



Confidential Inspection Report

LOCATED AT:
1106 Mission St.,
South Pasadena, California

PREPARED EXCLUSIVELY FOR:
Robert & Charmean Neithart

INSPECTED ON:
Wednesday, February 19, 2025



Inspector, Dave Filson
SPI (818) 679-6906

Wednesday, February 19, 2025
Robert & Charmean Neithart
1106 Mission St.,
South Pasadena, California


Dear Robert & Charmean Neithart,


We have enclosed the report for the property inspection we conducted for you on Wednesday, February 19, 2025 at:


1106 Mission St.,
South Pasadena, California

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

 = It is the inspectors opinion that this item is in need of further investigation and/or repairs. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

 = It is the inspectors opinion that this item is either not performing the job for which it was intended and/or is otherwise a threat to health and safety. The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

 = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Dave Filson
SPI (818) 679-6906





INVOICE
1106 Mission St.,
South Pasadena, California

Client: Robert & Charmean Neithart
Invoice Number: 396633294
Invoice Date: Wednesday, February 19, 2025

Total Amount Due
\$675.00

Quantity	Description	Unit Price	Amount
1	Base Amount	\$675.00	\$675.00
Subtotal:			\$675.00



Amount Due

SPI (818) 679-6906 • 8189708469

\$675.00

Thank you for your business!
Please send payment to:
128 N Oak Knoll Ave, Unit 311
Pasadena, CA 91101

Table of Contents

Introduction.....	5
INSPECTION CONDITIONS.....	5
KITCHEN - APPLIANCES - LAUNDRY.....	7
BATHROOMS.....	8
INTERIOR.....	11
PLUMBING SYSTEM.....	12
ELECTRICAL SYSTEM.....	15
ROOF SYSTEM.....	18
EXTERIOR.....	20
GROUNDS.....	21
GARAGE - CARPORT.....	23
HEATING AND COOLING SYSTEM.....	24
FOUNDATION SYSTEM.....	26
GUEST House.....	26
Environmental Concerns.....	36
Executive Summary.....	37



Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS

WEATHER

Clear

TEMPERATURE

60's

BUILDING CHARACTERISTICS

BUILDING TYPE

Commercial with an apartment upstairs

STORIES

Two

UTILITY SERVICES

UTILITIES STATUS

The utilities were all on.

OTHER INFORMATION

BUILDING OCCUPIED

No

CLIENT PRESENT

No, but the client had a representative at the inspection.

COMMENTS

It is important to understand that though the Inspection Agreement may not have been signed by the client it is understood that use of this Report implies the acceptance of the agreement and all its terms by the client.

SCOPE OF THE INSPECTION

PUD

STANDARDS

The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures and components of a building as they exist at the time of the inspection.

MATERIAL DEFECTS

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. The report is designed to identify material defects of the structure and its components in accordance with the Standards and Practices listed above. Some minor defects will be mentioned in the course of the report but it is not an all inclusive list of building flaws and will not provide a catalog of all the defects of the property. The focus of the report is upon material defects only.

GENERALIST VS. SPECIALIST

A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he then refers the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist usually will find additional problems with the system he is inspecting as he has a depth of knowledge and experience that the generalist does not have. The role of the generalist is to refer systems with material defects over to the specialist however if you have any questions concerning the findings or recommendations of the specialist please feel free to call the inspector to discuss them.

REPRESENTATIVE SAMPLING

The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted and as result of these other items which are impossible to anticipate we suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

SPECIFIC EXCLUSIONS AND LIMITATIONS

MOLD, MILDEW AND FUNGI

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. Mold can be a serious problem and should not be overlooked. The structure should be inspected for mold during the inspection contingency period by a specialist in this field to ensure that this hazard does not exist.

WOOD DESTROYING ORGANISMS

Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES

This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES

Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and are not within the scope of the inspection.

KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

KITCHEN AREA

KITCHEN AREA

Kitchen area.



WALLS AND CEILINGS

NDSA Needs attention, there is moisture stains on the ceiling in the pantry.



FLOORING

ACPT Acceptable

COUNTERS

ACPT Acceptable

CABINETS

ACPT Acceptable

KITCHEN SINK

CONDITION

ACPT Acceptable

FAUCET

ACPT Acceptable

DRAIN

ACPT Acceptable



BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

SINGLE BATHROOM

WALLS AND CEILING

ACPT Acceptable



FLOORING

ACPT Acceptable

COUNTERS

ACPT Acceptable

CABINETS

ACPT Acceptable

SINKS

NDSA The bathroom sink stopper is missing.



