

Attachment G

This page intentionally left blank.

Murrer Certified Inspections

Property Inspection Report



62 Yankee Point Drive, Carmel Highlands, CA 93923
Inspection prepared for: Studio Schicketanz
Real Estate Agent: Haley Lundquist -

Date of Inspection: 9/9/2024 Time: 9:00 am Size: Limited Inspection
Weather: Cool and clear

Inspector: Paul Murrer
License # 2000320
1219 Forest Ave, Suite H, Pacific Grove, CA 93950

Email: Info@murrerinspection.com
www.murrerinspection.com



Inspection Details

INSPECTION:

The limits of this inspection and report are defined in the Murrer Certified Inspection REQUEST AND AGREEMENT which is made apart of this report by implication, whether executed or not. The inspection is of the physical condition of the property as of the time the inspection was performed. Changes in the property occurring after the inspection are obviously not included in the report.

This inspection is a general overview of the visually accessible areas of the property only and is not technically exhaustive in any area. Questions regarding further information on the property and its major systems should be directed to a specialist in that field. The inspection is not an appraisal, valuation or structural pest control inspection. It does not include investigations as to seismic hazard zones, flood zones, or building permit history and is not a building code compliance report.

The scope of this inspection is of the items discussed in this report only. It is not within the scope of this inspection to locate, inspect or analyze potentially toxic materials, magnetic fields, underground storage tanks, or the geological stability of the building site. We do not inspect the operation of landscape sprinkler systems, fences, water conditioning equipment, hydronic heating systems, alarm systems or systems on automatic timers. Window and door glass is not inspected for scratches, fogging or other cosmetic blemishes. Recreational facilities such as spas, saunas, steam baths, swimming pools, tennis courts, playground equipment and other exercise, entertainment or athletic facilities are not part of this inspection which should be inspected by appropriate specialists if so desired. General comment may be provided as a courtesy to the Client.

Murrer Certified inspection does not test for Radon. Radon is a naturally occurring gas that emerges from the earth and is found inside all buildings. Because Radon is the first leading cause of lung cancer after Cigarette smoking, The Environmental Protection Agency (EPA) and the Surgeon General strongly recommend that all homes be Radon tested. If high levels of Radon exist corrective action should be taken as soon as possible. Information on Radon can be obtained by contacting the United States Environmental Protection Agency, 401 M Street S. w., Washington, DC 20460, (202) 382-2080 or the California Department of Health Services, Post Office Box 942732, Sacramento, CA 94234-7320, (916) 324-2208.

Murrer Certified Inspection also does not test for lead based paint. Lead based paint may be present on the exterior and interior surfaces or underneath newer paint on buildings constructed before 1980. Poisoning from lead based paint, particularly in young children, continues to be a major health issue. Although lead based paint was banned from residential use in 1978, the federal government estimates seventy-five percent of all homes built prior to 1980 contain lead based paint that is a health hazard. Most paint manufactures voluntarily started reducing lead contents in their products during the 1950's when lead poisoning children was recognized. Lead poisoning in children is linked to nervous system disorders and learning disabilities. A toll-free round the clock national lead information hotline 1-800-LEAD-FYI is now in service. The hotline is geared toward providing parents with information about childhood poisoning.

If there have been additions to the dwelling since its original construction. It is not within the scope of the inspection to verify if appropriate permits were obtained for any additions. If a security alarm system is installed in the dwelling. The alarm system and smoke detectors are not tested. We suggest contacting a security alarm system company for information on operating and/or reprogramming the security codes. The detached sheds on the property were excluded from the inspection.

REPORT LIMITATIONS This report contains privileged information and is non-transferable for any purpose. The report may not be reproduced or transmitted without prior written authorization of Murrer Certified Inspections or the indicated Client. No other person(s) may rely on this report for any reason whatsoever without prior written consent from the inspector who performed the inspection and assimilated the report or the named client who is under contact for this report. Any person who chooses to rely on this report for any reason, without express written authorization, does so at their own risk. Claims made without prior written consent from contracted parties is void and subject to legislation under the Communications Privacy Act, 18 U.S.C. section 2510-2521.

This report is not a guarantee or warranty of the items inspected. It is not a substitute for the state required Owner's Disclosure Statement. The report does not relieve the buyer of his responsibility to protect himself by doing a thorough walk through inspection before the close of escrow.

This report is confidential and shall be for the exclusive use of the client whose name appears on the front cover of the report. We do not discuss the inspection and report with third parties without the consent of the client. Verbal disclosure is an important part of the inspection. Because of the client participation during the inspection, third parties are advised that the written report is a summary of the inspection. Not all items discussed during the inspection necessarily appear in the written report. Murrer Certified Inspection provides reports with photographs. Copies of Murrer Certified Inspection made by others may not be complete or accurate. Murrer Certified Inspection any liability for reliance on this report made by other parties.

