

ATTIC & INSULATION:

ACCESSIBILITY:

Attic is partial size. The inspector entered all accessible areas of the attic. The attic access panel is located in a closet.



insulation falling (and facing wrong way)

STRUCTURE:

Conventional framing is observed.

CONDITION:

The attic and roof support structures appear to be performing well. Adequate ventilation is provided. *Rodent evidence is noted* - Refer to a current structural pest control report for further commentary.

INSULATION:

Fiberglass batting Fiberglass-loose fill. *Insulation coverage is not complete (gaps seen). Coverage should be improved* to restore full functioning of the insulation layer. Remember to keep any insulation clear of vents and all exhaust flues (and any non-IC-rated recessed lighting). *Batting insulation is installed backwards (with the vapor barrier facing away from the conditioned space).* For decreased maintenance (to prevent condensation inside the insulation) you should turn the insulation to face the other way.

R-FACTOR:

Adding insulation could make the interior more comfortable and reduce energy costs. Today's standards suggest an R-30 to R-38 insulation in the attic area. Be careful to avoid covering the attic ventilation screens and any non IC-rated recessed lighting fixtures with insulation. The insulation is approximately 1 to 2 inches thick giving it an insulating value of about R-3-5.

ROOF COVERING:

STYLE:

Intersecting gable style roof. Low-slope style roof. There were tree limbs noted to be overhanging / close to the roof. These limbs should be trimmed well back from the roof to prevent damage to the roof covering.

COVERING:

Composition tab shingles. Single-ply roofing material possibly "dacron or pvc" is appropriately chosen for the (lower angle) roof section.

ACCESS:

The inspector physically walked on the roof surface to visually examine the accessible

roof components.

STATUS:

This is a very nice installation and no improvements are considered necessary to the roof covering at this time.

LOW-SLOPE STATUS:

Every low-slope roof should slope at least 1/4" per foot to a drain. **There is evidence of water "ponding"**. We recommend improvement to allow the water to drain completely.



EXPOSED FLASHING:

TYPE & CONDITION:

Metal. *Exposed fasteners are seen at the flashing detail.* For decreased maintenance these fasteners should be covered with approved sealant. *Debris has built up in the flashing channels.* This material should be removed as part of periodic maintenance and to better view its condition.



RAIN GUTTERS:

CONDITION:

Rain gutters are present at all the eaves. *Debris in rain gutters and downspouts needs removal to restore good drainage / full functioning of the system.* Debris also makes it difficult to judge the condition of the gutter interior. **Rain gutter run/s sloped away from the drain and we advise modification to direct water to the drainspouts.** This will greatly extend the gutter service life and better protect the eaves. Clean the rain gutters and reseal/repair joints as needed.



CHIMNEY:

MATERIAL:

Masonry

CONDITION:

The chimney exhibited no significant movement when the inspector applied physical pressure while standing on the roof surface. The visible exterior portion of the chimney appear serviceable. Rain cap is noted. The rain cap prevents moisture penetration into the chimney flue and thereby reduces corrosion at the firebox and flue interior.

SKYLIGHTS

CONDITION

Water penetration is often found at skylights. *Their installation requires special attention to flashing details by the installer, most of which is hidden to a visual inspection.* Skylights should be monitored on any house. **Keep debris cleared from the top edge of skylights.** *Skylight installed with a wide (greater than 30") edge facing upslope. Water and debris may easily collect here.* This area should be monitored closely and kept cleaned of debris. Consider the installation of a "cricket" water diverter.

ROOF MOUNTED EQUIPMENT:

There is solar equipment mounted on the roof. *The review of which is outside the scope of this inspection.*

ELECTRICAL

Any electrical repairs should be given priority as a safety item. The electrical power to the entire building should be turned off prior to performing repair efforts, no matter how trivial the repair may seem. Light fixtures often have dead bulbs or may be controlled by photocells, so are not tested. You are encouraged to verify electric circuit labeling, accuracy of circuit labeling is not verified by us. Receptacle testers(which we use) are not always reliable so our test should not be considered an exhaustive analysis of the receptacle wiring configurations. Bonding connections are often obscure and are not often found. We use the terms "120v" and "240v" throughout the inspection as this is the nominal value of the designated voltage class in all nationally recognized standards. The actual voltage can vary within a range that permits satisfactory operation of equipment. This range includes 110v and 220v. Personal items often prevent access and testing at some outlets and switches and we consider that the homeowner will do an full review of the electrical outlet and switch plate covers and replace missing or broken covers as needed. When compact fluorescent bulbs are present at recessed lighting we suggest you verify that these fixtures are rated to accept this type of bulb. AFCI breakers are not tested. AFCI breakers are a relatively new technology. Consult with an electrician about this important safety feature. Low-voltage systems are not inspected. We do not verify that the kitchen appliances are properly on dedicated circuits. Most electrical engineers recommend that breaker panels be upgraded after about 50 years. As in all buildings, much of the wiring is concealed and cannot be visually inspected by us.