FAUCETS

ACPT Acceptable

TOILETS

ACPT Acceptable

SHOWER FIXTURES

ACPT Acceptable

SPI
INSPECTIONS

SHOWER WALLS

NDSA The base of the shower has a deteriorated seal.



SHOWER ENCLOSURE

ACPT Acceptable

MIRRORS

ACPT Acceptable

BATH VENTILATION

ACPT Acceptable

SINGLE BATHROOM

BATH LOCATION

This bathroom is a powder room.



WALLS AND CEILING

ACPT Acceptable

FLOORING


ACPT Acceptable

SINKS


ACPT Acceptable




FAUCETS

 Acceptable

TOILETS

 Acceptable

MIRRORS

 Acceptable

BATH VENTILATION


 Acceptable

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

INTERIOR ROOMS

ENTRY

 Acceptable



INSPECTIONS

OFFICE

ACPT Acceptable



DOORS

MAIN ENTRY DOOR CONDITION

ACPT Acceptable

INTERIOR DOORS CONDITION

ACPT Acceptable

WINDOWS

WINDOW CONDITION

ACPT A representative sampling was taken of the windows. Windows as a grouping are generally operational.

FLOORS

GENERAL CONDITION

ACPT The general condition of the flooring appears acceptable.

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant homes and repairs may be needed soon after the house is occupied. It is advised to have any underground drain lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

INTERIOR WATER SUPPLY LINES

WATER SUPPLY PIPING MATERIAL

The interior piping that supplies the water throughout the building is made of copper where visible

CONDITION

ACPT Acceptable

WASTE LINES

WASTE LINE MATERIAL

The piping that takes the waste water out to the sewer system is made of cast iron where visible.

CONDITION

ACPT Acceptable

GAS SYSTEM

SEISMIC GAS SHUT OFF VALVE

There is no automatic seismic gas shut-off valve on the main gas line. This does not need to be installed in this municipality as a time of sale requirement however we do recommend them for added seismic safety.

GAS METER LOCATION

The gas meter was located at the front of the building.



CONDITION

ACPT Acceptable

SPI
INSPECTIONS

WATER HEATER

LOCATION

The water heater is located in the garage.



LOCATION CONDITION

ACPT Acceptable

FUEL

Gas

SIZE

50 Gallons

AGE

10 Years old. Water heaters have an expected life of 12-15 years.

CONDITION

UPG The water heater is old and nearing the end of its expected life span.

COMBUSTION AIR

ACPT Acceptable

WATER HEATER STRAPPING AND SUPPORT

ACPT Acceptable, the water heater is strapped to help prevent movement in case of seismic activity.

RECIRCULATING PUMP

ACPT Acceptable

TEMPERATURE/PRESSURE RELIEF VALVE

ACPT Acceptable

VENTING

ACPT Acceptable

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE

TYPE OF ELECTRICAL SERVICE

The electricity is supplied by an underground line from the power pole to the building.

MAIN PANEL LOCATION

The main electrical panel is located in the garage.



MAIN PANEL AMPERAGE

800 amp total, 400 amp per metered panel

TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.



MAIN PANEL CONDITION

ACPT Acceptable

MAIN PANEL CIRCUIT BREAKERS

ACPT Acceptable

ELECTRICAL SUBPANELS

SUBPANEL LOCATION

There is an electrical subpanel outside the large bathroom.



On the exterior of the building, next to the main panel.



In the garage



SUBPANEL CONDITION

ACPT Acceptable

OUTLETS

CONDITION

ACPT Acceptable. A representative sampling of outlets were tested and they were found to be in working order.

SWITCHES

CONDITION

NDSA There are some mystery switches in the building and it is not known what exactly they operate. Such as at the entry by the front door.

FIXTURES

CONDITION

NDSA There are some light fixtures that did not work. This can sometimes be a burnt out bulb but it is not known exactly why they are not working. Such as the shower light

ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof. While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters have rust and have a limited life span before they need to be replaced.

ROOF

ROOF STYLE

The roof is a combination of styles.





TYPE OF ROOFING MATERIAL

The roofing material on the sloped roof is made of composition shingles.

LOW SLOPE ROOF

The roofing material on the low sloped roof is rolled composition roofing.

ROOF COVERING STATUS

NDSA The pitched roof material is starting to show signs of aging. It appears to be about half way through its expected life of 25 years.