There are **REPAIR RECOMMENDATIONS** and **SUGGESTIONS** in most sections of the report. **REPAIR RECOMMENDATIONS** deal with items that need, or appear to need repainted ensure the systems proper working order or for the safety of the occupants. **UPGRADE SUGGESTIONS** can include some, but not all, safety and energy conservation items not included in this building that are required in newer construction. **MAINTENANCE SUGGESTIONS** are for prolonging the life and enjoyment of the property. *All Repair, Upgrade and Maintenance related items may not have been evident at the time of this inspection. Other such items may exist that could not be observed.* Action on recommendations and suggestions made in this report are at the discretion of the individuals involved.

Copyright ©2013 by Murrer Certified Inspection

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy personal items observed such as appliances. Appliances are not moved for inspection.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

1. Roof Condition

Observations:

- **Fungus and/or moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend power washing the stucco systems and repainting.**



2. Chimney

Observations:

- Flue, crown and flashing not inspected due to roof not being mounted.

Heating System 1

1. Heater Condition

Materials: Wall mounted heater noted.

Observations:

- **Many of the electrical heaters were found rusted and not longer in operation. Several of the units found incorrectly wired and could present a fire hazard.**



Heater found rusted. Most did not operate when tested.

2. Thermostats

Observations:

- Low battery. Recommend replacing.

3. Electrical

Observations:

- Not fully visible for inspection due to lack of access.
- **There is a loose connection or bad outlet as a power supply to the unit. Recommend review by a licensed electrical contactor to determine the cause of the auto shutdown and system failure.**

Grounds

Inspector shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Observations:

- Areas of cracking at base of walkway concrete structure.
- **Moderate cracks in walkway. Repair and / or monitor for expansion and development of trip hazards.**



2. Grading

Observations:

- The exterior drainage is generally away from foundation.

3. Vegetation Observations

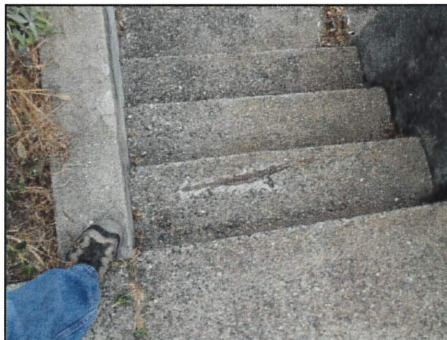
Observations:

- **Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris and dampness.**

4. Stairs, Handrail and Guardrail

Observations:

- Recommend installing emergency egress light.
- **There were no railings installed at the steps. This is a potential tripping hazard. Recommend installing handrail.**
- **Handrail not graspable. By today's standards, rails should be configured so that a hand may grasp around a rail for safety.**



5. Deck Framing

Observations:

- **Deck has reached it's life expectancy and should be repaired, replaced or removed.**



Deck found in poor condition.

6. Gate Condition

Observations:

- **Recommend review of all gates for repair or replacement as necessary.**

7. Plumbing

Observations:

- Visible areas appeared to have under gone repairs.



Areas of repairs noted.

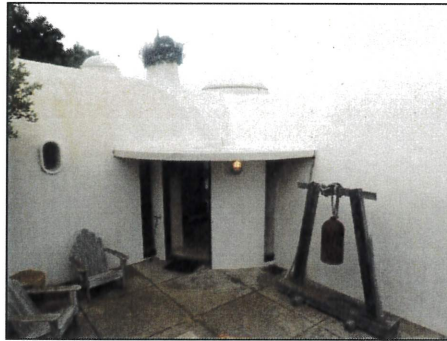
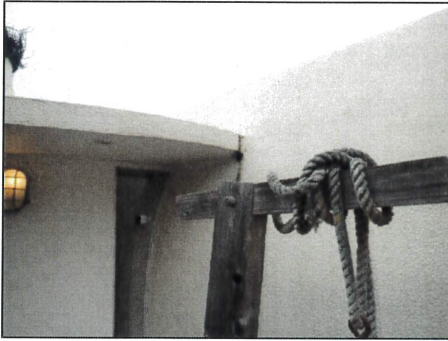
Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps, porches and their associated railing, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Entrance Condition

Observations:

- **Indications of past or present water leaks, seeps, or condensation at eaves.**



Pooling and bubbling at entrance roof.



2. Doors

Observations:

- Found in functional condition.
- **Damaged jamb noted.**



Areas of deteriorated jambs.