GENERAL COMMENTS:

NOTES:

The electrical service panel / meter is located at the exterior of the building.



panel view

SERVICE:

TYPE:

Underground. 120/240 volt, 100 ampere service with circuit breakers. This was determined by the rating on the main disconnect.

SERVICE PANEL:

The size of the incoming electrical service is sufficient for a typical single family's needs. This service is equipped with a "Zinsco" brand electrical panel. **While often these panels are dependable, they are aging and some configurations are notable for poor connections of the breakers at the busbar as well as undependable tripping of the breakers and as such call for review (and possible replacement) by a qualified electrician.** When the electricity use patterns change more demand can be placed on a given circuit which may highlight a problematic circuit breaker.

PANEL NOTES:

Grounding system is present, but its proper termination was not visible (which is not unusual). Circuit and wire sizing correct so far as visible. The important panel bonding connection is present.

ELECTRICAL PANEL:

EQUIPMENT PANEL:

The electrical equipment panel is located in the garage. **Circuit/s are without the benefit of complete and clear labeling.** This is problematic for a person attempting to safely work on a circuit. Each circuit should be accurately identified. **Panel working space should ideally be 36" deep extending to the floor.** For increased safety and to facilitate inspection of this panel we recommend keeping this area clear. In other words nothing should be installed or stored in this area under the panel to allow safe access and escape from the immediate panel area. **Inspector was unable to open the panel and inspect the interior because**



no access to panel

of blocked access. We recommend evaluation of the panel interior & correction of any issues by a qualified electrician. This service is equipped with a "Zinsco" brand electrical panel. **While often these panels are dependable, they are aging and some configurations are notable for poor connections of the breakers at the busbar as well as undependable tripping of the breakers and as such call for review (and possible replacement) by a qualified electrician.** When the electricity use patterns change more demand can be placed on a given circuit which may highlight a problematic circuit breaker.

CONDUCTORS:

BRANCH WIRING:

The visible 120v portions are copper non-metallic sheathed cable. (Opening of the garage panel may reveal aluminum wiring as well, simply because of the year built.) **Extension cord/s used as semi-permanent wiring in the garage, which is not an approved method of providing permanent power.** We recommend consultation with a qualified electrician to evaluate how improvements (such as hard-wiring additional receptacle/s) can be accomplished to prevent this practice. **For increased safety we recommend exposed wiring be properly attached and protected - repair is needed at a broken conduit in the underfloor area** to reduce the potential for stretching and abrasion.



broken conduit

SWITCHES, FIXTURES & RECEPTACLES:

CONDITION:

A Ground Fault Circuit Interrupter (GFCI) is a safety protection device incorporated into an electrical receptacle. Although the home very likely met the electrical requirements at the time of construction, **GFCI outlets were not observed / labeled in all recommended locations. If an electrical circuit is controlled by a GFCI outlet or breaker, but individual outlets don't have reset buttons we expect to see a sticker on those receptacles to show that GFCI protection is present.** (Often the stickers are just missing.) GFCI outlets are inexpensive and typically installed at all exterior, garage, basement, bathroom and kitchen counter locations (unless the outlet is dedicated to serve a specific appliance). **We do not determine if GFCI circuit breakers are controlling appropriate circuits.** (Refrigerators should be on a dedicated, non-GFCI circuit). GFCI outlets were not tripped/reset as part of this inspection nor were the redundant reset locations established because often GFCI outlets are controlling an entire circuit and it can be a significant inconvenience if they fail to re-set. They should be tested by the occupants periodically. **For increased safety all receptacles in wet locations could have a (bubble-type) listed enclosure that is weatherproof even when a cord is plugged in to it. At least one grounded type outlet tested as having no ground connection - see photo.** We recommend review /



ungrounded outlet

correction as needed by a qualified electrician.

PLUMBING

It should be understood that the inspection only addresses the visible portions of the plumbing system. Much of the plumbing system is concealed within walls and below grade. Water quality testing is available from local testing labs. Water pressure testing is not performed by us. All underground or hidden piping and on-demand water heaters are excluded from this inspection. The identification / assessment of backflow prevention devices as well as the water meter itself, water softeners and filtration devices are beyond the scope of this inspection. In buildings served by propane we often are not able to fully determine if all gas appliances are rated for propane, this is the responsibility of the owner. Valves may leak when operated after a period of inactivity. For this reason, none were not tested. We do not test or operate gas shutoff valves, either. Temperature-pressure relief (TPR) valves are meant to open only in an emergency and so are not tested. Installation of modern valve stops in an older home is a prudent investment. ***I cannot accurately predict the remaining useful service life of waste plumbing.*** Consider a video evaluation of the interior of waste plumbing (including the service lateral to the utility / street connection) that is older than 40 years. Solar water systems are not inspected. No comment about water discoloration is made. Water heaters require a building permit to install. Consider researching to see if this was accomplished (and finalized) for your unit. Consider insulating your hot water supply pipes to conserve energy (and energy dollars). If your pipes are insulated now, it is wise to review the integrity of the insulation every few years. *Anti-siphon faucets are recommended at exterior hose bibs as a property upgrade as needed.*

MAIN LINE:

MATERIAL: The pipe viewed that we believe to be the main water supply entrance was copper and 3/4 inch in diameter.

