

1941 Pompano Lane #106, Huntington Beach, Ca.

RPM

Fullerton, CA. 92838

(714) 469-1854

Thank you for selecting RPM as your "Home Inspection Company"

SCOPE OF INSPECTION REPORT

This report will describe the visual conditions of the property on the date and time of the inspection based on reasonable standards of construction, workmanship and maintenance. While every effort will be made to determine the property condition accurately, our work is not technically exhaustive and does not include specialized tests. RPM does not warrant against any change of condition, operation or function of any part of the building, appliances or premises after the date of the inspection. You may wish to secure a more detailed inspection of special items after reviewing the report. This report should be used in conjunction with the "Real Estate Disclosure Statement" (TDS-14-1) provided by the seller. RPM considers the listed inspection information to be very important to our client and is very informative in stating and understanding the scope of this information.

Many buildings contain systems or appliances that RPM cannot inspect, because they are beyond the working knowledge or technical expertise of our inspectors. Some systems that we are unable to inspect are: Sewer drains, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; intercoms and security systems; personal property such as refrigerators, can openers, portable dishwashers, free standing gas or electric ranges and ovens, carpets and drapes, but not limited to these items. The inspector will test some motorized appliances, some gas operated appliances and water actuated plumbing to determine if they are in working condition at the time of the inspection, but this inspection will not constitute any representation of any kind relative to the fitness for any purpose or the condition of such items except at the time of the inspection. This inspection does not result in warranties or guarantees of appliances, machinery, or altered or added to structures of any kind.

The inspector will NOT move personal property, furniture, appliances or heavy objects in making the inspection. The condition of plumbing, sewer drains, electrical wiring or receptacles, roofing materials and structures behind heavy objects, within walls, under carpets, deliberately masked, below grade surface or beneath permanently affixed construction materials will not be covered in this report. Specialty installations (Such as self-cleaning ovens, microwave ovens, radiant heating pipes or wires, alarm systems, security style operated smoke detectors or fire/heat sensors, fire sprinkler systems, intercoms or elevators) will not be inspected and no representation of any kind relative to the fitness for purpose or condition of such items is included in this report. Termites, dry rot, fungus, other wood-destroying pests or rodents, insects, rodents, geological and/or soil hazards and retaining wall strength will not be covered by this inspection or report.

Further, the report will not pertain to the following:

SATELLITE DISHES	SMOKE DETECTOR OPERATION	INTERCOM (S)
BURGLAR ALARM (S)	WATER SOFTENER (S)	PUBLIC SEWER SYSTEMTV ANTENNA
(S)SOLAR SYSTEM (S)	FIRE ALARM (S)	SEPTIC TANK (S)
MICROWAVE (S)	WELLS	WASHER/DRYER HOOKUPS
REMOTE CONTROLS	PUBLIC UTILITIES	ELEC. POOL/SPA HEATERS
BUILT-IN TOASTERS OR WARMERS	LOW VOLTAGE YARD LIGHTING PONDS	CARBON MONOXIDE OPERATION
FOUNTAINS	**MOLDS & MILDEW**	SAUNA (S)

RPM will not assume any responsibility for seller disclosures as outlined in CIVIL CODE Section 1102.5 et seq., which are beyond the control or knowledge of **RPM**

LIMITS OF LIABILITY: The liability of RPM Inspection Service or its employees is limited to the cost of the inspection. The person(s) ordering this inspection specifically waives any claim for liability in excess of said sum. This inspection does not result in warranties or guarantees of performance of any kind. Any repaired item(s) or expenses from repair work that has been performed on any item(s) that are found to be non-operational or damaged without first notification to RPM releases RPM from any liability or expense regarding the item(s) of dispute. RPM reserves the right to first view the item(s) in question for any necessary repair work or explanation.

NON-TRANSFERABILITY: The report shall be the exclusive property of RPMLLC and of the client(s), and shall not be transferred to any other person.

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ARBITRATION: Should any dispute arise among parties hereto concerning any matter hereunder, such dispute shall be submitted to arbitration in accordance with the latest Commercial Arbitration Rules of the American Arbitration Association and the findings and award thereon shall be final and binding on the parties.

ACKNOWLEDGMENT AND REQUEST FOR INSPECTION

I hereby acknowledge that I have read or will read the entire contents of this document, including, but not limited to, the provisions pertaining to Scope of Report, Limits of Liability, Non-Transferability, Arbitration and "About The General Inspection" comments. I agree to be bound thereby and request that an inspection be performed, and an inspection report be prepared and delivered to me pertaining to the following:

X The Robertson Family Trust DATE 8/23/25 TIME 3:30 PM
(Client)

19412 Pompano Lane, #106, Huntington Beach Ca. Fee $275.00
(Inspection Site)

Title X Buyer/Owner/Agent)
(Signature)

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*An attempt was made to have a contract signed for the inspection at the time of the inspection. A further attempt will be made in the future. The client is equally responsible to ensure that every effort will be made to sign the contract. However, RPMLLC, will not be responsible or liable for this inspection if it does not have a signed contract by the client in its possession.

...ABOUT THE GENERAL INSPECTION

This inspection report is a description of the property conditions on the date and time of the inspection. The information covers safety, structural and functional aspects of the property in the checklist form. **THIS IS NOT A CODE REPORT**; however, each section of the report should be given every consideration in fully understanding the property, which is to be purchased. Geological conditions, cosmetic items, inaccessible areas and features are excluded from the scope of this report. Please read the report carefully and thoroughly. **THIS IS NOT A MOLD AND/OR MILDEW INSPECTION.**

WATER CONTROL
Water from rain, sprinkler systems, gutter systems etc. should be controlled and directed away from foundations and structures. This can be accomplished by any number of methods, i.e. yard drains and grading. Structures with raised foundations or facilities below grade are subject to seeping conditions if proper water control systems are not initiated. Seeping conditions are not always apparent and may go undetected at the time of the inspection. RPM will not be responsible for any water control system installation or lack thereof. RPM recommends contacting the seller for any disclosure regarding water control systems and history of any water control problems.