3. Flashing

Observations:

- **Without a means of water migration to leave the stucco wall structures. Moisture becomes locked in above exterior doors and windows. Recommend proper means of drainage though the installation of weep screed(s).**

4. Window Condition

Observations:

- **Single glazed windows noted. Single glazed widows can present a condensation issue.**
- **Makeshift seal at plexiglass glazing noted to be leaking into the wall system.**



Plexi glass windows are leaking. Windows are failing. Makeshift support noted.

5. Exterior Paint

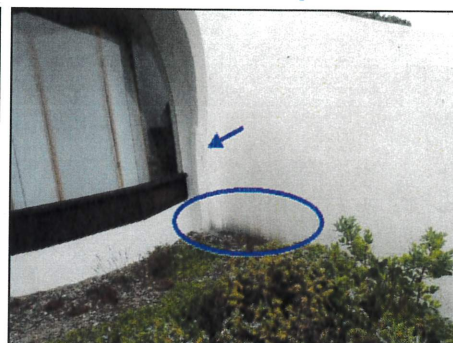
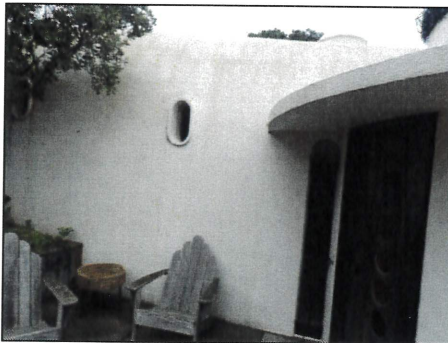
Observations:

- **Recommend power washing.** Exterior stucco paint condition was difficult to determine due to build-up of surfaces soils.

6. Stucco

Observations:

- Structural defects may be hidden behind dense foliage, vines, stored items, debris or finishes and cannot be included with this inspection.
- **Areas of fungus staining and detachment to substructure noted.** Recommend removal and replacement of damaged areas.
- A weep screed is a type of building material used along the base of an exterior stucco wall. Made from Portland cement, sand, and water, stucco is a naturally porous material that serves as a popular finish option for homes and commercial buildings. Without a weep screed in place, water that is absorbed through a stucco wall would become trapped within the structure, leading to potential problems with rot and mold. The screed serves as a vent so that the moisture can escape the stucco wall finish just above the foundation. These devices are generally only used on walls constructed with wood framing, and are not needed on stucco-coated masonry structures.
- The rough texture of the stucco is known to catch the fine dust particles of wind blown sand. Recommend regular washing of the stucco finishes to dust build up which can lead to trapped moisture and shorten paints life and/or performance.



Areas of cracking and water infiltration.

Areas of heavy fungus growth noted.



Areas of hollow sounding and potentially detached stucco noted.



No weep screed was found.

7. Planter Box

Observations:

- Areas of staining and minor cracking noted. Recommend further investigation.
- **Wall to planter waterproofing could not be determined. Recommend further investigation.**



Potential areas of water damage at planter.

Subpanel in Closet

1. Electrical Panel

Observations:

- **Recommend proper clearances for workspace. Electrical panels are no longer allowed in closets.**



2. Breakers

Observations:

- All of the circuit breakers appeared serviceable.

Interior Area

1. Doors

Observations:

- Tested doors operated.

2. Door Bell

Observations:

- **Door bell did not operate when tested.**

3. Floor Condition

Observations:

- **Floor is not level. Suggest further evaluation by a licensed contractor.**



Floors are uneven and present a tripping hazard.

4. Paint Condition

Observations:

- **Minor cracking at seams noted.**
- **Recommend sealing the exterior perimeter of fixed window sashes to prevent water migration.**

5. Wall Condition

Observations:

- **Mold-like bio growth observed. Professional testing and evaluation advised.**
- **There were signs of past water damage. Peeling stucco, water staining and fungus growth. Recommend opening walls system to determine the extent on internal damage.**



Water stains noted throughout the home.



Window failure has cause to water damage.



Extensive water staining at floor line.

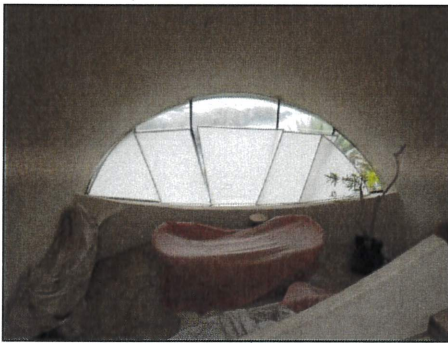


Staining at top window line noted.

6. Window Condition

Observations:

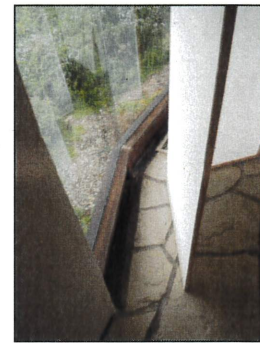
- Tempered glass is required within 18" of the finished floor. In some areas tempered glass could not be determined.
- Wood rot and deterioration noted.



