

Home Inspection Report

13600 Marina Pointe Drive, Marina del Rey, CA 90292



Prepared by

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REPORT DEFINITIONS & SCOPE

Thank you for selecting **DeWitt Inspections** to provide your property inspection. Our business is mostly through referrals and I would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

I am a proud certified member of **CREIA** (California Real Estate Inspection Association), the major professional organization for property inspectors in California. CREIA requires members to meet and adhere to all membership standards set forth in our standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current CREIA standards of practice. For a copy of the standards of practice please visit <http://www.creia.org/creia-standards-of-practice> Within the CREIA standards, my judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The various national, state and

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local codes are sources I take into account, but my service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. My work is not technically exhaustive and does not include tests an appropriate professional might perform on any given system. I test components with normal operating controls and do not break down nor take apart any system, with the exception of electrical panel(s) and the furnace maintenance panel(s). My fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. I cannot judge what I cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. I do not dismantle, turn on gas service to appliances, operate water or gas valves nor venture into or onto areas which, in my judgment, may be hazardous. The inspection is strictly limited to those items detailed in this report.

I am here to help and encourage you so please call if you have any questions. The code of ethics does not allow me to provide specific professional referrals.

I serve Los Angeles, Orange and parts of Ventura and Riverside Counties.

CONDITION KEYS

SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by a specialist in the appropriate trade.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant further evaluation and/or corrections by a specialist in the appropriate trade.

CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. I recommend that all corrections be made by a specialist in the appropriate trade.

RECOMMENDED UPGRADE

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke / CO alarm locations and the installation of safety glass where subject to human impact.

GENERAL INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall

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condition of the home and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, inaccessible or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

I certify that I have no interest, present or contemplated, in this property or its improvement and no financial involvement with tradespeople or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by a specialist in the appropriate trade. This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary I suggest they be performed by a specialist in the appropriate trade and that all work comply with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. I do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER

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DISCLOSURE STATEMENT (CA D.R.E. FORM TDS-14), MY INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means I am *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely solely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of the transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no condition was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any condition be revealed that was not addressed within this report prior to, or after the close of escrow, please contact our office immediately for an additional evaluation regarding such condition.

CLIENT & SITE INFORMATION

IMPORTANT NOTE:

This is a preliminary report before any recommended specialist evaluations/reports.

FILE/DATE/TIME

File # Buyer 150725 Date: 07/25/2015 Time: 4 PM to 6:15 PM.

CLIENT NAME

Smart Buyer.

LOCATION

13600 Marina Pointe Drive, Marina del Rey, CA 90292.

BUYER'S AGENT

Smart Agents.

WEATHER & SOIL

Weather conditions during the inspection: 70-75 degrees, Clear sky, and the ground was dry.

BUILDING CHARACTERISTICS

DESCRIPTION

One story, Condominium unit. 1,885 square feet, as reported by others. The building is 15-20 years old.

MAIN ENTRY

Faces: a hallway.

CONSTRUCTION

4th floor unit in a 19 story+ building over a community parking garage.

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UTILITIES

UTILITIES

All utilities on.

ADDITIONAL INFORMATION

PEOPLE PRESENT

People present: Buyer's agent, building engineer repairing the heat pump, and client's representatives at the end for the walkthrough.

BUILDING OCCUPIED

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Gary DeWitt.

FEE

\$580.

NOTES

Where noted, material defects in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Key" section of page 2 of this report.

All evaluations, repairs and/or corrections should be done by the appropriate specialists in the appropriate trade using approved methods and materials with all documentation/receipts regarding the evaluations, repairs and corrections made available to you.

INTRODUCTORY NOTES

IMPORTANT GENERAL INFORMATION

Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building. Interior of garage - statements made pertaining to direction were referenced by standing in front of and facing the garage.

Line item numbers within report are for reference and identification purposes only.

Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

Square footage of and age of building quoted is information given by other parties in the transaction and is a guide for the inspection company to determine amount of time and the fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

The building unit appears to be part of a complex that is managed and maintained by an Association. The

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inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Association or their representative.

I suggest the Association's Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

I also suggest the current building / unit owner (the seller) and the Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C. & R's" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complexes common elements and areas, and any existing or pending litigation.