GRADING
RPMLLC **EXCLUDES/DOES NOT** inspect soil for possible conditions affecting the structure. For investigation and evaluation concerning soil conditions and grade, all inquiries will be referred to qualified geologists.

SIDEWALKS, DRIVEWAYS, PATIO'S, EXTERIOR AND INTERIOR WALLS, FOUNDATIONS
Visually checked for settling damage. Due to settling, expansive soil and movement of home cracks may be visible. Cracks in sidewalks, driveways, patio's, interior walls, exterior walls and foundations which appear to be cosmetic in nature and which do not appear to compromise the structural integrity or present a safety hazard will not be commented on in this report. Accessible areas of raised foundation homes will be visually checked for electrical and plumbing conditions.

FENCING
Inspected for reasonable condition. Retaining walls, as defined by the Uniform Building Code, are walls designated to resist the lateral displacement of soil or other material in accordance with accepted engineering practice. RPM will visually check the condition of retaining walls, however engineered strength and permits for retaining walls are beyond the scope of this inspection and will not be covered in this report.

VEGETATION
It is important to keep all vegetation and trees trimmed and off walls, roofs, fencing, retaining walls and utilities. Vegetation often shortens the life expectancy of these areas and can cause damage. Tree root damage can affect the structural integrity and safety of concrete walkways, driveways, patio's, planters, porches, structures and foundations. If damage has occurred contact your contractor for repairs and/or notify your city authority of possible exposure to liability. Walls, roofs, fencing, retaining walls and utilities, which are covered with vegetation, cannot be completely inspected.

SPRINKLERS
Installations of sprinkler systems vary. Some systems are galvanized piping, and some are PVC piping. Some systems are manual while automatic devices control others. Although every effort will be made to test the sprinkler systems RPM will not assume responsible for spray patterns, underground pipe or valve corrosion, leaks or sprinkler pipe repair. RPM recommends contacting the seller for any information concerning the sprinkler system operation, maintenance or history of repair and/or problems.

ROOFS
Consideration of roof material condition, type of roof and access will determine the type of inspection or if any inspection of roof is done. Whenever possible the inspection includes walking on the roof. While every effort is made, it is virtually impossible to determine if a roof is currently leaking or will leak. Some leaks can be detected if it is raining at the time of the inspection. RPM, however, will describe the condition of the roof and roofing material at the time of the inspection and indicate if roof repairs or maintenance is recommended. RPM recommends contacting the seller for disclosure of any known roof repairs or leaks that may exist and any history of roof problems. Even new roofs leak. This inspection does not constitute or imply any guarantee, warranty or certification of roof condition or performance.

CHIMNEYS
Chimneys are checked for settlement, spark arrestors, flashing and flue clearance when possible. We do not remove spark arresters or chase covers to inspect flues.

POOLS AND SPA'S
Inspection of decking, coping and tile to determine if significant damage exists. Minor cosmetic damage will not be noted. Some decks may pull away from pool/spa coping as a result of age, grading, settlement and poor drainage. All seams and joints around pool/spa decking, coping and tile should be sealed to prevent water intrusion. Since pool/spa leaks are difficult to detect, due to the reflective characteristics of water, this inspection will not evaluate pool/spa liners and plaster. RPMLLC recommends contacting the seller to disclose any history of leaks that may have or still exist and/or have a qualified pool/spa company check the structure of the pool/spa. RPMLLC will not claim responsibility for existing, past or future pool/spa leaks which may occur. Pool/Spa equipment is often neglected and may need repair or maintenance. Equipment is inspected and operated to determine condition and possible leak existence. Heaters are operated only if they are currently in service and if pilots are lit. RPMLLC will not light heater pilots. Backflush valves are not tested. If comments are made about pool/spa/equipment RPM recommends that a qualified pool/spa company be contacted to evaluate item(s) and systems noted for operation, repair and safety.

ELECTRICAL SYSTEMS

All 150 volt or greater electrical wires on the exterior of a home must be in approved waterproof conduit or flex cable for safety. Any underground 50 volt or greater electric wire must be buried a minimum of 12-inches below grade in approved conduit. Owner installed electric wiring to lights, receptacles and garage door open motors, which are required to have a receptacle within reach of the motor cord, is often unsafe and does not meet code requirements. RPM recommends that a licensed electrician install this type of electrical in a safe manner. Some homes in the past have been wired with aluminum wiring; some of which can be unsafe and create hazards. RPM recommends contacting the seller for any knowledge of aluminum wiring. An electrician should be consulted, if such wiring exits, to check the system for safety. RPM does not do electrical circuitry or wiring evaluations or calculations. We will not claim any responsibility for the over-or-under-rating of the ampacity level. If the house is an older style 110 volt supply, is on a fuse box system or has low overhead clearance of power lines to the house or garage RPM recommends that you contact a licensed electrician to check these and other aspects of your electrical system.

G.F.I.'S

Ground fault circuit interrupters are devices intended to break the electrical circuit when the slightest disruption of current is detected. This device is designed to protect against electrical shocks. Newer structures are required to have G.F.I.'s installed on the spa systems, some types of pool or spa lights, bath and kitchen receptacles within 6-inches of the sink, garage receptacles and exterior receptacles. If your house does not require, by code, G.F.I.'s on these items RPMLLC recommends that you contact a licensed electrician for advice on possible installation for safety.

GARAGES

Many garages are equipped with automatic garage door openers. Whether or not we have commented on the condition or existence of a safety reverse mode on this motor and because we cannot be accurate on the amount of pressure required to activate it, nor would we want to cause any motor damage while testing, RPM recommends that you contact a garage door company to check the garage door opener for safety reverse feature existence and operation.