NDSA There is an area where it appears water will pond instead of flowing off the roof. This increases the chance of leakage and may damage the roof material over time.



EXPOSED FLASHINGS

CONDITION

NDSA The mastic is cracked in areas and is not reliable to ensure a watertight seal.



EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

EXTERIOR WINDOW SURFACES

MATERIAL

The exterior window surfaces are metal.

CONDITION

ACPT Acceptable

EXTERIOR DOOR SURFACES

MATERIAL

The exterior door surfaces are various types of material.

CONDITION

ACPT Acceptable

EXTERIOR TRIM

MATERIAL

The exterior trim surfaces are wood.

CONDITION

ACPT Acceptable

DECKS AND BALCONIES

TYPE

The rear deck is made of wood.



The front deck has tile on the surface of it.



DECK CONDITION

ACPT Acceptable

RAILINGS

CONDITION

ACPT Acceptable

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a BBQ and other similar items are not inspected nor is the gas to them tested or lit. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY

CONDITION

ACPT Acceptable

WALKWAYS

CONDITION

ACPT Acceptable

FRONT PORCH AND STEPS

CONDITION

ACPT Acceptable

LANDSCAPING

CONDITION

ACPT The grounds on the property have generally been maintained.

DRAINAGE

SITE

Flat site

CONDITION

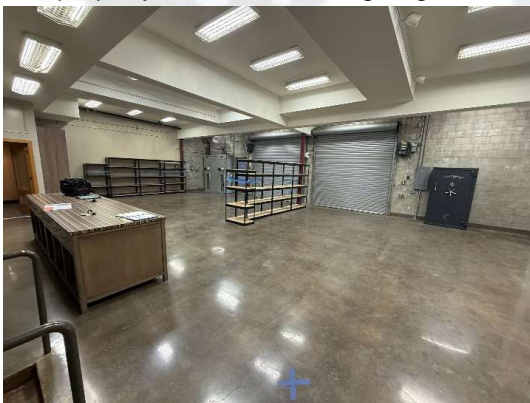
NDSA There are areas where the water may pond instead of flowing off the site during heavy rains.

GARAGE - CARPORT

STYLE

LOCATION

The property has an attached garage.



GARAGE FLOOR

CONDITION

ACPT Acceptable

GARAGE DOORS

TYPE

ACPT The roll up type.

CONDITION

ACPT Acceptable

HARDWARE

ACPT Acceptable

GARAGE INTERIOR

CONDITION

ACPT Acceptable

SIDE/REAR DOORS

CONDITION

ACPT Acceptable

GARAGE - CARPORT

STYLE

LOCATION

The property has a detached garage.



GARAGE ROOF

ROOF STYLE

The roof is a flat roof with a low pitch.

GARAGE ROOF

The roofing material on the low sloped roof is rolled composition roofing.

ROOF COVERING STATUS

NDSA There is an area where it appears water will pond instead of flowing off the roof. This increases the chance of leakage and may damage the roof material over time.

GARAGE FLOOR

CONDITION

NDSA There are stored items in the garage that are limiting a full visual inspection.

GARAGE DOORS

TYPE

The garage doors are the sectional door type.

CONDITION

ACPT Acceptable

HARDWARE

ACPT Acceptable

OPENERS

ACPT Acceptable

GARAGE INTERIOR

CONDITION

NDSA The garage interior has areas of moisture stains on the ceiling. This appears to be from before the roof was coated/sealed.



HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

Heating

LOCATION


The heating unit is located on the roof.




SYSTEM TYPE

The furnace is a gas-fired forced air system.

FAN AND MOTOR

 Acceptable


CONDITION

 Acceptable


THERMOSTAT

 Acceptable

COMBUSTION AIR

 Acceptable

VENTING

 Acceptable

DUCTING

 Acceptable

COOLING

LOCATION

The condenser for the air conditioning is located on the roof.

SPI
INSPECTIONS

TYPE

The air conditioning system is a roof package type, this is where the heating and cooling are packaged together in one unit outside the building.

CONDENSER CONDITION

ACPT Acceptable

SYSTEM CONDITION

NDSA The cooling system was not tested as the outside temperature was too low to get an accurate reading and could freeze the lines

CONDENSATE LINE

ACPT Acceptable

ELECTRICAL DISCONNECT

ACPT Acceptable

COMMENTS

The unit is 21 years old. Typically these last 20-25 years

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION

SLAB ON GRADE

ACPT Acceptable. This building is on a monolithic slab of concrete. There were no observable signs of significant settlement or deflection in the slab. It appears to be performing its function of supporting the structure. By the nature of the slab construction the structure would be bolted to this concrete slab.