[FE] I recommend consulting with insurance companies for insurance quotes prior to close of the transaction.

I recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

I recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

Regardless of the age of the building I recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the unit.

[FE] Shortly before closing you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. I strongly suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the house have occurred since your property inspection was performed.

[FE] Further evaluations and all corrections are recommended to be completed by specialists in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections made available to you.

An analysis for compliance with the Federal Americans with Disabilities Act was not performed. Contact the ADA information line at 1-800-322-0251 for information.

This statement is taken from the C.A.R. purchase contract and is provided for your clarification:

Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: [1] obtain receipts for Repairs performed by others; [2] prepare a written statement indicating the Repairs performed by seller and the date of such repairs; and [3] provide Copies of receipts and statements to Buyer prior to final verification of condition.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building and/or adjacent property, including but not limited to the presence of asbestos, lead, urea-formaldehyde, fungi, mold, bio-organic growth, chinese gypsum wallboard, radon, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, animal urine or feces or any other potentially toxic materials or substances contained in the water, air, soils, or building materials or products. I am not trained or

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licensed to recognize or analyze any of these materials. I may make reference to the potential or likely presence of one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent to you, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to some of these substances can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet provided by your agent or the seller. The environmental portion of the pamphlet is also available online at <http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf> Information on mold may be found here: <http://www.epa.gov/mold/moldguide.html> Information on asbestos may be found here: <http://www2.epa.gov/asbestos>.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

I recommend that all material defects documented be fully evaluated and/or corrected by a specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

102 FOUNDATION TYPE

Foundation type: The foundation of this building is the concrete slab over the parking garage. The foundation is a common area and not part of this inspection.

FOUNDATION TO WALL ANCHORING AND CRIPPLE WALL BRACING

136 CRIPPLE WALLS

Not applicable to this building.

INSULATION

135 INSULATION

[FE] Unknown, I recommend inquiring of the association.

EXTERIOR

I recommend that all material defects documented be fully evaluated and/or corrected by a specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

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EXTERIOR INFORMATION

201 SITE GRADING

Flat site.

202 DRIVEWAY

Materials: Concrete.

204 WALKWAYS

Materials: Terrazzo - polished exposed aggregate, concrete and carpet in the halls.

206 MAIN ENTRY

Materials: carpet.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

220 HOME OWNER ASSOCIATION

Please read the residential dwelling unit statement in the "Introductory Notes" section on the "General Information" page of the report.

DECKS, PORCHES, BALCONIES, COLUMNS, GUARDRAILS AND HANDRAILS

234 BALCONY

[CR] The balcony deck coating is cracked and damaged by the living room sliding door. This is conducive to moisture intrusion and further damage.



236 HANDRAILS

The handrails were intact.

237 GUARDRAILS

The guardrails were intact. The glass infill panels had safety glass markings.

EXTERIOR BUILDING SURFACES & TRIM

240 HOME OWNER ASSOCIATION

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Please read the residential dwelling unit statement in the "Introductory Notes" section on the "General Information" page of the report.

EXTERIOR DOORS AND WINDOWS

260 DOORS

The doors viewed from the exterior appeared intact.

261 WINDOWS

Any accessible windows viewed from the exterior appeared intact.

EXCLUDED BY THE STANDARDS OF PRACTICE

280 EXTERIOR ACCESSORIES

There was a fuel gas outlet on the balcony for use with a BBQ.

ROOF

I recommend that all material defects documented be fully evaluated and/or corrected by a specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

301 INSPECTION METHOD

Condominium roofs are a common area and are not part of this inspection. Please see the residential dwelling unit statement in the "Introductory Notes" section on the "General Information" page of the report.

SKYLIGHTS

325 SKYLIGHT

Not applicable to this unit.

PLUMBING

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I recommend that all material defects documented be fully evaluated and/or corrected by a specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

501 MAIN WATER LINE

Materials: Copper piping, as observed in the parking garage.

502 WATER SHUTOFF

[FE] There was no individual shut off valve located for this unit. I recommend inquiring of the association as to it's location for maintenance and emergencies.

