

September 15, 2014



Property Inspection Report

**170 Sturla Court
Santa Monica, CA 90403**

Prepared for: New 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.

Inspection Table of Contents

INSPECTION REPORT	3
SCOPE OF THIS INSPECTION	4
FOUNDATION / EXTERIOR	5
ROOF	6
ELECTRICAL	8
PLUMBING	10
HEATING / AIR CONDITIONING	12
INTERIOR	14
KITCHEN / LAUNDRY	16
BATHROOMS	17
GARAGE / CARPORT	18
GROUNDS	19
GENERAL MAINTENANCE ADVICE	20
NOTICE TO THIRD PARTY	21
Summary	22

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: September 15, 2014
CLIENT NAME: Ms. New Homebuyer
INSPECTION ADDRESS: 170 Sturla Ct. Santa Monica, CA 90403

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: No
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.

SLAB ON GRADE:

CONDITION:

The foundation is concrete slab construction, which is not visible due to the floor covering. No readily visible problems are noted. The enclosed wall surfaces & design of the structure prevents a full visual inspection of the condition and presence of foundation anchor bolts. *This is a post-tension concrete slab, there are tensioned steel cables embedded in the concrete, so **do not drill or cut into it for any reason.***

EXTERIOR WALLS:

MATERIAL:

Stucco over wood framing. Stone facing is also present near the front entry.

CONDITION:

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

TRIM:

MATERIAL:

A faux stucco (we do not determine if it is EIFS) is utilized as trim. Special attention should be given to flashing details and sealing of all joints and cracks or openings. Complete evaluation of this type of material, if desired, is done by certified specialists who perform full moisture intrusion tests to determine the quality of installation and concealed conditions. **Damaged trim is noted at the front of the house** - see photo.



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 full size. The inspector entered all accessible areas of the attic. The attic access panel is located in a closet. *Although not required, we recommend protective covers or cages be installed on light bulb/s to prevent injury as a property upgrade.*



STRUCTURE:

Truss framing is observed.

CONDITION:

The attic and roof support structures appear to be performing well. Ventilation is not provided. This is a foam-encapsulated attic, which we are not familiar with in regards to ventilation requirements. Inquiry with the builder and municipal code officials is suggested. ***Bathroom ventilation fan/s terminate in the attic space.*** This will produce warm, moist air which is undesirable in the attic. We suggest making certain that all fans vent to the exterior.



INSULATION:

Foam

ROOF COVERING:

STYLE:

Intersecting gable style roof.

COVERING:

Cement tile.

ACCESS:

The inspector was unable to access due to height so our inspection does not represent an examination of this area or any associated chimney/s or other components. Consider further examination by a roofing company who would be better set up to access tall roofs.

RAIN GUTTERS:
CONDITION:

Rain gutters are present at all the eaves.

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.

SERVICE:

TYPE:

Underground. 120/240 volt, 200 ampere service with circuit breakers. This was determined by the rating on the main disconnect.



panel view

SERVICE PANEL:

The size of the incoming electrical service is sufficient for a typical single family's needs. The main electrical disconnect is located at the service entrance. The power to the building can be turned off by flipping the main circuit breaker to the "off" position. **Circuit/s are completely and clearly labeled.** However, this inspection does not verify the accuracy of this legend.

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 a laundry room. **Circuit/s are completely and clearly labeled.** However, this inspection does not verify the accuracy of this legend.



panel view

PANEL NOTES:

Circuit and wire sizing correct so far as visible. The panel enclosure appears to be correctly bonded.

CONDUCTORS:

BRANCH WIRING:

The visible 120v portions are copper non-metallic sheathed cable. The branch circuit wiring appears to be installed properly and is in serviceable condition.

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.

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.

MAIN LINE:

MATERIAL: The pipe viewed that we believe to be the main water supply entrance was copper and 1 1/2 inches 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 right side 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: The portion viewed was copper. ***At least some older-style valve stops noted*** - The new owners may consider replacement with modern 1/4-turn valve stop/s to prevent leaks.

CONDITION: The accessible and visible sections appear serviceable.

WASTE LINES:

MATERIAL: The portion viewed was ABS, *Unpainted exterior ABS roof plumbing cleanout seen.* We recommend painting all exterior ABS pipes to reduce premature degradation of the vent piping from sunlight.



CONDITION: The accessible and visible sections of the waste piping appear serviceable.

HOSE BIBS:

OPERATION: A representative sample of the hose bibs were operated and performed as expected.

WATER HEATER:

TYPE: Natural Gas.

SIZE & AGE: 50 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 2012.

LOCATION: This appliance is located in the garage.

VENTING / FLUE: The visible sections of the flue vent appear to be installed properly.