CONDITION: The visible section is serviceable. The valve which is believed to shut off the water to the building is located at the front of the property. The shutoff valve was not tested. Operation of the valve from time to time will keep it functional and maximize it's useful life.

SUPPLY LINES:

MATERIAL: Combination of materials copper and galvanized lines are present. **Copper now makes up the majority of the supply plumbing.** ***The galvanized pipe sections should be considered in fair condition simply because of age. Older-style valve stops noted*** - The new owners may consider replacement with modern 1/4-turn valve stops to prevent leaks. *Abandoned supply plumbing is found in the underfloor area. We suggest removal of all abandoned / disconnected plumbing. "Water hammer" of pipes is noted at the kitchen sink.* "Water hammer" is a term used to describe the banging and/or humming noise made by water supply pipes as they shake when a faucet or valve turns on or off suddenly. Making sure that the pipes are adequately support may solve the problem, but sometimes the pipes are loose within the walls, where access is difficult. One simple method of correction is the installation of an air relief chamber along an accessible section of hot and the cold water supply pipe, which acts as a shock absorber for the water in the pipes and prevents this condition from occurring. Slower operation of faucets can also minimize the noise and strain.

CONDITION: *Corrosion is noted at valve stops - monitor. It's always prudent to replace valves before they begin to leak.*

WASTE LINES:

MATERIAL: The portion viewed was ABS,

CONDITION: The accessible and visible sections of the waste piping appear serviceable. Due to the age of the home, we recommend a professional evaluation of the waste drainage system out to the street (sewer lateral) by a qualified plumber. Many jurisdictions now require a sewer lateral inspection / clearance at the time of sale.

WATER HEATER:

TYPE: *A sediment trap (drip leg) was not observed in the gas supply piping ahead of the appliance control valve. Its purpose is to trap moisture and debris that may enter the gas supply piping. In keeping with standard building standards and to ensure normal lifespan of the appliance we recommend installing a sediment trap here. Natural Gas.*

SIZE & AGE: 48 gallons. According to industry experts, the average water heater expected service

life in the U.S. is 10 - 15 years, but failure could occur at any time. Often water heaters that are performing longer than 15 years are self-cleaning or glass-lined. (Glass-lined models can easily last longer). The unit was manufactured in 2010.

LOCATION:

This appliance is located in the garage.



washers missing

VENTING / FLUE:

The visible sections of the flue vent appear to be installed properly.

CONDITION:

A water shutoff valve is installed, but not tested. Temperature-pressure relief (TPR) valve noted. **The water heater needs improvement to seismic strapping to meet California safety standards.** As part of the transfer of real property in California all tank storage water heaters must have seismic strapping correctly installed. Unfortunately, water heater strapping is a widely misunderstood subject. The standards that most municipalities use for water heater strapping is issued by the State Architect's Office can be found at http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf. We recommend immediate installation of proper restraints in accordance with current industry standards and local jurisdictional requirements. **There are no washers to protect the strapping from tearing at the lag screws.** Seek corrections as needed by a qualified tradesperson.

FUEL SYSTEM:**METER/TANK LOCATION:**

The gas meter is located at the side of the building. The gas supply may be shut off by turning the valve 90 degrees either direction. System appears serviceable. We did not see a meter wrench in the vicinity of the gas meter and recommend providing an appropriate wrench (permanently sized). This valve requires a large (long) wrench and cannot be turned by hand. Installing an automatic gas shutoff is a relatively low-cost, superior option since it would protect the system when the occupants are not present.

HEATING / AIR CONDITIONING

We do not light pilot lights. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of conditioned air cannot be addressed nor can a judgment of system capacity be offered. Cleaning of the ducting interior should be considered as an investment in indoor air quality. Maintenance of heating and cooling systems is recommended on an annual basis. Precise calculation of appliance combustion air requirements is not performed. Heat exchangers, which are a critical component, cannot be adequately checked during a visual inspection. Window and wall-mounted A/C units are not inspected. It's prudent to assume that all buildings built prior to 1980 contain some amount of asbestos in the heating ducts unless the system has been completely replaced. It should be understood that the inspector is a generalist and not an HVAC specialist. Further evaluation by an HVAC specialist will often reveal other issues that went un-noticed in the home inspection - this should be expected.

HVAC DESCRIPTION:

LOCATION:

A sediment trap (drip leg) was not observed in the gas supply piping ahead of the appliance control valve. Its purpose is to trap moisture and debris that may enter the gas supply piping. In keeping with standard building standards and to ensure normal lifespan of the appliance we recommend installing a sediment trap here. The appliance is located in an interior closet, controlled by a wall thermostat.