503 WATER PIPING

Materials: Copper piping. where visible at fixture supply valves, access hatches and at the water heater.

504 DRAIN LINES

Materials: metal observed under sinks.

505 GAS SHUTOFF

[FE] Not located. I recommend inquiring of the association as to it's location for maintenance and emergencies.

WATER SUPPLY PIPING

508 WATER PIPING

The visible water supply piping was intact. I saw no leaks today.

DRAIN, WASTE AND VENT PIPING

510 DRAINS

The visible drain pipes were intact, with exceptions noted:

[CR] Active leaks were noted under the kitchen sink. I recommend locating and correcting the source and any damaged materials.



511 WASTE PIPING

Waste and vent piping not visible in the walls.

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FAUCETS AND FIXTURES

512 SINK FAUCETS

The faucets and piping were intact, with exceptions noted:

[CR] The kitchen faucet spray wand hose was leaking near the head.

[CR] The faucet aerator at some bathroom sinks was clogged, damaged or missing. Excessive water splashed the counters, floors and the person using the sink.



[CR] Moisture stains and faucet fixture corrosion noted on the underside of the kitchen counter at the sink. I recommend repair or replacement to prevent moisture intrusion and damage.



514 SINKS

The sinks were intact.

515 TOILETS

The toilets were intact and functioned, with exceptions:

[CR] The flapper/flush valves in the toilet tanks were old and covered with a foreign material. This is conducive to leaking within the toilet and will waste water. I recommend replacing them before they fail.

[CR] There were added on hoses at two of the toilets. The one in the second bedroom bath was leaking. These hoses are a potential source of cross contamination between waste and drinking water. They do not meet building standards. I recommend removing or replacing them with approved devices.



518 TUB

The tub was intact, with exceptions:

[CR] Tub faucet handle was loose.

519 TUB SHOWERS

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The tub/shower was intact and functioned, with exceptions:

[CR] The tub-to-shower diverter at the second bedroom bath was frozen in shower mode.

521 SHOWER

The shower appeared intact, with exceptions:

[CR] The shower arm to shower head joint at the master bathroom leaked. This is conducive to moisture intrusion into concealed spaces.

[FE] The shower subpan or receptor was not tested for watertightness.



522 ENCLOSURES

The enclosures were intact, with safety glass markings, with exceptions:

[CR] Master bath shower door handles were loose.

523 NOTES

[FE] Angle stops - fixture shutoff valves - are not tested as they may start leaking. I am not equipped to repair plumbing. It is common for the angle stops to be inoperable due to age and mineral deposits. Temperature controlled mixing valves can fail at any time.

FUEL GAS PIPING

525 FUEL GAS SHUTOFF

[FE] Not located. I recommend inquiring of the association for maintenance and emergencies.

526 FUEL GAS PIPING

Not visible in the walls.

[SC] See Cook Top section of Kitchen section - 902 - below regarding gas valve and piping.

WATER HEATER

532 LOCATION

The water heater was located in an interior closet at the second bedroom bathroom.

533 BRAND NAME

A.O. Smith.

534 AGE, SIZE, TYPE & ENERGY

Age: The water heater was made in 2013. **Size:** 80 gallons. **Fuel & Type:** Electric, conventional storage.

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535 VENTING SYSTEM

Not applicable, electric.

536 SUPPLY PIPING

[RU] The shutoff valve and visible water supply connectors appeared intact, they were not insulated. I recommend insulating all exposed water piping to minimize heat loss and increase energy efficiency.

537 TEMP & PRESSURE RELIEF VALVE

[SC] The temperature & pressure relief valve's discharge line an inadequate interior diameter, less than the 3/4" inch required, at the plastic transition fitting.

538 TANK

The water heater tank was intact and functioned, no leakage observed.

539 SEISMIC BRACING

[SC] The water heater seismic strapping was installed improperly, there was only one strap on an 80 gallon tank, 3 are required. I recommend obtaining a strapping kit and installing it, along with the required blocking, according to the manufacturers instructions and applicable to this size tank.

**541 ENERGY SUPPLY**

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The electrical connection was intact and appeared functional. There was a service disconnect in sight of the water heater.

542 CONTROL

The temperature control was set in the "normal range" and the water at the faucets was warm to hot.