SLAB ON GRADE COMMENTS

The concrete slab is not visible due to floor coverings, thus any cracks cannot be seen, however all concrete has some typical cracking and it is expected that this would have them if it would be fully exposed to view.

GUEST House

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces

properly painted and/or sealed. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

INTERIORS

LIVING ROOM

ACPT Acceptable, though it is noted there is a small moisture stain on the ceiling near the fireplace



DINING AREA

Acceptable



PRIMARY BEDROOM

ACPT Acceptable



DOORS

MAIN ENTRY DOOR

ACPT Acceptable

OTHER EXTERIOR DOORS

ACPT Acceptable

INTERIOR DOORS

ACPT Acceptable

WINDOWS

CONDITION

ACPT A representative sampling was taken of the windows. The windows as a grouping are generally operational.

WINDOW COMMENTS

There was condensation between the panes of glass in the dual glazed window. This indicates a broken seal between the panes of glass and replacement is usually necessary to correct the condition. This was found in.



FLOORS

HARDWOOD CONDITION

ACPT The general condition appears acceptable.



KITCHEN AREA

WALLS AND CEILINGS

ACPT Acceptable



FLOORING

ACPT Acceptable

COUNTERS

ACPT Acceptable

CABINETS

ACPT Acceptable

KITCHEN SINK

CONDITION

ACPT Acceptable



FAUCET

NDSA The kitchen faucet is loose and not properly attached to the sink.



DRAIN

ACPT Acceptable



SPI
INSPECTIONS

KITCHEN APPLIANCES

GARBAGE DISPOSAL

ACPT Acceptable



DISHWASHER

ACPT Acceptable

COOKTOP TYPE

The kitchen has a gas cooktop.



COOKTOP

ACPT Acceptable

VENTILATION FAN

ACPT Acceptable



LAUNDRY

LOCATION

The laundry facilities are in the service area on the main floor.



CONDITION OF CLOTHES WASHER HOOKUPS

There are washer facilities present but they were not tested and the washer was not tested.


CONDITION OF CLOTHES DRYER HOOKUPS

There are dryer hooks present but they are not tested and the dryer was not tested.

LAUNDRY SINK AND FAUCETS

Acceptable

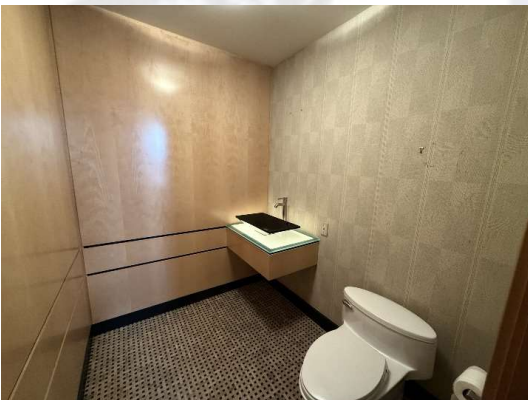
LAUNDRY AREA

 Acceptable


BATHROOM

BATH LOCATION

This bathroom is a powder room.



WALLS AND CEILING


 Acceptable

FLOORING


 Acceptable




COUNTERS

 Acceptable


CABINETS

 Acceptable


SINKS

 Acceptable


FAUCETS

 Acceptable


TOILETS

 Acceptable

MIRRORS

 Acceptable

BATH VENTILATION

 Acceptable

SINGLE BATHROOM

BATH LOCATION


This bathroom is located in the master bedroom.




WALLS AND CEILING

 Acceptable


FLOORING

 Acceptable

COUNTERS

 Acceptable

CABINETS

 Acceptable

SINKS

ACPT Acceptable

FAUCETS

NDSA Needs Attention, the left faucet has poor water floor and may be clogged



TOILETS

ACPT Acceptable

SHOWER FIXTURES

NDSA Needs Attention, the shower handle does not stop turning and can spin off completely. It should stop at the max temperature



SHOWER WALLS

ACPT Acceptable

SHOWER ENCLOSURE

ACPT Acceptable



MIRRORS

ACPT Acceptable

BATH VENTILATION

ACPT Acceptable

ELECTRICAL

MAIN/SUBPANEL LOCATION

In the bathroom.