SYSTEM TYPE:

Forced Air. Natural Gas. Manufactured by "Kenmore".

SIZE & AGE:

75,000 BTU input capacity. The appliance was manufactured in 1996.

HVAC CONDITION:

CONDITION:

The system responded to normal controls. The heater was operated by turning up the thermostat control, which later was returned to its original setting.

COMBUSTION AIR:

The make up air intake is close to the compartment door. For increased safety we suggest weatherstripping the compartment door to provide separation between the combustion air source inside the closet and the return air register outside the closet. The goal is to prevent by-products of combustion from being drawn into the air intake which could then be directed through the registers.

VENTING:

The visible sections of the flue vent are installed properly.

AIR FILTER:

The filter is dirty. We suggest installing a properly sized new air filter right away to improve air flow and air quality. This is typically performed at every 3 months of service and will improve indoor air quality and appliance efficiency. A dirty filter can have a dramatic negative effect on the useful life expectancy of the appliance.

BLOWER/FAN:

The blower operated as expected.

NOTES:

We suggest an initial service/cleaning by a qualified HVAC technician.

AIR CONDITIONING:

TYPE:

Central. Central cooling is accomplished by electrically-powered refrigerant compression, with the cooling (evaporator) coil mounted adjacent to the gas-fired furnace and the condenser at the roof.

We suggest installing seismic tie-downs at the condenser unit pad (outside) to prevent damage to the equipment and wiring.



POWER SOURCE: 240 volt. Electrical disconnect present, but the wiring / box is mounted to an unsecured / wobbly post. **Correction should be considered.**



A/C electric not secured

CONDITION: The unit responded to normal controls. I cannot verify how well this system will work in the hottest periods. I did cycle the unit by adjusting the thermostat control to verify that the components were working and returned the thermostat to the original setting.

CONDENSATE LINE: **The a/c condensate line is allowed to sag in the underfloor area.** Correcting the slope with additional support hangers or other measures to allow the condensate water to completely drain is suggested.

RETURN AIR TEMPERATURE: 65 F

SUPPLY AIR TEMPERATURE: 49 F

AIR TEMPERATURE DROP: This is within the acceptable range of 14 - 22 degrees. While not a definitive test, it is one measure of the proper functioning of the appliance.

DUCTWORK:

TYPE & CONDITION: The visible portion consists of flexible metal (insulated) ducts. Insulated sheet metal ductwork. *This is older ductwork and as such it is likely due for cleaning of the duct interior as an investment in indoor air quality.* **Outer wrapping of ductwork is missing in places.** This adversely affects the efficiency of the system. All ductwork / register boxes (including return air ducts) in unheated spaces should be insulated to prevent heat loss, but also to protect against condensation.



uninsulated register box

INTERIOR

Often items or areas cannot be judged by the inspector due to furnishings. A final walkthrough by interested parties prior to the close of escrow is critical (especially under sink areas). Generally, cosmetic deficiencies are not reported. The Client should arrive at their own conclusion regarding cosmetic defects. Building hardware is the responsibility of the designer with the approval of the building department. *Any new construction, commercial property or home over 3000 square feet should be researched to determine if upgrade to interior fire protection sprinklers is required (existing fire suppression systems are not inspected).* Inasmuch as health is a personal responsibility we recommend having the indoor air quality tested. Specific identification of mold is also outside the scope of this inspection as is verifying the integrity of window thermoseals and assessing security systems. Fireplaces are not operated during the inspection, nor are mantles or hearths researched for sufficient clearance. We cannot authoritatively comment on the proper installation of woodstoves due to the numerous models and varying municipal statutes. **Any fireplace or woodstove requires the services of a specialist to verify safe operation. It is also not determined if smoke alarms are hard-wired or interconnected. ASHI (and our company) recommends that every residence be equipped with photoelectric smoke alarms, (NOT) ionization or dual sensor smoke alarms.** We do not verify the proper sealing of finished interior surfaces and grout. We may use the term "wood" to describe flooring that may be a wood-laminate product. *Solarium-style windows and window screens are not inspected.* We suggest that the buyer check proper operation and seal of all doors and windows to their satisfaction. Proper mounting of ceiling fans is usually concealed within the ceiling and cannot be viewed by us. *Ceiling fans do not always remain with the property and were not tested as part of this inspection.* You may want to verify their operation during the final walk-through. *Make a review of door and window screens (missing/damaged screens should be repaired to restore protection from flying insects).* Uneven floors and wall and ceiling cracks are not uncommon (and almost expected in every home) and indicate movement, but I do not determine their exact nature or relevance. All cracks should be monitored on any building. It's prudent to assume that all buildings built prior to 1980 contain some amount of asbestos unless the building has been completely remodeled.