543 PLATFORM

The water heater platform was intact. There was a pan under the tank to catch any drips or leaks.

544 ENCLOSURE

The enclosure was intact.

544 CIRCULATING PUMP/PIPING

The hot water recirculating pump was intact and functioned, with exceptions:

[RU] The recirculating system had a continuously running pump. Recirculating pumps or systems are not energy efficient, and can erode the pipes causing pin hole leaks. I recommend installing and using a time clock device to limit the use of the pump to the time(s) hot water need is anticipated.



544 EXPANSION TANK

[CR] The expansion tank connection was corroded, indications of present or past leak on top of the tank. I recommend correcting this to prevent future leaks and potential damage.



More information on water heater types and efficiency may be found here:
<http://energy.gov/energysaver/articles/selecting-new-water-heater>

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

545 FUNCTIONAL FLOW

Multiple fixtures were operated simultaneously with a functional water flow.

546 FUNCTIONAL DRAINAGE

A number of drains were emptied simultaneously and appeared functional at the time of the inspection.

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[FE] Drains have been known to block at any time whether new construction or older properties.

CROSS-CONNECTIONS

548 CROSS-CONNECTIONS

[SC] A cross-connection condition between potable and non-potable was water was noted at the added toilet hoses. I recommend correcting the condition noted.

ELECTRICAL

I recommend that all material defects documented be fully evaluated and/or corrected by a specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SERVICE EQUIPMENT

608 CAPACITY

The electrical system capacity appeared adequate for the structure.

SERVICE EQUIPMENT AND GROUNDING

611 GROUNDING

The portion of the grounding electrode conductors visible at the subpanel was intact. The equipment grounding conductors were intact. They appeared functional.

MAIN PANEL

613 MAIN PANEL

There was a common area panel, the panel was not located or inspected.

SUBPANEL INFORMATION & CONDITIONS

615 INFORMATION

Location: Located in the hallway. **Subpanel Rating:** [FE] Not noted on the label. No main circuit breaker. As limited by the panel feeders, the capacity of the sub panel is adequate for a unit this size. **Disconnect type:** Circuit breakers.

618 SUBPANEL CONDITIONS

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The subpanel was intact.

619 SUBPANEL WORKMANSHIP

The wiring within the panel was intact and appeared functional.

[FE] Circuit breakers are not tested or switched off/on. They should be checked for proper current distribution throughout the building by a qualified electrical specialist.

611 GROUNDING

The ground connections in the subpanel appeared intact.

WIRING TYPES AND METHODS

621 WIRING TYPES

Materials: Copper. where visible in the subpanel.

622 CIRCUIT WIRING

The visible portions of the branch circuit wiring were intact and appeared functional.

SWITCHES, RECEPTACLES & LIGHTS

625 SWITCHES

The accessible switches were intact and functioned, with exceptions noted:

[SC] Switch covers were damaged or missing at the second bedroom by the door. I recommend correcting the condition.

626 RECEPTACLES

The accessible receptacles were intact and functioned.

627 LIGHTS & FIXTURES

The lights were intact and functioned, with exceptions noted:

[SC] There was a halogen light over the kitchen sink. Halogen lamps are very hot. The cabinet door under the light, if left open, could become overheated by the light. This is a fire hazard.

[FE] Some of the lights failed to function at a number of rooms. I was unable to determine whether the bulbs or the fixtures failed. Some of the bulbs were missing altogether.



629 GFCI GROUND FAULT DEVICES

GFCI receptacles were intact and functioned, with exceptions noted:

[SC] Power was still present after the test button of the GFCI receptacle was pushed at the kitchen counter, right