SMOKE & CARBON MONOXIDE DETECTORS

Smoke & Carbon Monoxide detectors are required when any house changes title in the state of California. In dwelling units detectors shall be installed on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. Where sleeping rooms are on an upper level the detectors shall be placed at the center of the ceiling directly above the stairwell. In new construction required smoke detectors shall receive their primary power from the building wiring. Wiring shall be permanent and without a disconnecting switch. Smoke detectors may be battery operated in existing homes (single family) in most cities. A smoke detector shall be installed in the basement of dwelling units having a stairway, which opens, from the basement into the dwelling. Such detectors shall be connected to a sounding device or other detector to provide an alarm, which will be audible in the sleeping areas. Before closing escrow contact your city Building Department for current smoke detector advice. A carbon monoxide detector shall be installed on each level of the structure.

APPLIANCES

If your dishwasher is not equipped with an air gap device on the drain line system; RPM recommend that you contact a licensed plumber for advice on possible installation for health and safety. In most cities appliances may be connected to receptacles by their factory installed electric cord. In no case may an appliance be attached to an extension cord for power supply from a distant receptacle. Some of these appliances include dishwashers, garbage disposals, range/ovens, trash compactors, heating units, motorized pumps, garage door openers etc.

GAS APPLIANCES

During the course of our inspection we will operate gas appliances, if the pilots are lit. WE DO NOT LIGHT PILOTS. Gas heaters such as floor furnaces, wall heaters and some forced air heaters offer a very limited view of the inside burner chamber area. If we find that this is the case in your home or that the heater is suspect; RPM will recommend that you contact the Gas Company or Heating Company to light the pilot and check the unit for safe operation. Most forced air heating unit heat exchangers (burner chambers) often have interior burn holes or deterioration, which is not always viewable during the inspection. Although we try to provide an accurate description of viewed burner chamber areas; RPM will not be responsible for deterioration, which is out of view. RPM does not dismantle heaters. All gas appliances are required to have approved gas shut-off valves within 3-feet of the unit, except clothes dryers which may be 6-feet to the shut-off valve. Double gas flex line connectors are unsafe and should not be installed. The installation of copper piping on a natural gas system is not allowed. Gas appliances located in garages, such as clothes dryers, water heaters, heating units or other sources of ignition, should be installed on an appropriate platform 18-inches up off the floor for fire safety. These appliances must also have a sufficient physical barrier installed to protect them from damage if they are in the potential path of vehicles.

WATER HEATERS

Normal life expectancy of water heaters is approximately 8 to 15 years; however, they can fail sooner. RPM does not guarantee the continued safe operation of water heaters, but will give information on the current condition, age and safety advice. If possible, RPM recommends that you read the supplied manufacturer's information and maintain your water heater. As of 1980 all water heaters are required to have a pressure/temperature relief valve with an overflow pipe. RPM also recommends that the rigid type earthquake straps be installed on all water heaters as required and/or necessary.

AIR CONDITIONING

When air conditioning units are installed, we will attempt to give a complete visual inspection and operational test of the system(s). If the inspector determines that some damage may occur from operation or that or that the unit is suspect; RPM will refer you to an Air Conditioning Company. RPM will not be responsible for existing blower/fan capacity or any coolant recharging service. All exterior air conditioning equipment should be maintained as necessary.

WATER, GAS AND ELECTRIC CONDUIT PIPE

RPM recommends that any underground utility be installed in an approved professional manner and with proper material. RPM further recommends checking with the seller for information of any new underground utility installations or repair for safety. Many older homes are equipped with galvanized piping systems. Often, due to aging, these water pipes have inside corrosion, which may lead to water discoloration and possible leaks. Contact the seller for any history of water discoloration that may exist and any recent repairs or servicing. Due to the lack of accessibility of inside water piping RPM will not be responsible for internal pipe corrosion. We will, however, make every effort to give you information on the current condition of these pipes.

SEPTIC TANK AND SEWER SYSTEMS

Sewer and private disposal systems are underground and out of access to RPMLLC inspection. RPM recommends contacting the seller to provide information regarding type of system installed and any past or presently needed servicing or maintenance and/or contact septic disposal company for information. RPM will not be responsible for sewer pipe clogs or private disposal systems.

ASBESTOS

Many home products contain some form of asbestos type materials including ceiling finishes, wall or pipe insulation, floor tiles, vinyl flooring and heating systems. Most asbestos experts feel that if asbestos materials are in good contained condition it is best left alone. RPM is not qualified to inspect asbestos and this is not an asbestos inspection. For further information contact the sellers, agents involved and/or an Asbestos Information Company.

HAZARDOUS CHEMICALS/RADON

Many household chemicals and cleaners are considered hazardous and the list is growing. RPM recommends contacting the seller for any possible areas of chemical use or disposal on or off site of this property including termite extermination chemicals used in the past. RPM does not perform Radon testing, nor will be responsible for any soil chemical or radon containment. If desired, for further information contact companies who specialize in these fields.

PERMITS AND ADDITIONS

Any repairs, remodels or additions will not be researched by RPM for permits of building department requirements approval. Although the word "CODE" may appear in some of our descriptive comments; this does not mean that every building item is inspected for "CODE" compliance. It means that in our opinion and knowledge of this item; it should be taken seriously and most likely considered for repair or further investigation. RPM is not a building "CODE" Inspection Company. RPM will not be responsible for the agents or owner's explanations regarding any item(s) mentioned in this inspection. If any item of your concern is explained to you by owners or agents, you may want to consider having that explanation in writing for your protection.