MAIN/SUBPANEL CONDITION

NOTA Not Acceptable, electric panels are not allowed in bathrooms and should be relocated for safety

OUTLETS

ACPT Acceptable

FIXTURES

ACPT Acceptable

SWITCHES

ACPT Acceptable

Heating

LOCATION

On the deck



SYSTEM TYPE

The furnace is a gas-fired forced air system.

FAN AND MOTOR

 Acceptable

CONDITION

 Acceptable

THERMOSTAT

 Acceptable

COMBUSTION AIR

 Acceptable

VENTING

 Acceptable

DUCTING AND AIR FLOW

 Acceptable

COOLING


LOCATION

The condenser for the air conditioning is located on the roof.

TYPE

The air conditioning system is a roof package type, this is where the heating and cooling are packaged together in one unit outside the building.

CONDENSER CONDITION

 Acceptable

ELECTRICAL DISCONNECT

 Acceptable

COMMENTS

This unit is 22 years old. Typically these last 20-25 years

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY FLOORING

ACPT 1: Acceptable...[more](#)

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY COUNTERS

ACPT 2: Acceptable...[more](#)

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY CABINETS

ACPT 3: Acceptable...[more](#)

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY CONDITION

ACPT 4: Acceptable...[more](#)

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY FAUCET

ACPT 5: Acceptable...[more](#)

KITCHEN SINK KITCHEN - APPLIANCES - LAUNDRY DRAIN

ACPT 6: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS WALLS AND CEILING

ACPT 7: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS FLOORING

ACPT 8: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS COUNTERS

ACPT 9: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS CABINETS

ACPT 10: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS FAUCETS

ACPT 11: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS TOILETS

ACPT 12: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS SHOWER FIXTURES

ACPT 13: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS SHOWER ENCLOSURE

ACPT 14: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS MIRRORS

ACPT 15: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS BATH VENTILATION

ACPT 16: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS WALLS AND CEILING

ACPT 17: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS FLOORING

ACPT 18: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS SINKS

ACPT 19: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS FAUCETS

ACPT 20: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS TOILETS

ACPT 21: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS MIRRORS

ACPT 22: Acceptable...[more](#)

SINGLE BATHROOM BATHROOMS BATH VENTILATION

ACPT 23: Acceptable...[more](#)

INTERIOR ROOMS INTERIOR ENTRY

ACPT 24: Acceptable...[more](#)

INTERIOR ROOMS INTERIOR OFFICE

ACPT 25: Acceptable...[more](#)

DOORS INTERIOR MAIN ENTRY DOOR CONDITION

ACPT 26: Acceptable...[more](#)

DOORS INTERIOR DOORS CONDITION

ACPT 27: Acceptable...[more](#)

WINDOWS INTERIOR WINDOW CONDITION

ACPT 28: A representative sampling was taken of the windows. Windows as a grouping are generally operational....[more](#)



FLOORS INTERIOR GENERAL CONDITION

ACPT 29: The general condition of the flooring appears acceptable....[more](#)

INTERIOR WATER SUPPLY LINES PLUMBING SYSTEM CONDITION

ACPT 30: Acceptable...[more](#)

WASTE LINES PLUMBING SYSTEM CONDITION

ACPT 31: Acceptable...[more](#)

GAS SYSTEM PLUMBING SYSTEM CONDITION

ACPT 32: Acceptable...[more](#)

WATER HEATER PLUMBING SYSTEM LOCATION CONDITION

ACPT 33: Acceptable...[more](#)

WATER HEATER PLUMBING SYSTEM COMBUSTION AIR

ACPT 34: Acceptable...[more](#)

WATER HEATER PLUMBING SYSTEM WATER HEATER STRAPPING AND SUPPORT

ACPT 35: Acceptable, the water heater is strapped to help prevent movement in case of seismic activity....[more](#)

WATER HEATER PLUMBING SYSTEM RECIRCULATING PUMP

ACPT 36: Acceptable...[more](#)

WATER HEATER PLUMBING SYSTEM TEMPERATURE/PRESSURE RELIEF VALVE

ACPT 37: Acceptable...[more](#)

WATER HEATER PLUMBING SYSTEM VENTING

ACPT 38: Acceptable...[more](#)

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM MAIN PANEL CONDITION

ACPT 39: Acceptable...[more](#)

MAIN ELECTRICAL SERVICE ELECTRICAL SYSTEM MAIN PANEL CIRCUIT BREAKERS

ACPT 40: Acceptable...[more](#)

ELECTRICAL SUBPANELS ELECTRICAL SYSTEM SUBPANEL CONDITION

ACPT 41: Acceptable...[more](#)