Lower area window found in poor condition.



Tempered glass could not be verified.

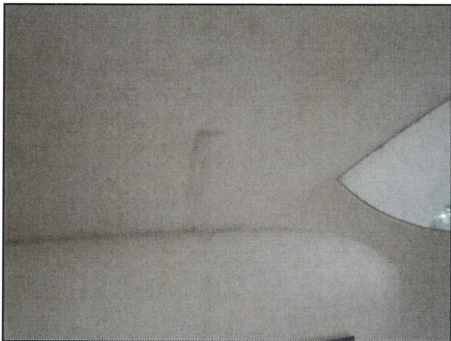


Tempered glass sticker was not found.

7. Ceiling Condition

Observations:

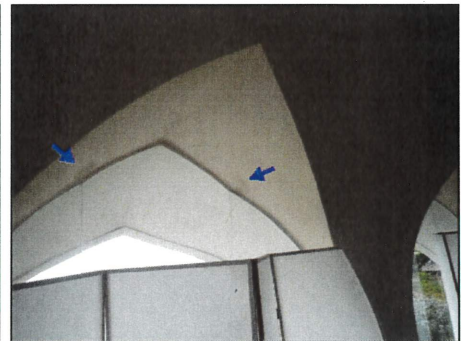
- Mold like stains present on the ceiling. Recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.



Notable Water and fungus staining on ceilings



Areas of water staining noted.



Moisture travel noted.

8. Guardrail

Observations:

- **Live Safety**

Pre-1970 Guardrail height codes (railings on landings and open hallways, porches, screened porches, balconies that are more than 30" above floors or grade): required and must be greater than or equal to (\Rightarrow) 36" high (prior to 1970 in many jurisdictions)

Current Recommended Guardrail height requirement is 42-inches or higher above adjacent surfaces

E.g. California 2007 Building Code (effective 1 January 2008) for safety guardrail on balconies, decks, and on the horizontal area of stairway landings for walking areas whose surface is more than 30-inches above adjacent walking surfaces (or the ground) for Group 2 individual residential dwellings as well as for Group-3 occupancies specifies that the guardrail must be 42-inches or higher. [33].



9. Fireplace

Observations:

- **Recommend a fireplace professional service/evaluate fireplace before operating.**
- **It was observed that some of the mortar around the firebox was failing; have a qualified individual evaluate and repair to avoid possible safety issue.**
- **Damper deterioration was observed.**



Deteriorated damper noted.

10. Smoke and CO2 Detectors

Observations:

- Detector(s) are present.
- **The smoke detector missing and do not provide adequate protection.**
- **The International Association of Fire Chiefs recommend a carbon monoxide detector on every floor of your home, including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage. Each detector should be replaced every five to six years.**
- **Carbon monoxide is roughly the same weight as air and over time distributes throughout a room, so a detector can be placed at any height in any acceptable location. Preferably at eye level and definitely where the alarm can be easily heard.**



Some smoke detectors noted.



Thermostat found above heater.

Laundry

1. Floor Condition

Observations:

- Most areas were not accessible.

2. Electrical

Observations:

- Outlets not accessible.

3. Plumbing

Observations:

- Not accessible.

4. Wall Condition

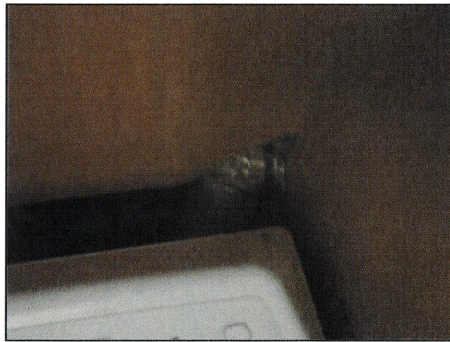
Observations:

- Areas not accessible due to stored personal items.

5. Dryer Vent

Observations:

- **Vertical dryer vents are easily clogged and can present a fire hazard.**



Vertical dryer vents present a fire hazard.

Kitchen Area

1. Entrance

Observations:

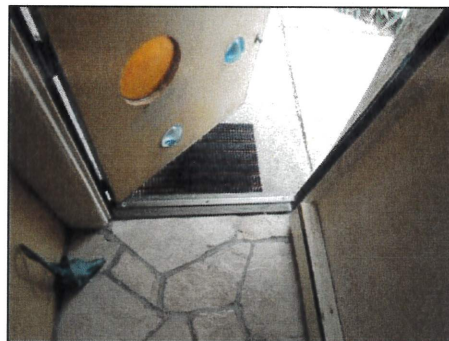
- No major system safety or function concerns noted at time of inspection.