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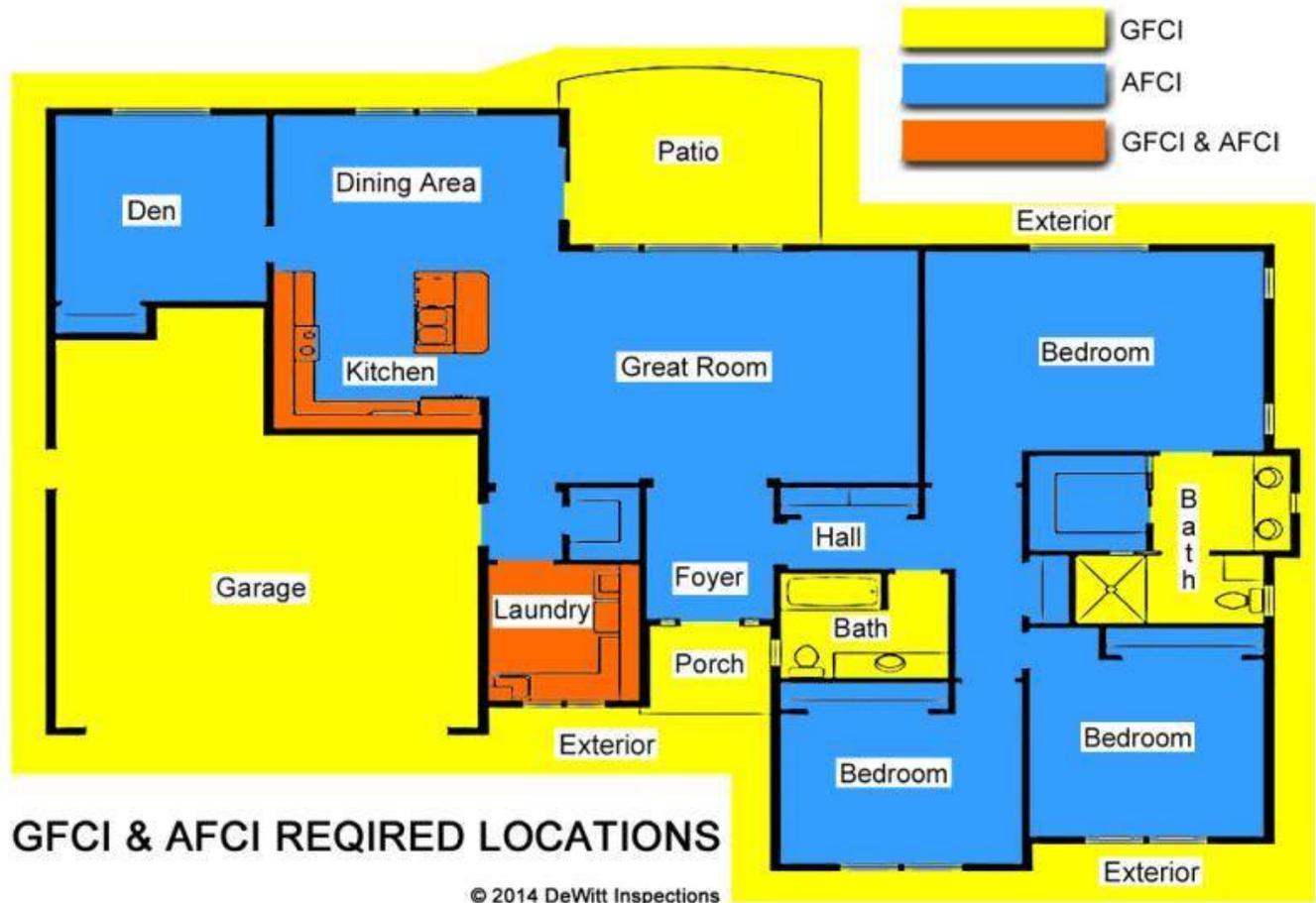
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of the sink. This condition is a shock hazard. I recommend correcting the condition.

630 AFCI ARC FAULT DEVICES

[RU] There are no AFCI protection devices provided in the electrical panel for the bedrooms and other areas as required in new construction. Arc Fault Circuit Interrupters provide protection when arc faults occur in the wiring. I recommend adding AFCI as an upgrade at locations required today for additional fire protection.

631 NOTES



[RU] Ground fault circuit interrupters and arc fault circuit breakers were not present in all the locations and the panel as required today. I recommend adding them as a safety upgrade to help reduce shock and fire hazards.

EXCLUDED BY THE STANDARDS OF PRACTICE

635 AUDIO/VIDEO

[FE] Audio, video, cable and data systems and their wiring are outside the scope of the inspection and are not inspected. I recommend consulting with a specialist regarding the system's operation and maintenance.