ENTRY:

MAIN ENTRY DOOR: The main entry door is installed correctly and is in good condition. **There is no deadbolt present.**

OTHER EXTERIOR DOORS: Sliding glass door. French-style doors. The exterior doors are in good condition.

WINDOWS:

TYPE: The window frames are clad-metal/vinyl. fixed type, sliding type,

CONDITION: **"Fogged" window pane noted at the kitchen.** Fogging usually indicates a breach of the window seal. Repair is often basically replacement of the affected window.

WALLS & CEILINGS:

TYPE: Drywall.

CONDITION: *Cracks noted on the ceiling/walls.* Wall/ceiling cracks are not uncommon and indicate movement in the structure, but I did not determine their exact nature or relevance. All cracks should be monitored on any building.

FLOORS:

COVERING TYPE: Floor covering is wood and carpet and tile. *Stored items or furnishings prevent full inspection.* We suggest a careful examination by interested parties once full viewing is possible.

SMOKE & CO DETECTORS:

COMMENTS: Noted, but not tested. Smoke detectors are installed in all necessary locations according to current California standards. In new construction and when interior remodeling has been performed after August 1992 smoke detectors are required in each bedroom and story. (We do not establish the exact date of original construction or date of interior remodeling). We recommend, for added safety, a photoelectric smoke alarm in each sleeping room. They should be tested upon move-in and at manufacturer's recommended intervals (and replaced if paint or grease has gotten on the cover/s). In houses/living units with gas/wood-burning appliances or an attached garage **current California law requires carbon monoxide detectors be installed outside of sleeping areas and on every level of a dwelling, including basements (effective July, 2011).** After January 1, 2013 the same requirements applied to multi-family dwellings. Carbon

monoxide detector/s noted in appropriate locations. They are not tested by us nor do we evaluate them for compliance with manufacturer's recommended installation instructions. All CO Alarms are dated and should be replaced after five to seven years or according to manufacturers schedule.

FIREPLACE:

TYPE:

This fireplace is located in the living room. Masonry.

CONDITION:

Damper shuts completely which is not desirable because it is a gas-burning appliance (or has a gas lighter). For increased safety the damper should be modified with a simple clip so that it cannot close completely (easy to accomplish). Gas and wood-burning fireplaces/inserts are examined for obvious defects, but not operated during the inspection - see text at the top of this section. **The flue was essentially not visible for my level of inspection.** We recommend using a licensed chimney cleaning service / flue inspection initially and on an annual basis.

KITCHEN / LAUNDRY

We recommend that you invest in a warranty for mechanical and appliance failures. **Our service is not a warranty.** All appliance testing that we performed was done as a courtesy and should not be considered "technically exhaustive". Appliance lights are not tested. *Clothes washing machines and clothes dryers are considered personal property and are not tested.* We strongly suggest that dryer exhaust vents be removed and cleaned at least annually. Barbecues, microwave ovens, refrigerators and trash compactors are not inspected. The verification of appliances for use with propane is outside the scope of the inspection. Appliance flame quality, timer settings and heat calibration are not evaluated. We suggest installing a LintAlert monitor at all clothes dryer vents. Clothes washer hookup valves are not operated during the inspection.

KITCHEN SINK:

TYPE AND CONDITION:

Porcelain-coated (or possibly composite) sink. The sink is serviceable. Faucet is serviceable. Hand sprayer is functional. **We suggest sealing the wall where the pipes exit at the rear of the undersink cabinet.**

DISPOSAL:

CONDITION:

The garbage disposal was serviceable - tested for on and off function and unusual noise at the time of the inspection. Wiring appears serviceable and is properly clamped where it enters the motor enclosure.

DISHWASHER:

CONDITION:

The dishwasher was tested for on/off function only. It appears serviceable. *It was not put through an entire wash cycle.*

RANGE AND OVEN:

TYPE/CONDITION:

Electric range. Electric oven. The elements were tested (turned on and off) and were functional. See text at top of this section and on page two for limitations to our appliances review.

VENTILATION:

TYPE AND CONDITION:

Internal. Fan was operational one or more speed settings at the time of the inspection. **Exhaust fan screen is dirty.** *In addition to underperforming and causing strain on the motor it would be dangerous if it ever caught fire.* For increased safety we recommend cleaning this screen prior to use and on a regular schedule. A grease fire is not stopped with water, but instead with the use of a listed, approved fire extinguisher.

INTERIOR COMPONENTS:

COUNTERS & CABINETS:

Countertops are tile and the cabinets are wood. The visible portions of the counters and cabinets are serviceable.

LAUNDRY:

LOCATION:

The laundry is located in the garage. Gas service pipe is provided.