CONDITION: The water heater is installed properly and appears serviceable. A water shutoff valve is installed, but not tested. Temperature-pressure relief (TPR) valve noted. Per local and state guidelines, water heaters in seismic zones are required to be anchored or strapped

to a fixed surface to resist lateral movement during seismic activity. In my opinion the water heater seismic strapping is satisfactory.

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: The furnace is located in the attic, controlled by a wall thermostat.

SYSTEM TYPE: Forced Air. Natural Gas.

SIZE & AGE: *Appliance age was not determined* although it is a relatively newer (high efficiency) appliance. *Size of the appliance (btu rating) was not determined.*

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: Appears adequate.

VENTING: The visible sections of the flue vent are installed properly.

AIR FILTER: **The filters are dirty.** We suggest installing properly sized new air filters 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.

AIR CONDITIONING:

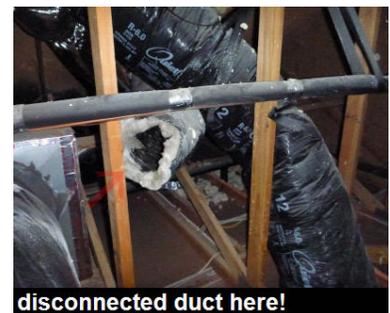
TYPE: Central. Central cooling is accomplished by electrically-powered refrigerant compression, with the cooling (evaporator) coil mounted adjacent to the gas-fired furnace and the condenser at the exterior of the structure. *We suggest installing seismic tie-downs at the condenser unit pad (outside) to prevent damage to the equipment and wiring.*



tie down strapping is loose

POWER SOURCE: 240 volt. Electrical disconnect present.

CONDITION: **Outside air temperature was below 65 degrees. We are unable to test system at this time. You may want to receive written assurance from the seller as to its satisfactory operation.** And/or you may request that the system be operational so that during final walk-through you could operate the thermostat and verify that conditioned air is provided. Note: The compressor in air-conditioning systems can be damaged if operated without having received electrical power and with a low ambient temperature for at least 24 hours prior to start-up. Note: The compressor in air-conditioning systems can easily be seriously damaged if operated without having received electrical power and with a low ambient temperature for the past 24



disconnected duct here!

hours prior to start-up. Refrigerant lines connect the evaporator coil and the condenser. The "hot" line is the conduit through which heat collected from the living area is conveyed to be released through the condenser outdoors. The "cold" or "suction" line is the larger of the two and should be insulated. **Insulation missing/damaged at the suction line.** Replacement with new insulation is advised since this condition can reduce unit efficiency and impact refrigerant behavior inside the line.

DUCTWORK:

TYPE & CONDITION:

The visible portion consists of flexible metal (insulated) ducts. **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. **Ductwork is disconnected in the attic.** This allows conditioned air to escape resulting in an inefficient operation and allows dust/dirt into the house air. We recommend having a qualified HVAC contractor make review / correction as needed.



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. Deadbolt is operational. Locking hardware was tested with manual controls only and not with keys.

OTHER EXTERIOR DOORS: Sliding glass door. The exterior door is in serviceable condition.

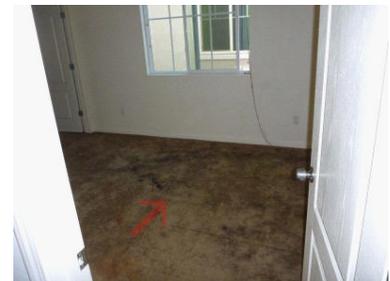
WINDOWS:

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

CONDITION: A representative sampling of windows were tested. Tested windows are operational.

WALLS & CEILINGS:

TYPE: Drywall.



extensive mold / floor damage

CONDITION: Repairs noted to bedroom and garage ceilings as well as baseboards throughout. It appears that an illegal electrical tap was put on the service panel and later removed. There is still a hole from this at an upstairs bedroom. There is staining around at least one ceiling sprinkler head. We suggest further investigation to determine if a slow water leak is present. We suggest correction as needed by a qualified tradesperson.

FLOORS:

COVERING TYPE:

Floor covering is vinyl and carpet and *with damage noted* and tile. **The flooring is extensively damaged (with mold of an unidentified type) underneath the carpet at three bedrooms.** We suggest safe (professional) removal of material to accurately determine the cause and extent of any damage behind finished surfaces, including walls and ceilings. **It should be assumed that dangerous mold is present in the floors, walls and ceilings until proven otherwise!** Professional verification / treatment of all mold is strongly advised.



extensive mold / floor damage

STAIRS & HANDRAILS:

CONDITION:

Interior stairs are serviceable. Stair handrails are properly installed.

SMOKE & CO DETECTORS:

COMMENTS:

Noted, but not tested. **Unit/s disconnected.** 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 detectors were noted only one level of the home.** We suggest installing them per state and manufacturer guidelines. *They are not tested by us nor are they evaluated 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.