*** This is not a material defects inspection.**

County:	*Orange*	**Reg. #:**	*250823-4*
Address:	*19412 Pompano Lane, #106*	**Date:**	*8-23-25*
City:	*Huntington Beach*	**Weather:**	*Sunny & Warm*

Major Systems Report

100 Exterior

101 General Appearance — Satisfactory

102 Bell Button

- ***The doorbell button worked sporadically.***

103 Doorbell

- ***The doorbell worked sporadically.***

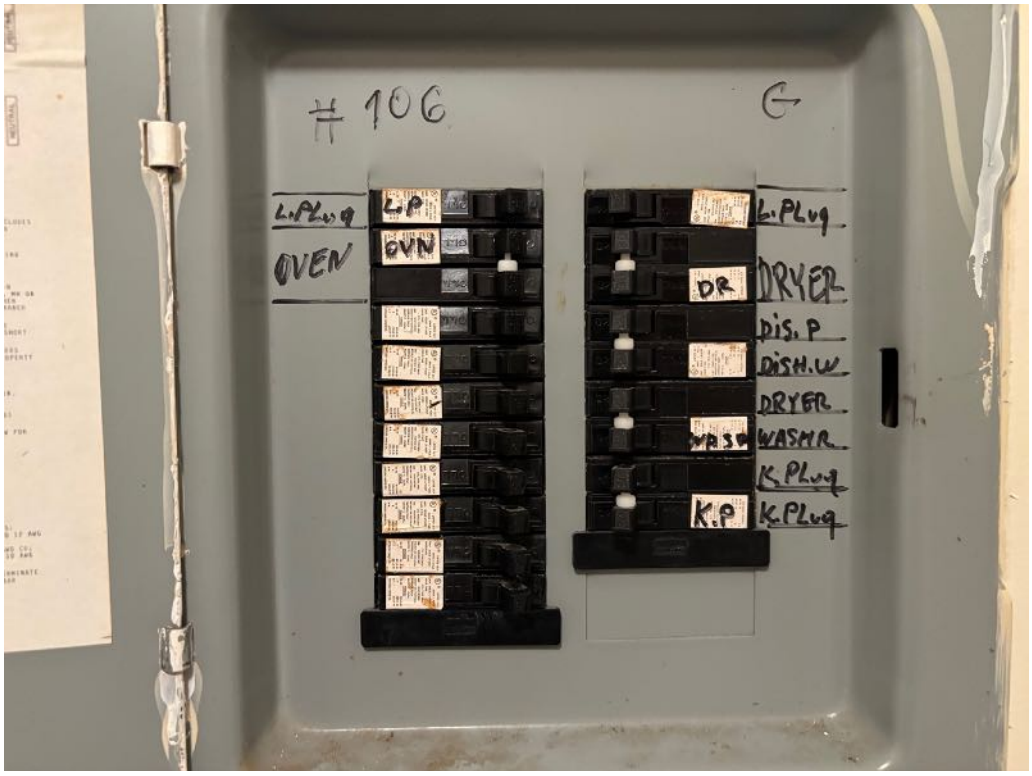
104 Sprinklers

- ***The sprinkler system is controlled by an automatic timing device, and could not be tested at the time of the inspection.***
- ***Contact the seller for any further information and/or demonstration of the automatic sprinkler system.***

105 Walls — Satisfactory

106 Electrical Service

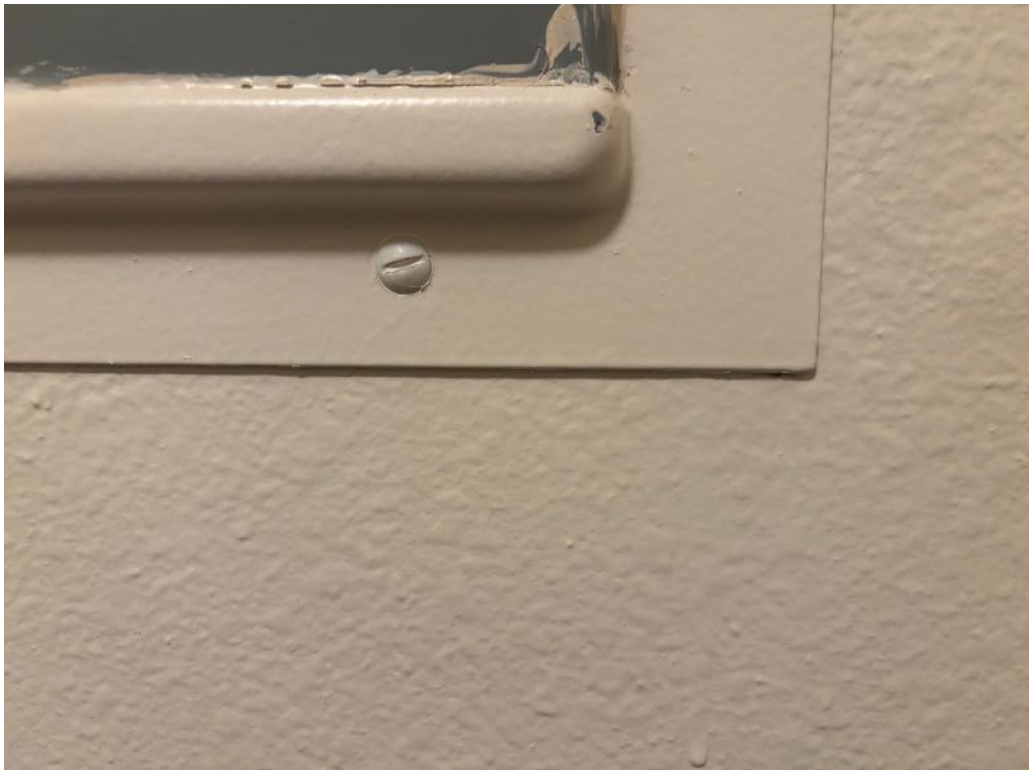
- ***125 Amp Main. Copper Wiring***
  - ***The main electrical panel is located inside a closet in an alcove on the right exterior wall of the building.***
  - ***An electrical sub-panel is located in the laundry room.***



- ***The electrical sub-panel could not be evaluated, because the dead-panel cover has been painted in place. (See Photo on Next Page)***