WASHER AND DRYER:

CLOTHES DRYER:

Gas appliance. Dryer exhaust ducting is provided (and is in need of a termination flap at the exterior). It is a wise practice to inspect the dryer exhaust duct interior for clogged lint prior to the next use and on a regular basis as a safety precaution against fires.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often are not evident except during sustained use. Determining whether shower pans, tub/shower surrounds are fully watertight is beyond the scope of this inspection. It is important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor and cause damage. Ongoing maintenance to this detail by the owner is expected. Tub overflow drains are not inspected. It is assumed that the owner will identify missing shower curtains and install new ones as needed. Consider that a shower enclosure is better at containing water than a simple shower curtain. **Steam shower systems are not inspected / operated.**

BATHROOM #1:

LOCATION: Hallway.

SINK: Sink stopper did not operate properly.

TOILET: The toilet flushed and filled at the time of the inspection. **The toilet is not a low flow (1.6 gallon or less per flush) type.** Most jurisdictions do not require upgrade to a low flow toilet when a property is sold, although some do. Also, California requires retrofitting a home with low-flow toilets as part of any building remodel which requires a permit. Inquire with your real estate agent or local building authority for specific information.

TUB/SHOWER FIXTURES: **Showerhead piping is loose in the wall. The tub spout is uncaulked at the wall.** Make correction/repair as needed.

TUB/SHOWER ENCLOSURE: Tub and shower enclosure shows no visible damage.

BATH VENTILATION: A fan is provided and it responded to the wall switch

CABINETS/COUNTERS: **We suggest sealing the wall where the pipes exit at the rear of the vanity cabinet.**

BATHROOM #2:

LOCATION: Master bedroom.

SINK: We inspected the sink including the drain trap, connections and fixtures for leakage, unusual wear, deterioration and overall condition and it is in serviceable condition.

TOILET: The toilet flushed and filled at the time of the inspection. **The toilet is not a low flow (1.6 gallon or less per flush) type.** Most jurisdictions do not require upgrade to a low flow toilet when a property is sold, although some do. Also, California requires retrofitting a home with low-flow toilets as part of any building remodel which requires a permit. Inquire with your real estate agent or local building authority for specific information.

TUB/SHOWER FIXTURES: Showerhead is serviceable, although *it was not determined if the showerhead is a low-flow type.*

TUB/SHOWER ENCLOSURE: Shower enclosure shows no visible damage

BATH VENTILATION: A fan is provided and it responded to the wall switch

GARAGE / CARPORT

The walls and ceilings of garages which abut interior space and walls between units of a multi-unit dwelling must be constructed to form a fire separation in most jurisdictions. These separation walls should extend from the foundation to the roof and be sealed to gas entry to prevent automobile and other combustion fumes from entering the home. Any door between living space and a garage should have a 20-minute fire rating. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. **When stored items and/or finished surfaces restrict viewing during the inspection we suggest a careful examination by interested parties once full viewing is possible.** Overhead storage is not judged for its ability to hold weight, any comments regarding this does not represent a complete assessment of the overhead storage. When there is living space above a garage (a "soft story") the overhead garage door opening is usually reinforced, the assessment of which is beyond the scope of our inspection. A structural engineer is the person to judge this type of construction.

TYPE:

LOCATION: Attached, two-car garage

FLOOR:

CONDITION: The visible portion of the floor is serviceable. *Stored items prevent full inspection.* We suggest a careful examination by interested parties once full viewing is possible.

DOORS:

CONDITION: The garage door operated easily, **but did not automatically reverse when tested. This is considered a necessary safety feature (to protect children, pets and car bumpers).** Reference the manufacturer's installation and maintenance instructions, we advise improvement for increased safety. *Safety standards require four automatic door safety warning stickers including one placed next to the overhead door control button. Required door safety stickers are missing,* we suggest correction. **The wall-mounted pushbutton to operate the door could be moved to be at least 5' above a standing surface** (above a small child's reach) for increased safety.

FIREWALL:

CONDITION: The garage to house door is weatherstripped and appears to be of fire-rated construction. **Small gaps or holes evident in the fire resistive barrier.** For increased safety repair/seal all openings in the fire separation wall with approved materials to restore its fire rating. This includes taping over exposed drywall fasteners (screws or nails) as well as drywall seams with approved fire-rated tape. *Personal items may have hidden some openings from view.* We suggest a careful visual examination by interested parties once full viewing is possible.

MISCELLANEOUS:

Although not required, we recommend protective covers or cages be installed on light bulb/s to prevent injury as a property upgrade. **The garage door opening header is exhibiting sagging.** This may likely be due to improper installation (improper crown placement) as we do not see distress at the stucco exterior. No action is suggested.

GROUNDS

We do not address geological conditions, site stability or drainage performance of the site or the condition of underground piping, including subsurface drains, water and sewer or septic systems. **Areas of assembly are not evaluated for fire code conformance. Fences have a finite service life and are typically not inspected, inquire with seller about property lines and fence ownership.** Our inspection of the driveway is limited to within 50 feet of the primary structure. We do not inspect or research for compliance with plat plans, lot lines, setbacks or similar issues. Soils in this area may be "expansive" in that they may expand and contract with varying moisture content. The majority of crawlspace and basement seasonal water intrusion is the result of insufficient control of storm water from gutters or from landscape watering and/or a high groundwater table. The ground should be sloped to encourage water to flow away from the foundation. Do not over-water landscaping along the sides of the house and consider plants that require little to no watering. Detached structures, patio enclosures / covers, play structures and retaining walls are not inspected, any reference to such is included as a courtesy only and should not be considered as a thorough examination. Precast concrete bench, fountain and birdbath-type items are not inspected, but often they have heavy and/or balanced components that could represent a safety hazard, particularly to children. Therefore, they should be adequately secured or removed to prevent injury.