2. Patio Doors

Observations:

- Damaged weatherstripping noted.



3. Floor Condition

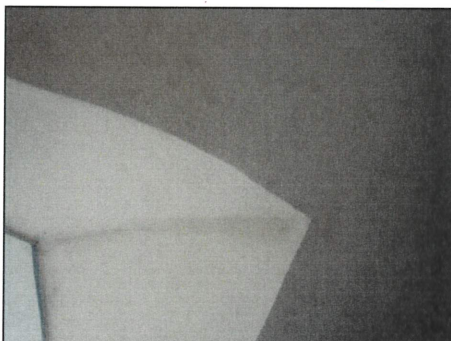
Observations:

- Incomplete finishes noted at base board(s)

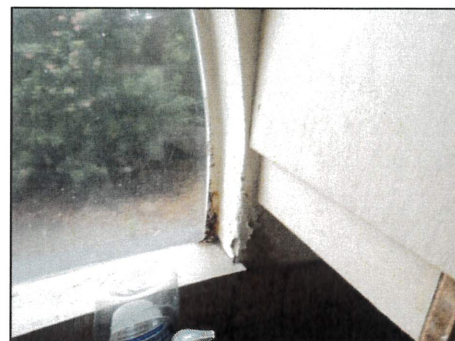
4. Window Condition

Observations:

- Deterioration noted due to contact with moisture.
- **Deterioration and water staining on window enclosure noted.**



Water staining at windows noted.



Water damage at failed windows noted.

5. Cabinets

Observations:

- Found to be functional.
- **Deterioration noted at cabinet finishes.**



6. Sinks

Observations:

- Operated normally.



7. Plumbing

Observations:

- **Water damage noted.**
- **Possible cross contamination noted. Drain is directly connected to the waste line.**



Questionable drain at disposal noted.

8. Vent Condition

Observations:

- **Recommend review for repair or replacement as necessary.**



Damaged vent noted.

9. Temperature Control

Observations:

- System was shut down and could not be tested.



Unit did not appear to operate.

10. GFCI

Observations:

- **GFCI** protected receptacles may not have been required when the house was built. Recommend upgrading with grounded GFCI's at all receptacles near water sources.



Master Bedroom 1

1. Window Condition

Observations:

- Egress should be maintained at all bedroom windows.
- **Extensive water damage at or around windows.**



Extensive water damage noted.

2. Balcony

Observations:

- **Water damage at wall to deck connection. Recommend further investigation of substructure.**



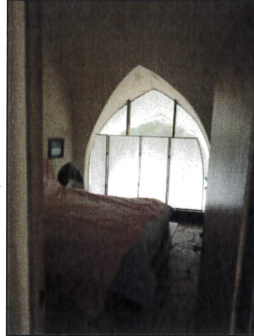
Areas of water damage at wall to deck connection.

Bedroom 1

1. Doors

Observations:

- Found in good condition.



2. Wall Condition

Observations:

- Areas of minor cracking. Recommend complete repair.
- **Mold like stains are present under windows. We recommend having a mold sample taken and lab tested.**

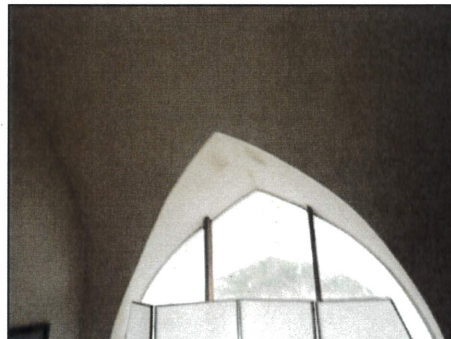


Areas of water damage noted.

3. Ceiling Condition

Observations:

- Evidence of past leaking was noted.
- **Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.**



Fungus growth noted. Recommend further investigation.

4. Window Condition

Observations:

- Egress should be maintained at all bedroom windows.

5. Electrical

Observations:

- Closet light found with a damaged cover.



Broken cover plate.

6. Smoke Detectors

Observations:

- There were no visible smoke detectors.



Missing detector noted.

Bathroom 1

1. Wall Condition

Observations:

- **Water damage and bio-growth noted at the edge of the shower area.**

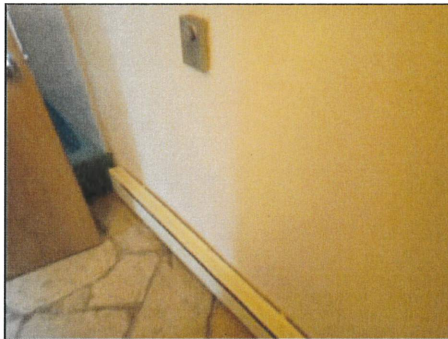


Water damage noted

2. Heating

Observations:

- **The inspector recommends removal of the electric wall heating unit. Most units did not operate.**



System did not appear to operate.