100 Exterior (Cont'd)

106 Electrical Service (Cont'd)



107 Light Fixtures Satisfactory

108 Gas Satisfactory

- ***The gas meter and main shutoff valve are located on the right exterior wall of the building.***
  - ***The gas piping has some rust and minor corrosion. There were no visible signs of any leaking at the time of the inspection.***
- ***A "seismic or flow device" has not been installed on the gas meter.***

109 Roof Satisfactory

- ***Tile Roof:***
  - ***Visual Inspection Only***
  - ***Normal Wear***
  - ***The roof is maintained by a Homeowners Association.***

110 Eaves Satisfactory

- ***The fascia boards and eaves are weathered and have some wood deterioration. See the termite report.***

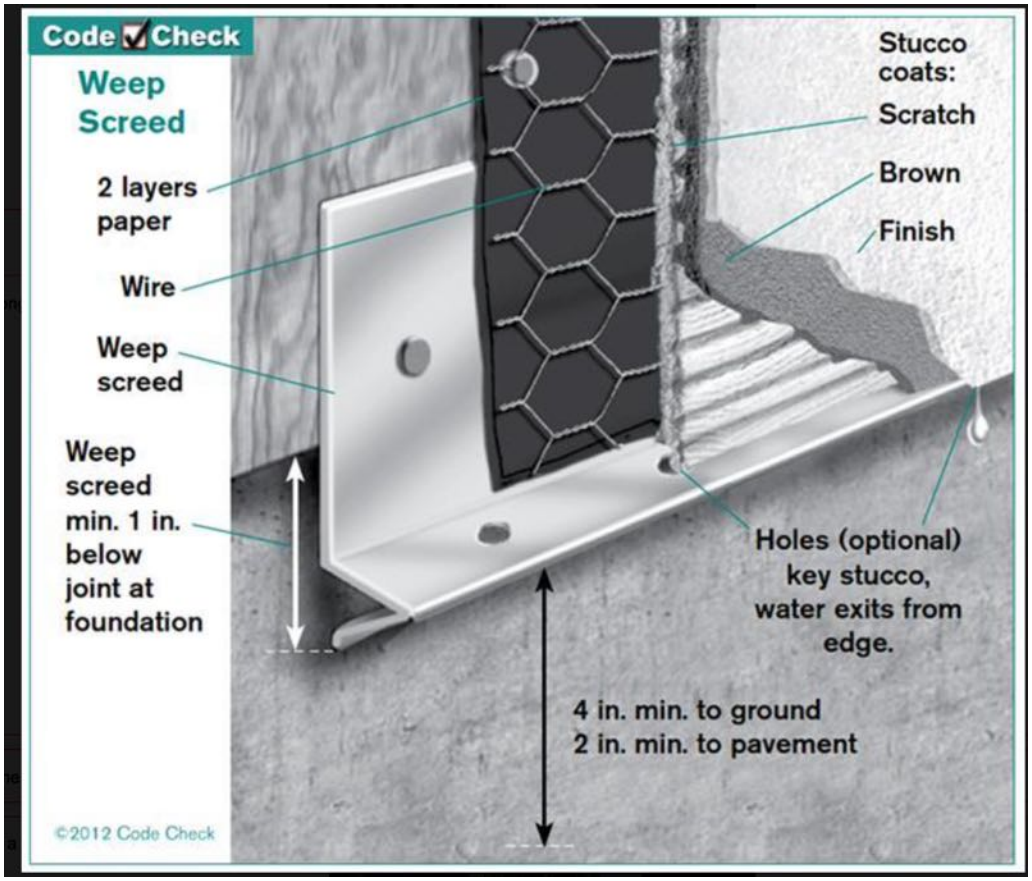
111 Chimney Satisfactory

112 Spark Arrestor Satisfactory

113 Other

- ***The exterior hardscape and landscape have been installed/placed less than 2" below the weep screeds at the bases of some walls. (See Photo on Next Page) Contact a licensed contractor to check for safety code/repair.***

100 **Exterior (Cont'd)**
113 Other (Cont'd)



200 **Miscellaneous**

201 Heating: Satisfactory

- ***Gas Forced Air Heater:***



  - ***The forced air heater has a manufacture date of 2021.***
- ***The forced air heater <u>appeared</u> to work satisfactorily at the time of the inspection.***
- ***RPM Inspection Service does not inspect and will not be responsible for heat exchangers and burner boxes in heating systems.***

202 Air Conditioning: None

203 Solar None

200 **Miscellaneous (Cont'd)**

204 Hot Water Heater

- ***The water heater is a 2020, 50-gallon, gas unit.***



- ***The water heater has not been placed on an 18" high platform. Contact a licensed plumber to check for safety code/repair.***
- ***The hot water heater is earthquake strapped. However, the straps were not wrapped completely around the tank prior to be secured to the structure, and the lower strap is greater than 4" up off the gas line. (See Photo on Next Page) Contact a licensed plumber to check for safety code/repair.***

200 **Miscellaneous (Cont'd)**
204 Hot Water Heater (Cont'd)