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:

Stainless Steel sink. The sink is serviceable. **Hand sprayer is not functioning as intended.**

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.* Air gap device or high-loop is present on drain line.

RANGE AND OVEN:

TYPE/CONDITION:

Gas. Electric ignition. The burners 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:

External. Fan was operational one or more speed settings at the time of the inspection. **Exhaust vent is not aligned/connected and air is being expelled into the attic/cabinet.** We recommend correction prior to use. **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. **The fan is mounted rather low over the range burners (less than 24").** Consider modification to follow current building standards for increased safety.



INTERIOR COMPONENTS:

COUNTERS & CABINETS:

Countertops are granite and the cabinets are wood. The visible portions of the counters and cabinets are beautifully done and are quite serviceable.

LAUNDRY:

LOCATION:

The laundry is located in a utility room. Gas service pipe is provided, but is not capped. We recommend that all gas termination be capped when not in use. **No 240v outlet was seen.** *If you wish to use an electric clothes dryer, additional circuitry would need to be installed if a 240v outlet cannot be found in this area.*

VENTILATION:

A ventilation fan is provided and it responded to the wall switch.

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.

BATHROOM #1:

LOCATION: Master bedroom.

SINK: Sink stopper did not operate properly at the left sink.

TOILET: The toilet flushed and filled at the time of the inspection. The toilet is a low flow (1.6 gallon or less per flush) type.

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

TUB/SHOWER ENCLOSURE: There is a thin crack near the control handles.

BATH VENTILATION: A fan is provided, but we did not determine why it is continuously running.

BATH FLOOR/WALLS: **The flooring has peeled up along the edges at the tub.** This is most likely due to water spillage. A qualified tradesperson should make review/correction as needed. For further commentary, refer to a current structural pest control report.

BATHROOM #2:

LOCATION: Hallway.

SINK: Sink stopper did not operate properly.

TOILET: The toilet flushed and filled at the time of the inspection. The toilet is a low flow (1.6 gallon or less per flush) type. **The toilet base is loose at its connection to the floor.** Correction typically involves removal of the toilet, inspecting for water damage, replacing the inexpensive wax seal and tightly re-securing the toilet base to the plumbing flange.

TUB/SHOWER FIXTURES: **Showerhead is missing.** A showerhead should be installed for use of the facilities as designed.

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

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

BATH FLOOR/WALLS: **Damage is noted to the vinyl covering - replacement is needed. Mold of an unidentified type was seen along with water damage to the subfloor.** We always advise professional treatment of mold and ensuring that the ventilation is adequate. Consider destructive testing to determine the status and extent of any issue behind finished surfaces. A qualified tradesperson should make review/correction as needed. For further commentary, refer to a current structural pest control report.



BATHROOM #3:

LOCATION: Off the kitchen.

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 a low flow (1.6 gallon or less per flush) type.

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: Built-in, two-car garage

FLOOR:

CONDITION: The visible portion of the floor is serviceable.

DOORS:

CONDITION: The garage door operated easily. The automatic reverse sensor is operational. (We also test for auto-reversing upon physical resistance as well.) These safety features should be tested regularly.

FIREWALL:

CONDITION: The visible part of the firewall was intact. The garage to house door is weatherstripped and appears to be of fire-rated construction.

MISCELLANEOUS:

Although not required, we recommend protective covers or cages be installed on light bulb/s to prevent injury as a property upgrade.

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 grade at the exterior of the building could be improved for better site drainage**, measures are recommended to redirect surface rainwater. Ideally, the grade should pitch away from the foundation a 1/4 inch per foot and continue for at least 5 feet. This helps to decrease water saturation near the foundation and siding and lessens the chance of water entry in and under the structure. Often this can be accomplished with a swale or trough in a flat area.

PATIO:

TYPE: Concrete

CONDITION: The patio is nicely constructed and is in good condition.

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.

September 15, 2014

Ms. New Homebuyer

RE: 170 Sturla Court
Santa Monica, CA 90403

Ms. Homebuyer:

At your request, a visual inspection of the above referenced property was conducted on September 15, 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:

FLOORS:

The flooring is extensively damaged (with mold of an unidentified type) underneath the carpet at the three upstairs bedrooms. We suggest safe removal of material to accurately determine the cause and extent of any damage behind finished surfaces. **Professional verification / treatment of all mold is strongly advised.**

SMOKE & CO DETECTORS:

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.**
Carbon monoxide detectors were noted only one level of the home.

ADVISORY:

BATHROOM #2:

Damage is noted to the vinyl floor covering - replacement is needed. Mold of an unidentified type was seen along with water damage to the subfloor. We always advise professional treatment of mold. Consider destructive testing to determine the status and extent of any issue behind finished surfaces.

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.