OUTLETS ELECTRICAL SYSTEM CONDITION

ACPT 42: Acceptable. A representative sampling of outlets were tested and they were found to be in working order....[more](#)

EXTERIOR WINDOW SURFACES EXTERIOR CONDITION

ACPT 43: Acceptable...[more](#)

EXTERIOR DOOR SURFACES EXTERIOR CONDITION

ACPT 44: Acceptable...[more](#)

EXTERIOR TRIM EXTERIOR CONDITION

ACPT 45: Acceptable...[more](#)

DECKS AND BALCONIES EXTERIOR DECK CONDITION

ACPT 46: Acceptable...[more](#)

RAILINGS EXTERIOR CONDITION

ACPT 47: Acceptable...[more](#)

DRIVEWAY GROUNDS CONDITION

ACPT 48: Acceptable...[more](#)

WALKWAYS GROUNDS CONDITION

ACPT 49: Acceptable...[more](#)

FRONT PORCH AND STEPS GROUNDS CONDITION

ACPT 50: Acceptable...[more](#)

LANDSCAPING GROUNDS CONDITION

ACPT 51: The grounds on the property have generally been maintained....[more](#)

GARAGE FLOOR GARAGE - CARPORT CONDITION

ACPT 52: Acceptable...[more](#)

GARAGE DOORS GARAGE - CARPORT TYPE

ACPT 53: The roll up type....[more](#)

GARAGE DOORS GARAGE - CARPORT CONDITION

ACPT 54: Acceptable...[more](#)

GARAGE DOORS GARAGE - CARPORT HARDWARE

ACPT 55: Acceptable...[more](#)

GARAGE INTERIOR GARAGE - CARPORT CONDITION

ACPT 56: Acceptable...[more](#)

SIDE/REAR DOORS GARAGE - CARPORT CONDITION

ACPT 57: Acceptable...[more](#)

GARAGE DOORS GARAGE - CARPORT CONDITION

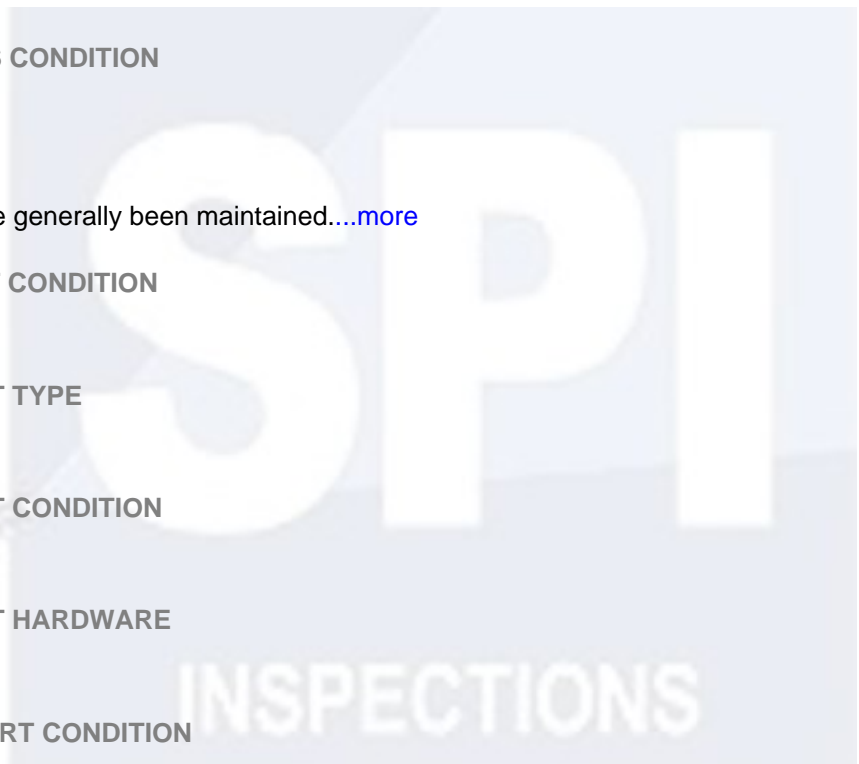
ACPT 58: Acceptable...[more](#)

GARAGE DOORS GARAGE - CARPORT HARDWARE

ACPT 59: Acceptable...[more](#)

GARAGE DOORS GARAGE - CARPORT OPENERS

ACPT 60: Acceptable...[more](#)



HEATING AND COOLING SYSTEM FAN AND MOTOR

ACPT 61: Acceptable...[more](#)