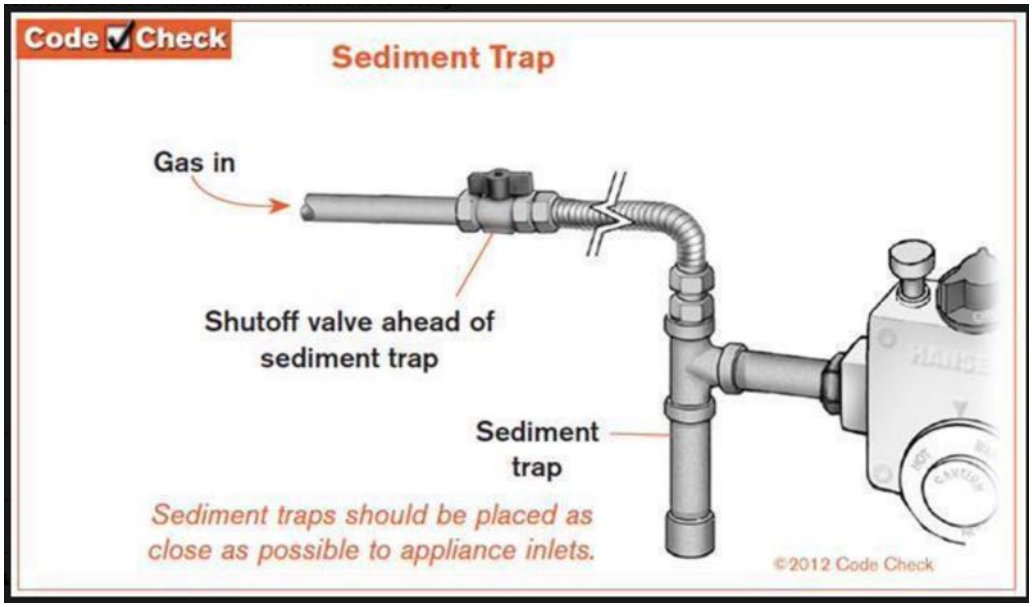


- ***The water heater has a pressure/temperature valve.***
- ***The gas line to the water heater does not have a "drip leg/sediment trap." (See Photo Below & Diagram on Next Page) Contact a licensed plumber to check for safety code/repair.***



200 **Miscellaneous (Cont'd)**

204 Hot Water Heater (Cont'd)



- ***The water heater does not have a bonding wire attached to the plumbing pipes. Contact a licensed plumber to check for safety code/repair.***
- ***The water heater does not have an expansion tank.***

- ***There were no visible signs of any leaking, and the water heater appeared to work satisfactorily at the time of the inspection.***

205 Rec. Pump None

206 Water Pipes Satisfactory

- ***Copper:***
  - ***The main water shutoff valve is located at the base of the back exterior wall.***
  - ***The water pressure was approximately 40psi at the time of the inspection.***

207 Foundation Satisfactory

- ***Concrete Slab Foundation:***
  - ***The structure is bolted to the foundation.***

208 Smoke Detectors

- ***Effective July 1, 2017, smoke detectors are required in residential structures, per recommended installation guidelines. All smoke detectors now need to be10-year sealed battery (Hardwired if required by local municipality ordinances) <u>with date</u> of installation written on a label. One smoke detector outside bedrooms at each level of the structure, and a smoke detector in each bedroom.***

209 Carbon Monoxide Detectors

- ***Effective July 1, 2017, carbon monoxide detectors are required in residential structures, per recommended installation guidelines. All carbon monoxide detectors now need to be10-year sealed battery (Hardwired if required by local municipality ordinances) <u>with date</u> of installation written on a label. One carbon monoxide/smoke detector outside bedrooms at each level of the structure.***

210 Insulation Satisfactory

- ***Rolled***

211 Attic Satisfactory

300 **Front Patio**

301 Electric Satisfactory

302 Gas None

350 **Balcony**

351 Electric Satisfactory

352 Gas Satisfactory

400 Laundry Room

401	Walls	Satisfactory
402	Ceiling	Satisfactory
403	Elect. (Rec)	

- ***The ground port is clogged in the back wall receptacle. Contact a licensed electrician for repair.***

404	Elect. (Switch)	Satisfactory
405	Light Fixture	Satisfactory
406	Exhaust Fan	Satisfactory
407	Laundry Tub	None
408	Faucet	None
409	Traps/Drains	None
410	Washer H/U	Satisfactory
411	Dryer H/U	Satisfactory

- ***Gas & Electric***

500 Garage

501 Garage Doors

- ***The small garage door was locked and could not be tested.***



- ***The large garage door is slightly bowed.***

502	Door Hardware	Satisfactory
503	Garage Door Opener	Satisfactory
504	Elect. (Rec)	Satisfactory

- ***Some receptacles were blocked by storage and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

505	Elect. (Switch)	Satisfactory
506	Light Fixture	Satisfactory

500 **Garage (Cont'd)**

507 Fire Door

- ***The strikerbolt has not been installed on the doorknob assembly, and the door does not latch. Contact a licensed contractor to check for safety code/repair.***



508 Firewall

- ***The garage firewall/ceiling has a hole above an upper cabinet. Contact a licensed contractor to check for safety code/repair.***



500 Garage (Cont'd)

508 Firewall (Cont'd)

- ***The garage firewall was blocked by cabinetry and storage, and could not be fully viewed and evaluated at the time of the inspection.***

600 Kitchen

601 Walls — Satisfactory

602 Ceiling

- ***The ceiling has a large visible patch.***

603 Elect. (Rec)

- ***The G.F.I. receptacle right of the sink was inoperative and would not reset.***
- ***The G.F.I. receptacle left of the sink does not have a ground read.***
  - ***Contact a licensed electrician to check for safety code/repair.***
- ***Some receptacles were blocked by appliances and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

604 Elect. (Switch) — Satisfactory

605 Light Fixture

- ***Exposed romex electrical wiring with spliced/taped pigtailed wires has been installed to a light fixture underneath an upper cabinet. Contact a licensed electrician to check for safety code/repair.***



606 Sink — Satisfactory

607 Faucet — Satisfactory

608 Traps/Drains — Satisfactory

609 Disposal — Satisfactory

610 Dishwasher — Satisfactory

611 Stove/Cook Top — Satisfactory

- ***Gas***
  - ***The back right burner would not fire on demand at the time of the inspection. Contact a licensed appliance company for further evaluation and repair.***