639 TELEPHONE WIRING

[FE] These systems are outside the scope of the inspection and are not inspected.

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HEATING AND COOLING SYSTEMS

I recommend that all material defects documented be fully evaluated and/or corrected by a specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM

701 LOCATION

Location: hall closet.



704 AGE, TYPE & FUEL, BRAND

Age: approximate year of manufacture was unknown. The unit appeared to be original equipment of the building

Type & Fuel: water fed electric heat pump, **Brand:** Climate Master.

706 FILTER TYPE, SIZE AND LOCATION

disposable, at heat pump.

707 SUPPLY PLENUM

The supply air plenum in the hall ceiling was intact.

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708 HEATING UNIT

The heat pump was not operated in heating mode, there was a service tech working on the unit during the time of the inspection. The circuit board was replaced. The service tech declared the unit intact and functioning.

711 BLOWER AND FILTER

The blower and filter were intact.

712 RETURN PLENUM

The return air register and ducting was intact, and appeared clean. No air leaks observed.

715 THERMOSTAT

The thermostat was located the hall.

AIR CONDITIONING SYSTEM**717 LOCATION**

Part of the heat pump in the hall.

718 BRAND, AGE, TYPE, SIZE

See heating system section above.

724 SYSTEM CONDITION

The system was intact and functioned and the temperature differential between the supply and return air grills was within the normal range of (15 - 22) degrees.

725 THERMOSTAT

The thermostat was operated and the system responded.

ENERGY SOURCE CONNECTIONS**728 CENTRAL COOLING EQUIPMENT ENERGY SOURCE CONNECTIONS**

An electrical disconnect was present, in sight of and providing power to the unit. Subpanel across the hall.

CONDENSATE DRAINS**730 CONDENSATE DRAINS**

The visible parts of the condensate drain lines appeared intact, they drain to a common area building drain system.

CONDITIONED AIR DISTRIBUTION SYSTEMS

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732 DUCT TYPES

Metal ducts covered with fiberglass insulation. Due to the type of construction the ducts were not visible to inspect.

734 VENTS & GRILLS

There was air movement from the air registers.

WALL & CEILING VENTS**736 VENTILATION**

The ventilation components were intact, they functioned with exceptions:

[CR] Bath fans were dirty, they should be cleaned for efficient operation, to help remove excess moisture and prevent microbial growth on surfaces.



FIREPLACES & CHIMNEYS

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[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE / GAS APPLIANCE / WOOD BURNING STOVE INFORMATION**801 LOCATION**

living room.

802 UNIT TYPE

manufactured 0-clearance fireplace.

803 FUEL TYPE

gas-burning appliance.

804 CHIMNEY

direct vent through the exterior wall. The unit operates independently of the conditioned air space, drawing it's combustion air and exhausting through a concentric vent to the exterior. This is the only efficient type of fireplace.

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CHIMNEY, SPARK ARRESTOR, FIREBOX, DAMPER AND HEARTH EXTENSION

805 CHIMNEY CONDITIONS

The visible areas of the flue through the balcony wall appeared intact.

807 FIREBOX

The fireplace and visible areas of the flue appeared intact.

809 HEARTH EXTENSION

[SC] The hearth extension was not distinguishable from the surrounding flooring. This condition increases the potential for combustibile materials be placed too close to the fireplace. This condition is a fire safety hazard. I recommend correcting the condition or use caution in placement of items near fireplace.



810 ACCESSORIES

[SC] Glass doors were present. The glass fronts of fireplaces can reach 500° F or even 1,000° F, and children and others can be badly burned by touching the glass. I recommend installing/using a barrier. More information may be found here:

<http://www.cpsc.gov/onsafety/2014/12/protect-young-children-from-burns-on-glass-fronts-of-gas-fireplaces-use-protective-barriers/>

KITCHEN & LAUNDRY

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[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

NOTE: Appliances and items unique to a kitchen. Additional items which are part of a system, such as electrical, heating/cooling, walls, etc. will be found in their respective sections for ease of use and communication with specialists or contractors.