HEATING AND COOLING SYSTEM CONDITION

ACPT 62: Acceptable...[more](#)

HEATING AND COOLING SYSTEM THERMOSTAT

ACPT 63: Acceptable...[more](#)

HEATING AND COOLING SYSTEM COMBUSTION AIR

ACPT 64: Acceptable...[more](#)

HEATING AND COOLING SYSTEM VENTING

ACPT 65: Acceptable...[more](#)

HEATING AND COOLING SYSTEM DUCTING

ACPT 66: Acceptable...[more](#)

COOLING HEATING AND COOLING SYSTEM CONDENSER CONDITION

ACPT 67: Acceptable...[more](#)

COOLING HEATING AND COOLING SYSTEM CONDENSATE LINE

ACPT 68: Acceptable...[more](#)

COOLING HEATING AND COOLING SYSTEM ELECTRICAL DISCONNECT

ACPT 69: Acceptable...[more](#)

FOUNDATION SYSTEM SLAB ON GRADE

ACPT 70: Acceptable. This building is on a monolithic slab of concrete. There were no observable signs of significant ...[more](#)

INTERIORS GUEST HOUSE LIVING ROOM

ACPT 71: Acceptable, though it is noted there is a small moisture stain on the ceiling near the fireplace...[more](#)

INTERIORS GUEST HOUSE PRIMARY BEDROOM

ACPT 72: Acceptable...[more](#)

DOORS GUEST HOUSE MAIN ENTRY DOOR

ACPT 73: Acceptable...[more](#)

DOORS GUEST HOUSE OTHER EXTERIOR DOORS

ACPT 74: Acceptable...[more](#)

DOORS GUEST HOUSE INTERIOR DOORS

ACPT 75: Acceptable...[more](#)

WINDOWS GUEST HOUSE CONDITION

ACPT 76: A representative sampling was taken of the windows. The windows as a grouping are generally operational....[more](#)

FLOORS GUEST HOUSE HARDWOOD CONDITION

ACPT 77: The general condition appears acceptable...[more](#)

KITCHEN AREA GUEST HOUSE WALLS AND CEILINGS

ACPT 78: Acceptable...[more](#)

KITCHEN AREA GUEST HOUSE FLOORING

ACPT 79: Acceptable...[more](#)

KITCHEN AREA GUEST HOUSE COUNTERS

ACPT 80: Acceptable...[more](#)

KITCHEN AREA GUEST HOUSE CABINETS

ACPT 81: Acceptable...[more](#)

KITCHEN SINK GUEST HOUSE CONDITION

ACPT 82: Acceptable...[more](#)

KITCHEN SINK GUEST HOUSE DRAIN

ACPT 83: Acceptable...[more](#)

KITCHEN APPLIANCES GUEST HOUSE GARBAGE DISPOSAL

ACPT 84: Acceptable...[more](#)

KITCHEN APPLIANCES GUEST HOUSE DISHWASHER

ACPT 85: Acceptable...[more](#)

KITCHEN APPLIANCES GUEST HOUSE COOKTOP

ACPT 86: Acceptable...[more](#)

KITCHEN APPLIANCES GUEST HOUSE VENTILATION FAN

ACPT 87: Acceptable...[more](#)

LAUNDRY GUEST HOUSE LAUNDRY AREA

ACPT 88: Acceptable...[more](#)

BATHROOM GUEST HOUSE WALLS AND CEILING

ACPT 89: Acceptable...[more](#)

BATHROOM GUEST HOUSE FLOORING

ACPT 90: Acceptable...[more](#)

BATHROOM GUEST HOUSE COUNTERS

ACPT 91: Acceptable...[more](#)

BATHROOM GUEST HOUSE CABINETS

ACPT 92: Acceptable...[more](#)



BATHROOM GUEST HOUSE SINKS

ACPT 93: Acceptable...[more](#)

BATHROOM GUEST HOUSE FAUCETS

ACPT 94: Acceptable...[more](#)

BATHROOM GUEST HOUSE TOILETS

ACPT 95: Acceptable...[more](#)

BATHROOM GUEST HOUSE MIRRORS

ACPT 96: Acceptable...[more](#)

BATHROOM GUEST HOUSE BATH VENTILATION

ACPT 97: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE WALLS AND CEILING

ACPT 98: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE FLOORING

ACPT 99: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE COUNTERS

ACPT 100: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE CABINETS

ACPT 101: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE SINKS

ACPT 102: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE TOILETS

ACPT 103: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE SHOWER WALLS

ACPT 104: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE SHOWER ENCLOSURE

ACPT 105: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE MIRRORS

ACPT 106: Acceptable...[more](#)