Bedroom 2

1. Doors

Observations:

- Door operated when tested.



2. Wall Condition

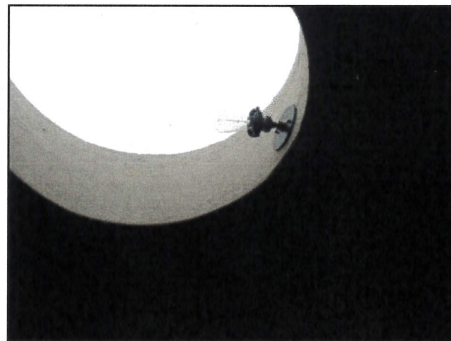
Observations:

- Recommend maintaining egress at all bedroom windows.
- Areas of minor damage noted.

3. Electrical

Observations:

- **Light fixture(s) missing cover(s).**



Exposed light bulb now requires a cover.

4. Smoke Detectors

Observations:

- **There were no visible smoke detectors.**

Bathroom 2

1. Doors

Observations:

- Operated correctly.



2. Floor Condition

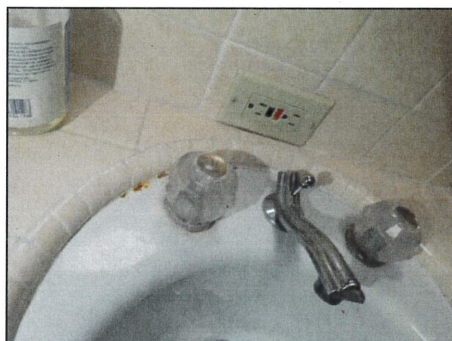
Observations:

- Found in good condition.

3. Sinks

Observations:

- **Sink rusted. Monitor for developing leaks (none found during inspection).**



Rusted surfaces noted.

4. GFCI

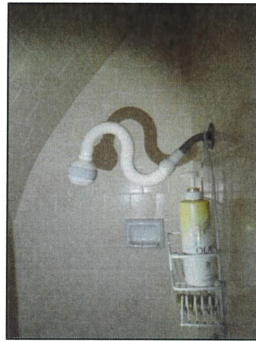
Observations:

- **Recommend upgrading all receptacles to GFCI protection within 6 feet of all potential wet locations.**

5. Showers

Observations:

- **Shower enclosure found undersized by current code.**



6. Shower Walls

Observations:

- Cracked shower pan with duct tape repair noted. This present a high liklihood of water damage.



Large cracked shower pan noted.

Common Area

1. Floor Condition

Observations:

- **Indication of water migration noted. Recommend further investigation.**



Indications of moisture and fungus growth,

2. Paint Condition

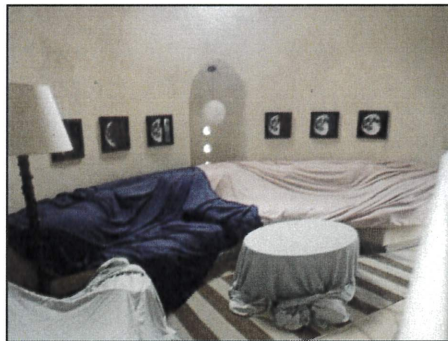
Observations:

- **Incomplete and/or inconsistent painted surfaces. Recommend testing for mold, treating and repainted.**

3. Wall Condition

Observations:

- Area of unknown staining noted. Area tested dry.
- **Mold-like bio growth observed. Professional testing & evaluation advised.**

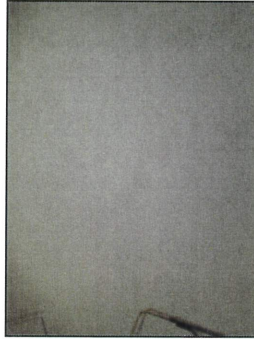


Extensive discoloration noted.

4. Ceiling Condition

Observations:

- **Moderate cracking in the ceiling finish is noted. Recommend monitoring.**



Crack noted at ceiling line.

5. Patio Doors

Observations:

- The patio door was functional during the inspection.
- **Noted deterioration at threshold.**



Areas of water migration noted.

Residential Earthquake Hazards Report

Yes No N/A Don't Know
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes No N/A Don't Know
2. Is the house anchored or bolted to the foundation?

Yes No N/A Don't Know
3. If the house has cripple walls:
a. Are the exterior cripple walls braced?