KITCHEN

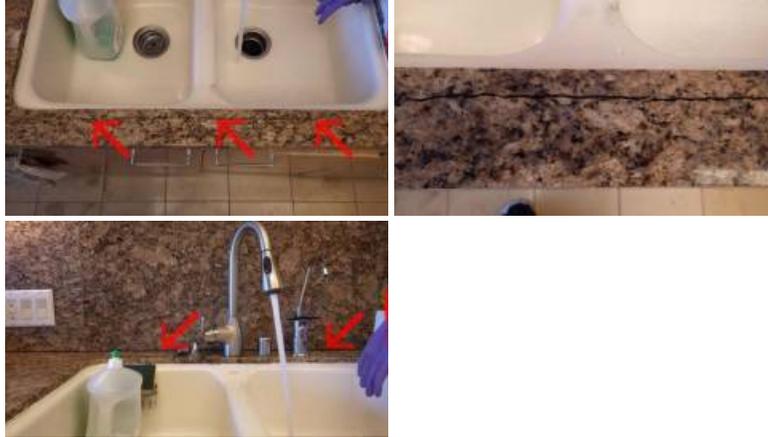
900 COUNTER TOPS

The stone countertops were intact, with exceptions:

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[CR] Surface or edge was cracked in front of the sink, the crack was separating. The counter was sagging and separating from the backsplash behind the sink.



901 CABINETS

The composite cabinets were intact with exceptions:

[CR] Sink cabinet doors were damaged.

[CR] The cabinet doors were uneven, rubbed and/or did not close properly by the oven.



902 COOK TOP / STOVE

The gas cook-top burners operated and the flames appeared normal.



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[SC] The flexible gas connector below the cook-top is not protected from pots and pans.

[RU] The gas shut-off valve required a wrench to be turned. I recommend upgrading to a hand operated valve for maintenance and emergencies. An angle valve would help keep the connector away from pots and pans.



903 OVENS

The electric oven was intact, and functioned.

904 EXHAUST VENT

[CR] The recirculating type exhaust hood fan failed to operate.

905 DISHWASHERS

The dishwasher was intact, it was filled with dishes and was not operated. It appeared to have been run just before the inspection. I observed no leakage.



906 FOOD WASTE DISPOSER

The garbage disposer functioned, with exceptions:

[FE] The disposer mounting ring was rusted. This indicates a present or past leak or seepage.



908 MICROWAVE OVEN

The microwave oven operated and heated a wet cloth. The turntable turned.

EXCLUDED BY THE STANDARDS OF PRACTICE

919 REFRIGERATOR

There was a refrigerator present

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[FE] Refrigerators are outside the scope of the inspection and was not evaluated. I recommend consulting with a specialist regarding the operation and maintenance of the unit.

921 INSTA-HOT WATER

[FE] These systems are outside the scope of the inspection and are not inspected. I recommend consulting with a specialist regarding the operation and maintenance of this system.

LAUNDRY FACILITIES

929 MACHINE PLUMBING

The faucets had washing machine hoses connected, washing machines are not operated. There were no visible leaks or corrosion. The visible areas of the drain piping appeared functional.

930 DRYER ENERGY TYPE(S)

The laundry area had, a 240 volt receptacle for an electric dryer only.

931 DRYER VENT SYSTEM

A dryer vent was present and functioned, The vent terminates at an exterior wall to the right of the balcony.

[SC] Dryer vent exterior termination was clogged with lint. This is a fire hazard and extends the drying time, wasting energy.



[NOTE] There was a dryer duct fan above an access panel in the hall ceiling to assist with dryer exhaust. The fan has a timer switch on the laundry room wall.

[SC] I recommend having the dryer connector, duct, assist fan and exterior termination cleaned by a duct cleaning company.



932 AREA VENTILATION

[CR] There is no means of ventilation for the laundry room. I recommend installing a louvered hall door, or keep the hall door open while operating the dryer.

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BUILDING INTERIOR

I recommend that all material defects documented be fully evaluated and/or corrected by a specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

1000 ROOMS INSPECTED

All.

1001 WALLS

Materials: Gypsum wallboard.

1002 CEILINGS

Materials: Gypsum wallboard.

1003 FLOORS

Materials: Carpet and stone tile.