SINGLE BATHROOM GUEST HOUSE BATH VENTILATION

ACPT 107: Acceptable...[more](#)

ELECTRICAL GUEST HOUSE OUTLETS

ACPT 108: Acceptable...[more](#)



ELECTRICAL GUEST HOUSE FIXTURES

ACPT 109: Acceptable...[more](#)

ELECTRICAL GUEST HOUSE SWITCHES

ACPT 110: Acceptable...[more](#)

HEATING GUEST HOUSE FAN AND MOTOR

ACPT 111: Acceptable...[more](#)

HEATING GUEST HOUSE CONDITION

ACPT 112: Acceptable...[more](#)

HEATING GUEST HOUSE THERMOSTAT

ACPT 113: Acceptable...[more](#)

HEATING GUEST HOUSE COMBUSTION AIR

ACPT 114: Acceptable...[more](#)

HEATING GUEST HOUSE VENTING

ACPT 115: Acceptable...[more](#)

HEATING GUEST HOUSE DUCTING AND AIR FLOW

ACPT 116: Acceptable...[more](#)

COOLING GUEST HOUSE CONDENSER CONDITION

ACPT 117: Acceptable...[more](#)

COOLING GUEST HOUSE ELECTRICAL DISCONNECT

ACPT 118: Acceptable...[more](#)

KITCHEN AREA KITCHEN - APPLIANCES - LAUNDRY WALLS AND CEILINGS

NDSA 119: Needs attention, there is moisture stains on the ceiling in the pantry....[more](#)

SINGLE BATHROOM BATHROOMS SINKS

NDSA 120: The bathroom sink stopper is missing....[more](#)

SINGLE BATHROOM BATHROOMS SHOWER WALLS

NDSA 121: The base of the shower has a deteriorated seal....[more](#)

SWITCHES ELECTRICAL SYSTEM CONDITION

NDSA 122: There are some mystery switches in the building and it is not known what exactly they operate. Such as at ...[more](#)

FIXTURES ELECTRICAL SYSTEM CONDITION

NDSA 123: There are some light fixtures that did not work. This can sometimes be a burnt out bulb but it is not known ...[more](#)

ROOF SYSTEM ROOF COVERING STATUS

NDSA 124: The pitched roof material is starting to show signs of aging. It appears to be about half way through its ...[more](#)

NDSA 125: There is an area where it appears water will pond instead of flowing off the roof. This increases the chance ...[more](#)

EXPOSED FLASHINGS ROOF SYSTEM CONDITION

NDSA 126: The mastic is cracked in areas and is not reliable to ensure a watertight seal....[more](#)

DRAINAGE GROUNDS CONDITION

NDSA 127: There are areas where the water may pond instead of flowing off the site during heavy rains....[more](#)

GARAGE ROOF GARAGE - CARPORT ROOF COVERING STATUS

NDSA 128: There is an area where it appears water will pond instead of flowing off the roof. This increases the chance ...[more](#)

GARAGE FLOOR GARAGE - CARPORT CONDITION

NDSA 129: There are stored items in the garage that are limiting a full visual inspection....[more](#)

GARAGE INTERIOR GARAGE - CARPORT CONDITION

NDSA 130: The garage interior has areas of moisture stains on the ceiling. This appears to be from before the roof ...[more](#)

COOLING HEATING AND COOLING SYSTEM CONDITION

NDSA 131: The cooling system was not tested as the outside temperature was too low to get an accurate reading and ...[more](#)

KITCHEN SINK GUEST HOUSE FAUCET

NDSA 132: The kitchen faucet is loose and not properly attached to the sink....[more](#)

SINGLE BATHROOM GUEST HOUSE FAUCETS

NDSA 133: Needs Attention, the left faucet has poor water floor and may be clogged...[more](#)

SINGLE BATHROOM GUEST HOUSE SHOWER FIXTURES

NDSA 134: Needs Attention, the shower handle does not stop turning and can spin off completely. It should stop at ...[more](#)

ELECTRICAL GUEST HOUSE MAIN/SUBPANEL CONDITION

NOTA 135: Not Acceptable, electric panels are not allowed in bathrooms and should be relocated for safety...[more](#)

WATER HEATER PLUMBING SYSTEM CONDITION

UPG 136: The water heater is old and nearing the end of its expected life span....[more](#)