DRIVEWAY & SIDEWALKS:

TYPE & CONDITION: Concrete. The driveway and walkways are serviceable.

GRADING:

SITE: Basically flat / level site. The seller stated that underground drains have been installed and improved fairly recently.

DECK:

TYPE: Wood (rear of the house).



CONDITION: *The deck surface has an opening/hole which presents a tripping hazard (especially with certain shoes). This is a safety issue. Deterioration noted to the deck surface. Viewing was restricted under the deck structure and so a full assessment of this area was not possible. The structure of the deck is compromised. Replacement should be budgeted for.*

ADDITIONAL DECK:

TYPE: and composite (TREX-type material). (left side of the house).

CONDITION: Decking materials observed as having normal weathering / no defects seen. **Viewing was restricted under the deck structure and so a full assessment of this area was not possible.**

PATIO:

TYPE: Concrete

CONDITION: The visible patio surfaces are serviceable.

POOL / HOT TUB

This visual pool inspection was limited to the required barriers, any other comments are included as a courtesy only and do not represent a thorough inspection. Consult with your specific jurisdiction to learn of potentially more restrictive barrier requirements than are typical. We do not inspect pool heaters, cleaning or circulation system, control valves or the pool interior surface and surrounding deck nor do we detect underground leaks. If you desire a full pool inspection a good place to start for a qualified specialist is the company that performs the servicing of this pool. Most jurisdictions define a "pool" as any vessel containing water over 24 inches deep.

POOL/SPA BARRIER:

TYPE AND CONDITION:

When the wall of a dwelling serves as part of the barrier alarms on doors or other approved means of protection an alarm installed on all dwelling unit doors with direct access to the pool is also required in most jurisdictions. *It was not determined if door alarms are in place to adequately protect from unwanted entry from the house to the pool area.*

DRAIN COVERS:

ANTI-VORTEX:

It was not determined if anti-vortex covers are present at the drain/s. We recommend that all pool and spa drains be provided with this important safety feature. More information can be found at <http://apsp.org>.

ELECTRIC CONTROLS:

An electrician should include the pool/spa controls in any review of the house electric system.

GENERAL MAINTENANCE ADVICE

UPON TAKING OWNERSHIP:

Typically, there are maintenance and safety issues to address upon possession of any house. This list may help guide you in creating a safer and less problematic home environment.

1. Change locks on all exterior entrances, adding deadbolts where missing.
2. Check the function of all window locking hardware and improve as needed.
3. Install smoke detectors in each bedroom and adjoining hall and on each floor or house section. Replace all existing smoke alarm batteries.
4. Create an action plan in the event of a fire and make certain each bedroom has an operable window (emergency egress).
5. Improve all stair, deck and porch railings and handrails (more than 30" high where there is a risk of falling).
6. Review your inspection report for items that call for immediate improvement or investigation and address as required.
7. Install rain caps on all chimney flues and vermin screens on all chimney flues and foundation vents.
8. Learn the location of the main shut-offs for the electrical, plumbing, gas and heating systems.
9. Check for loose electrical receptacles and tighten as needed.

SPRING & FALL MAINTENANCE:

1. Check the fire extinguishers for a full charge and re-charge as needed.
2. Replace or clean heating/cooling air filters.
3. Clean rain gutters and discharge areas of the downspouts.
4. Repair or replace deteriorated grout/caulking at the shower enclosures. Check below bath and kitchen sinks for evidence of leaking drains.
5. Trim vegetation to ensure it is not contacting the roof or the exterior cladding.
6. Observe that the surface grading around the home conducts storm water away from the foundation.
7. Paint and repair window sills and exterior trim as needed.
8. Eliminate any wood-to-soil contact around the perimeter of the home.
9. Test the overhead garage door opener auto-reverse function.

Preventative maintenance will go a long way toward keeping your home in good condition. Please contact our office should you desire a periodic maintenance inspection. These are typically performed every five years for the whole house including the roof.

NOTICE TO THIRD PARTY

You may have received this report in order to help satisfy part of transfer disclosure obligations. We make a living exclusively from producing inspection reports. This report is the property of the client who contracted and paid for it and it is only to be relied on in any way whatsoever by the client.

If you choose to rely on this report to assist you in making your purchase decision you are doing so with the knowledge that our inspection was conducted with a signed written agreement that limits its usefulness to the party who originally contracted with us to perform the inspection. In addition, this inspection report is valid for the time of the inspection only as conditions both inside and outside the house certainly change and will not necessarily be reflected in this report.