WALLS, CEILINGS AND FLOORS

1007 WALLS AND CEILINGS

The walls and ceilings were intact, with signs of aging and wear.

1009 CARPET FLOORING

The visible areas of the carpet were intact, with signs of aging and wear.

1016 CLOSETS

The closets were intact.

Stored items if present prevent inspection of all areas of the interior of the cabinets. Reportable conditions may be present but not visible.

DOORS & WINDOWS

1020 INTERIOR DOORS

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The doors were intact and functioned, with exceptions:

Hardware:

[CR] The doorknob at the master closet door was loose, damaged or was missing parts.

[CR] The hardware on the laundry area left door was missing a roller and out of adjustment, the doors would not close properly.



1021 EXTERIOR AND CONNECTING DOORS

The doors were intact and functioned, with exceptions:

[CR] The front door did not self close and latch as required in this type building. I recommend inquiring of the association regarding maintenance responsibility.

[CR] The exterior doorknob at the master bedroom was loose, damaged or was missing parts.

1022 WINDOWS

[SC] There were no child safety restraints or bars on the windows as required today, observed at the second bedroom. The window opens more than 4" over a two story drop. I recommend correcting this for increased child safety.

SAFETY GLAZING SUBJECT TO HUMAN IMPACT

1028 SAFETY GLAZING

There were visible safety glass markings on the glass panes at the locations subject to human impact, with exceptions noted:

[SC] There were no visible safety glass markings on the mirror glass where subject to human impact at the master bath tub surround. I recommend the glass be confirmed as safety type or upgraded.



CABINET AND COUNTERTOP SURFACES

1040 COUNTER TOPS

The stone countertops were intact with exceptions:

[CR] Sealant is cracked, separated or lacking at the right master bath sink. Moisture stains observed on the plywood below and the faucet. I recommend caulking to prevent moisture intrusion and damage. Check with the counter top distributor what sealant can be used.

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**1041 CABINETS**

The composite cabinets were intact with signs of aging and wear.

SMOKE AND CARBON MONOXIDE DETECTORS**1050 SMOKE ALARMS**

Smoke detectors were noted at the areas outside the bedrooms.

[SC] Detectors were damaged, old or missing in the bedrooms.

[SC] I recommend installing photoelectric [not ionization type] smoke detectors according to the current building standards in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturer's installation instructions. They should be interconnected, so if one goes off, they all go off.

1052 CARBON MONOXIDE DETECTOR

[SC] No carbon monoxide detector observed where required. California State law requires the installation of carbon monoxide alarms. All homes that have a gas heater or appliance, fireplace or an attached garage must have carbon monoxide (CO) alarm(s) installed in accordance with the manufacturers recommendations. Some jurisdictions require detectors be installed in all bedrooms.

GARAGE COMPONENT & EQUIPMENT INFORMATION**1055 INFORMATION**

Type: Subterranean community garage. The garage was a common area and was not inspected.

1015 STONE FLOORING**WALLS, CEILINGS AND FLOORS**

The visible areas of the stone tile floor were intact, with exceptions:

[FE] A number of stone tiles sounded hollow when walked or tapped on as if they are not bonded to the floor at the entry and bathrooms. This is conducive to damaged stone tiles when subjected to point loads, such as furniture or appliances loaded on dollies.

[FE] There were a few abraded or stained stone tiles at the entry area.

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CONCLUSION

IN CONCLUSION

Thanks for Choosing DeWitt Inspections!

It has been a pleasure working with you to help protect your safety and financial interests regarding your new home. I hope I have been helpful and informative. Should you have any questions about the unit or the report, please don't hesitate to email or call. I remain at your service for as long as you own the house.

If you would like to help others receive the same thorough and friendly service you have, Please consider taking just a minute to leave a review at one of these links:

<https://plus.google.com/115957802747843512475/about?gl=us&hl=en>

Or, if you do not have a Google account:

https://www.yelp.com/writeareview/biz/xdvadFhdh2k9QYezV1qFIA?return_url=%2Fbiz%2FxdvadFhdh2k9QYezV1qFIA

Thank You!

Gary DeWitt, CCI
DeWitt Inspections
818 919 2123.

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