612 Ovens (2) — Satisfactory

- ***Electric***

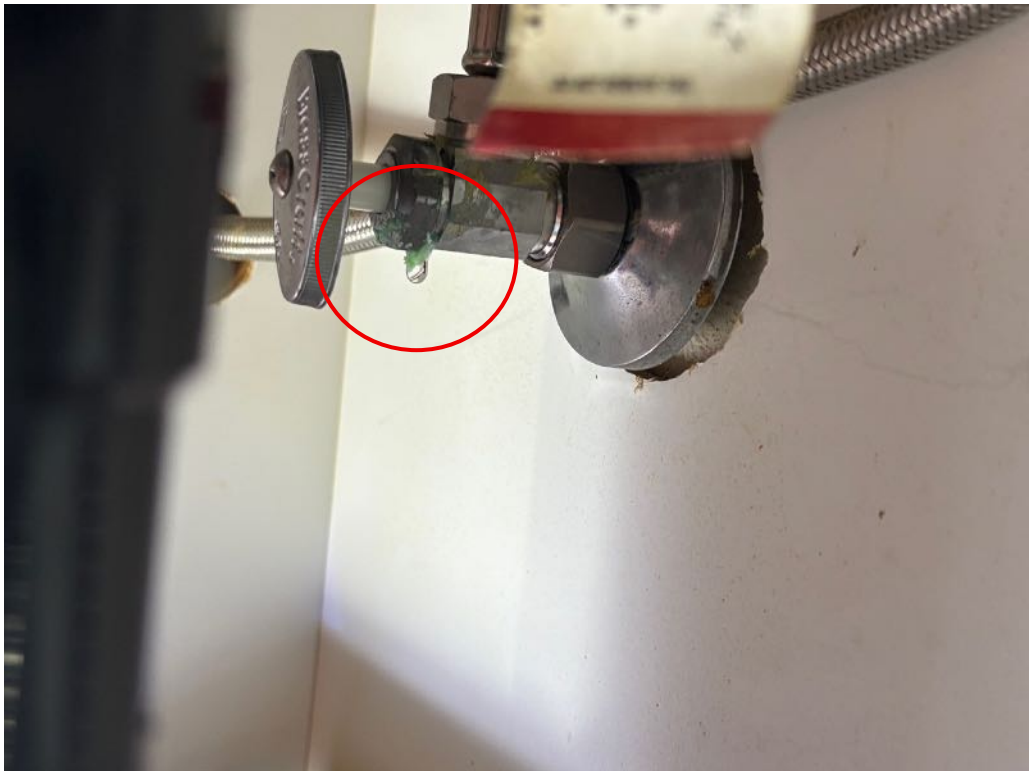
613 Hood/Vent — Satisfactory

600 Kitchen (Cont'd)

614 Microwave Oven — Satisfactory

615 Other

- ***The water shutoff valve underneath the sink has a small leak. Contact a licensed plumber for repair.***



700 Entry

702	Walls	Satisfactory
703	Ceiling	Satisfactory
704	Elect. (Rec)	None
705	Elect. (Switch)	Satisfactory
706	Light Fixture	Satisfactory

800 Living Room

801	Walls	Satisfactory
802	Ceiling	Satisfactory
803	Elect. (Rec)	

- ***The bottom half of the front wall receptacle has a clogged port. Contact a licensed electrician for repair.***
- ***Most receptacles were blocked by furniture and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

804	Elect. (Switch)	Satisfactory
805	Light Fixture	Satisfactory
806	Fireplace	

- ***Gas***
  - ***The firebox has not been sealed where the gas line for the lighter bar has been installed through it.***
  - ***A clamp has not been installed on the damper to prevent it from closing completely.***

807 Heating — Satisfactory

900 Dining Room

901 Floor Covering

- ***The flooring has been patched in the back right corner of the room.***



902 Walls Satisfactory

- ***One wall was covered with mirrored panels.***

903 Ceiling

- ***The ceiling has a visible patch.***



900 **Dining Room (Cont'd)**

904 Elect. (Rec) Satisfactory

- ***Some receptacles were blocked by furniture and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

905 Elect. (Switch) Satisfactory
906 Light Fixture Satisfactory
907 Heating Satisfactory

950 **Breakfast Nook**

951 Walls Satisfactory
952 Ceiling Satisfactory
953 Elect. (Rec) Satisfactory
954 Elect. (Switch) Satisfactory
955 Light Fixture Satisfactory
956 Smoke Detector

- ***No Installation Date***



1000 **Downstairs Hall**

1001 Walls Satisfactory
1002 Ceiling Satisfactory
1003 Elect. (Rec) None
1004 Elect. (Switch) Satisfactory
1005 Light Fixture Satisfactory

1000 Downstairs Hall (Cont'd)

1006 Smoke Detector

- ***No Installation Date***



1007 Carbon Monoxide Detector

- ***No Installation Date***



1008 Closet

- ***The trim lens has not been installed on the closet light fixture.***

1100 Family Room

1101 Walls — Satisfactory
1102 Ceiling — Satisfactory
1103 Elect. (Rec) — Satisfactory

- ***Most receptacles were blocked by furniture and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

1104 Elect. (Switch)

- ***One electrical switch could not be tested, because the switched receptacle was not accessible at the time of the inspection.***

1105 Light Fixture — Satisfactory
1106 Fireplace — None
1107 Dry Bar

- ***One cabinet shelf is water stained and discolored.***



1150 Lower Staircase

1151 Walls — Satisfactory
1152 Ceiling — Satisfactory
1153 Elect. (Rec)

- ***The wall receptacle has reversed polarity. Contact a licensed electrician for repair.***

1154 Elect. (Switch) — Satisfactory
1155 Light Fixture — Satisfactory
1156 Safety Railing — Satisfactory

1200 Upper Staircase

1201 Walls — Satisfactory
1202 Ceiling — Satisfactory
1203 Elect. (Rec) — Satisfactory
1204 Elect. (Switch) — Satisfactory
1205 Light Fixture — Satisfactory
1206 Safety Railing — Satisfactory