Yes No N/A Don't Know
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes No N/A Don't Know
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes No N/A Don't Know
5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced?

Yes No N/A Don't Know
b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes No N/A Don't Know
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes No N/A Don't Know
7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes No Don't Know
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes No Don't Know
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) (Buyer) Date

Glossary

<i>Term</i>	<i>Definition</i>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof

Page 3 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Fungus and/or moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend power washing the stucco systems and repainting.
----------------	----------------	---

Heating System 1

Page 4 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Many of the electrical heaters were found rusted and not longer in operation. Several of the units found incorrectly wired and could present a fire hazard.
Page 4 Item: 3	Electrical	<ul style="list-style-type: none"> • There is a loose connection or bad outlet as a power supply to the unit. Recommend review by a licensed electrical contactor to determine the cause of the auto shutdown and system failure.

Grounds

Page 5 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Moderate cracks in walkway. Repair and / or monitor for expansion and development of trip hazards.
Page 5 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris and dampness.
Page 5 Item: 4	Stairs, Handrail and Guardrail	<ul style="list-style-type: none"> • There were no railings installed at the steps. This is a potential tripping hazard. Recommend installing handrail. • Handrail not graspable. By today's standards, rails should be configured so that a hand may grasp around a rail for safety.
Page 6 Item: 5	Deck Framing	<ul style="list-style-type: none"> • Deck has reached it's life expectancy and should be repaired, replaced or removed.
Page 6 Item: 6	Gate Condition	<ul style="list-style-type: none"> • Recommend review of all gates for repair or replacement as necessary.

Exterior Areas

Page 7 Item: 1	Entrance Condition	<ul style="list-style-type: none"> • Indications of past or present water leaks, seeps, or condensation at eaves.
Page 7 Item: 2	Doors	<ul style="list-style-type: none"> • Damaged jamb noted.
Page 7 Item: 3	Flashing	<ul style="list-style-type: none"> • Without a means of water migration to leave the stucco wall structures. Moisture becomes locked in above exterior doors and windows. Recommend proper means of drainage though the installation of weep screed(s).

Page 7 Item: 4	Window Condition	<ul style="list-style-type: none"> • Single glazed windows noted. Single glazed widows can present a condensation issue. • Makeshift seal at plexiglass glazing noted to be leaking into the wall system.
Page 8 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • Recommend power washing. Exterior stucco paint condition was difficult to determine due to build-up of surfaces soils.
Page 8 Item: 6	Stucco	<ul style="list-style-type: none"> • Areas of fungus staining and detachment to substructure noted. Recommend removal and replacement of damaged areas. • A weep screed is a type of building material used along the base of an exterior stucco wall. Made from Portland cement, sand, and water, stucco is a naturally porous material that serves as a popular finish option for homes and commercial buildings. Without a weep screed in place, water that is absorbed through a stucco wall would become trapped within the structure, leading to potential problems with rot and mold. The screed serves as a vent so that the moisture can escape the stucco wall finish just above the foundation. These devices are generally only used on walls constructed with wood framing, and are not needed on stucco-coated masonry structures. • The rough texture of the stucco is known to catch the fine dust partials of wind blown sand. Recommend regular washing of the stucco finishes to dust build up which can lead to trapped moisture and shorten paints life and/or performance.
Page 9 Item: 7	Planter Box	<ul style="list-style-type: none"> • Wall to planter waterproofing could not be determined. Recommend further investigation.

Subpanel in Closet

Page 10 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Recommend proper clearances for workspace. Electrical panels are no longer allowed in closets.
-----------------	------------------	--

Interior Area

Page 11 Item: 2	Door Bell	<ul style="list-style-type: none"> • Door bell did not operate when tested.
Page 11 Item: 3	Floor Condition	<ul style="list-style-type: none"> • Floor is not level. Suggest further evaluation by a licensed contractor.
Page 11 Item: 4	Paint Condition	<ul style="list-style-type: none"> • Minor cracking at seams noted. • Recommend sealing the exterior perimeter of fixed window sashes to prevent water migration.
Page 11 Item: 5	Wall Condition	<ul style="list-style-type: none"> • Mold-like bio growth observed. Professional testing and evaluation advised. • There were signs of past water damage. Peeling stucco, water staining and fungus growth. Recommend opening walls system to determine the extent on internal damage.
Page 12 Item: 6	Window Condition	<ul style="list-style-type: none"> • Tempered glass is required within 18" of the finished floor. In some areas tempered glass could not be determined. • Wood rot and deterioration noted.
Page 12 Item: 7	Ceiling Condition	<ul style="list-style-type: none"> • Mold like stains present on the ceiling. Recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.