If you like the thoroughness and the quality of this report and wish to retain us to perform a verbal or written consultation of the findings, we will be happy to oblige you. A new report issued in your name will be subject to the conditions of a written contract. Only then will we be held accountable to you / any third party.

Thank you for your understanding in this very important matter.

March 18, 2014

Mr. & Mrs. Astute Homebuyer

RE: 12520 Nancarrow Way
Pacific Palisades, CA 90272

Mr. & Mrs. Astute Homebuyer:

At your request, a visual inspection of the above referenced property was conducted on March 18, 2014. An earnest effort was made on your behalf to identify the general attributes of this property. (Cosmetic issues were not considered.) The following is an opinion summary with my main concerns in bold type. Items that are left out of this summary may be very important to you. It is imperative that you read the entire report. No warranty is either expressed or implied.

IMPORTANT: This summary is only a courtesy. Items noted in the summary AND in the full report (including photos) usually require evaluation and repair. The entire report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement must be carefully read to fully assess the findings. This report is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty should be clarified by your real estate agent or attorney.

It is strongly recommended that you have appropriate licensed contractors evaluate concerns BEFORE the close of escrow. The report reflects the condition of the property on the day of the inspection only. This inspection report is not valid without a signed agreement by both the inspector and the person contracting for the inspection or their authorized agent. A conversation with the owner and/or agent is often informative to learn details of past corrective measures. If you have any questions regarding the inspection report or the home, please allow us the privilege of helping to provide answers.

Respectfully submitted,

Corey Folsom, Certified Home Inspector
Full ASHI & IAEI member

SAFETY: PLUMBING

WATER HEATER:

The water heater needs improvement to seismic strapping to meet California safety standards. There are no washers to protect the strapping from tearing at the lag screws. Seek corrections as needed by a qualified tradesperson.

INTERIOR

FIREPLACE:

Damper shuts completely which is not desirable because it is a gas-burning appliance (or has a gas lighter). For increased safety the damper should be modified with a simple clip so that it cannot close completely (easy to accomplish). Gas and wood-burning fireplaces/inserts are examined for obvious defects, but not operated during the inspection - see text at the top of this section. We recommend using a licensed chimney cleaning service / flue inspection initially and on an annual basis.

GARAGE / CARPORT

DOORS:

The garage door operated easily, **but did not automatically reverse when tested. This is considered a necessary safety feature (to protect children, pets and car bumpers).** Reference the manufacturer's installation and maintenance instructions, we advise improvement for increased safety. *Safety standards require four automatic door safety warning stickers including one placed next to the overhead door control button. Required door safety stickers are missing,* we suggest correction. **The wall-mounted pushbutton to**

operate the door could be moved to be at least 5' above a standing surface (above a small child's reach) for increased safety.

POOL / HOT TUB

POOL/SPA BARRIER:

When the wall of a dwelling serves as part of the barrier alarms on doors or other approved means of protection an alarm installed on all dwelling unit doors with direct access to the pool is also required in most jurisdictions. *It was not determined if door alarms are in place to adequately protect from unwanted entry from the house to the pool area.*

ADVISORY: ELECTRICAL

ELECTRICAL PANEL:

The electrical equipment panel is located in the garage. ***Circuit/s are without the benefit of complete and clear labeling.*** This is problematic for a person attempting to safely work on a circuit. Each circuit should be accurately identified. ***Panel working space should ideally be 36" deep extending to the floor.*** For increased safety and to facilitate inspection of this panel we recommend keeping this area clear. In other words nothing should be installed or stored in this area under the panel to allow safe access and escape from the immediate panel area. ***Inspector was unable to open the panel and inspect the interior because of blocked access.*** We recommend evaluation of the panel interior & correction of any issues by a qualified electrician. This service is equipped with a "Zinsco" brand electrical panel. ***While often these panels are dependable, they are aging and some configurations are notable for poor connections of the breakers at the busbar as well as undependable tripping of the breakers and as such call for review (and possible replacement) by a qualified electrician.*** When the electricity use patterns change more demand can be placed on a given circuit which may highlight a problematic circuit breaker.

GROUNDS

DECK:

The rear deck surface has an opening/hole which presents a tripping hazard (especially with certain shoes). This is a safety issue. Deterioration noted to the deck surface. Viewing was restricted under the deck structure and so a full assessment of this area was not possible. The structure of the deck is compromised. Replacement should be budgeted for.

While this report is prepared in accordance with the highest industry standards it is limited by the time spent on site and the scope as outlined on page two. If ANY inspector from ANY company finds 90% of the reportable conditions then that is an excellent job. Although there are many items that our inspector may determine or surmise if given enough time, our evaluation is limited by a reasonable investment of time for the fee paid. There are, therefore, other items that could be added to the report after a reasonable and competent inspection on any particular property. We ask that you accept this.