1250 Upstairs Hall

1251 Walls — Satisfactory

- ***The walls have minor cracks. (Cosmetic)***

1252 Ceiling — Satisfactory

- ***The ceiling has minor cracks. (Cosmetic)***

1253 Elect. (Rec) — None

1254 Elect. (Switch) — Satisfactory

1255 Light Fixture — Satisfactory

1256 Smoke Detector

- ***No Installation Date***



1250 Upstairs Hall (Cont'd)

1257 Carbon Monoxide Detector

- ***No Installation Date***



1300 Downstairs Bedroom

1301 Walls — Satisfactory

- ***The walls have visible patches.***

1302 Ceiling — Satisfactory

1303 Elect. (Rec) — Satisfactory

- ***Most receptacles were blocked by furniture and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

1304 Elect. (Switch) — Satisfactory

1305 Light Fixture

- ***The ceiling fixture wobbles when the ceiling fan is operating. Contact a licensed electrician for repair.***

1306 Heating — Satisfactory

1307 Smoke Detector — None

- ***Contact a licensed contractor to check for safety code/repair.***

1350 Upstairs-Right Bedroom

1351 Walls — Satisfactory

- ***The walls were covered with wallpaper.***

1352 Ceiling — Satisfactory

1353 Elect. (Rec) — Satisfactory

- ***Some receptacles were blocked by furniture and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

1354 Elect. (Switch)

- ***The electrical switch could not be tested, because the switched receptacle was not accessible at the time of the inspection.***

1355 Light Fixture — None

1356 Heating — Satisfactory

1357 Smoke Detector — None

- ***Contact a licensed contractor to check for safety code/repair.***

1400 Upstairs-Left Bedroom

1401	Walls	Satisfactory
1402	Ceiling	Satisfactory
1403	Elect. (Rec)	Satisfactory

- ***Some receptacles were blocked by furniture and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

1404	Elect. (Switch)	Satisfactory
1405	Light Fixture	Satisfactory
1406	Heating	Satisfactory
1407	Smoke Detector	None

- ***Contact a licensed contractor to check for safety code/repair.***

1450 Primary Bedroom

1451	Walls	Satisfactory

- ***The walls have visible patches.***

1452	Ceiling	Satisfactory
1453	Elect. (Rec)	Satisfactory

- ***Some receptacles were blocked by furniture and/or were in use, and could not be viewed and/or tested at the time of the inspection.***

1454	Elect. (Switch)	Satisfactory
1455	Light Fixture	Satisfactory
1456	Heating	Satisfactory
1457	Smoke Detector	None

- ***Contact a licensed contractor to check for safety code/repair.***

1500 Powder Room

1501	Walls	Satisfactory
1502	Ceiling	Satisfactory
1503	Elect. (Rec)	Satisfactory

- ***G.F.I.***

1504	Elect. (Switch)	Satisfactory
1505	Light Fixture	Satisfactory
1506	Sink	Satisfactory
1507	Sink Faucet	Satisfactory
1508	Sink Traps/Drains	Satisfactory
1509	Toilet	Satisfactory
1510	Exhaust Fan	Satisfactory

1550 Downstairs Bedroom-Bathroom

1551	Walls	Satisfactory
1552	Ceiling	

- ***The ceiling has minor cracks and visible patches.***

1553	Elect. (Rec)	None

- ***Contact a licensed electrician to check for safety code/repair.***

1554	Elect. (Switch)	Satisfactory
1555	Light Fixture	Satisfactory

1550 Downstairs Bedroom-Bathroom (Cont'd)

1556 Shower Stall

- ***The shower pan has a low area around the drain and would not drain completely.***



1557 Shower Faucet — Satisfactory
1558 Sink — Satisfactory
1559 Sink Faucet

- ***The cold valve is loose on the countertop. Contact a licensed plumber for repair.***

1560 Sink Traps/Drains — Satisfactory
1561 Toilet — Satisfactory
1562 Exhaust Fan — Satisfactory

1600 Upstairs Hall Bathroom

1601 Walls — Satisfactory

- ***The walls have nail holes.***

1602 Ceiling — Satisfactory
1603 Elect. (Rec)

- ***No G.F.I. Indications***

1604 Elect. (Switch) — Satisfactory

- ***The coverplate for the switches is missing a mounting screw.***

1605 Light Fixture — Satisfactory
1606 Tub/Shower — Satisfactory

- ***The bathtub has a faint discolored streak. (Cosmetic)***

1607 Tub Faucet

- ***The bathtub stopper was inoperative and stuck in the open position.***
- ***The bathtub mixer valve does not have a stop reference.***
  - ***Contact a licensed plumber for repair.***

1608 Shower Enclosure — Satisfactory
1609 Sink — Satisfactory

1600 Upstairs Hall Bathroom (Cont'd)

1610 Sink Faucet

- ***The hot valve was stiff and difficult to operate.***
- ***The sink stopper was stuck in the open position.***
  - ***Contact a licensed plumber for repair.***

1611	Sink Traps/Drains	Satisfactory
1612	Toilet	Satisfactory
1613	Exhaust Fan	Satisfactory
1614	Heating	Satisfactory

1650 Primary Bathroom

1651 Walls Satisfactory

- ***The walls have small and large visible patches.***

1652	Ceiling	Satisfactory

1653 Elect. (Rec)

- ***No G.F.I. Indications***

1654	Elect. (Switch)	Satisfactory
1655	Light Fixture	Satisfactory
1656	Tub/Shower	Satisfactory

- ***Steel Bathtub***

1657 Tub Faucet

- ***The bathtub faucet was dripping constantly at the time of the inspection. Contact a licensed plumber for repair.***

1658 Shower Stall

- ***A few shower pane tiles are chipped.***

1659	Shower Faucet	Satisfactory
1660	Sinks	Satisfactory
1661	Sink Faucets	Satisfactory
1662	Sink Traps/Drains	Satisfactory
1663	Toilet	Satisfactory
1664	Exhaust Fan	Satisfactory
1665	Heating	Satisfactory
1666	Skylight	Satisfactory

- ***The paint in the skylight chase is blistered and peeling.***



- ***There were no visible signs of any leaking at the time of the inspection.***

**** The interior floors squeak in some areas, and did not appear to be level in some areas.***