Page 13 Item: 8	Guardrail	<ul style="list-style-type: none"> • Live Safety Pre-1970 Guardrail height codes (railings on landings and open hallways, porches, screened porches, balconies that are more than 30" above floors or grade): required and must be greater than or equal to (=>) 36" high (prior to 1970 in many jurisdictions) Current Recommended Guardrail height requirement is 42-inches or higher above adjacent surfaces E.g. California 2007 Building Code (effective 1 January 2008) for safety guardrail on balconies, decks, and on the horizontal area of stairway landings for walking areas whose surface is more than 30-inches above adjacent walking surfaces (or the ground) for Group 2 individual residential dwellings as well as for Group-3 occupancies specifies that the guardrail must be 42-inches or higher. [33].
Page 13 Item: 9	Fireplace	<ul style="list-style-type: none"> • Recommend a fireplace professional service/evaluate fireplace before operating. • It was observed that some of the mortar around the firebox was failing; have a qualified individual evaluate and repair to avoid possible safety issue. • Damper deterioration was observed.
Page 14 Item: 10	Smoke and CO2 Detectors	<ul style="list-style-type: none"> • The smoke detector missing and do not provide adequate protection. • The International Association of Fire Chiefs recommend a carbon monoxide detector on every floor of your home, including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage. Each detector should be replaced every five to six years. • Carbon monoxide is roughly the same weight as air and over time distributes throughout a room, so a detector can be placed at any height in any acceptable location. Preferably at eye level and definitely where the alarm can be easily heard.

Laundry

Page 15 Item: 5	Dryer Vent	<ul style="list-style-type: none"> • Vertical dryer vents are easily clogged and can present a fire hazard.
-----------------	------------	--

Kitchen Area

Page 16 Item: 4	Window Condition	<ul style="list-style-type: none"> • Deterioration and water staining on window enclosure noted.
Page 17 Item: 5	Cabinets	<ul style="list-style-type: none"> • Deterioration noted at cabinet finishes.
Page 17 Item: 7	Plumbing	<ul style="list-style-type: none"> • Water damage noted. • Possible cross contamination noted. Drain is directly connected to the waste line.
Page 17 Item: 8	Vent Condition	<ul style="list-style-type: none"> • Recommend review for repair or replacement as necessary.
Page 18 Item: 10	GFCI	<ul style="list-style-type: none"> • GFCI protected receptacles may not have been required when the house was built. Recommend upgrading with grounded GFCI's at all receptacles near water sources.

Master Bedroom 1

Page 19 Item: 1	Window Condition	<ul style="list-style-type: none"> • Extensive water damage at or around windows.
-----------------	------------------	--

Page 19 Item: 2	Balcony	• Water damage at wall to deck connection. Recommend further investigation of substructure.
Bedroom 1		
Page 20 Item: 2	Wall Condition	• Mold like stains are present under windows. We recommend having a mold sample taken and lab tested.
Page 20 Item: 3	Ceiling Condition	• Mold like stains present on the ceiling. We recommend having a mold sample taken and lab tested, also monitor the area for water intrusion.
Page 21 Item: 4	Window Condition	• Egress should be maintained at all bedroom windows.
Page 21 Item: 5	Electrical	• Closet light found with a damaged cover.
Page 21 Item: 6	Smoke Detectors	• There were no visible smoke detectors.
Bathroom 1		
Page 22 Item: 1	Wall Condition	• Water damage and bio-growth noted at the edge of the shower area.
Page 22 Item: 2	Heating	• The inspector recommends removal of the electric wall heating unit. Most units did not operate.
Bedroom 2		
Page 23 Item: 3	Electrical	• Light fixture(s) missing cover(s).
Page 23 Item: 4	Smoke Detectors	• There were no visible smoke detectors.
Bathroom 2		
Page 24 Item: 3	Sinks	• Sink rusted. Monitor for developing leaks (none found during inspection).
Page 24 Item: 4	GFCI	• Recommend upgrading all receptacles to GFCI protection within 6 feet of all potential wet locations.
Page 24 Item: 5	Showers	• Shower enclosure found undersized by current code.
Page 25 Item: 6	Shower Walls	• Cracked shower pan with duct tape repair noted. This present a high likelihood of water damage.
Common Area		
Page 26 Item: 1	Floor Condition	• Indication of water migration noted. Recommend further investigation.
Page 26 Item: 2	Paint Condition	• Incomplete and/or inconsistent painted surfaces. Recommend testing for mold, treating and repainted.
Page 26 Item: 3	Wall Condition	• Mold-like bio growth observed. Professional testing & evaluation advised.
Page 26 Item: 4	Ceiling Condition	• Moderate cracking in the ceiling finish is noted. Recommend monitoring.
Page 27 Item: 5	Patio Doors	• Noted deterioration at threshold.