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Inspection No. : 202401002
Inspection Date : January 3, 2024
Address : 835 Locust Avenue, Unit #617, Long Beach, CA 90813

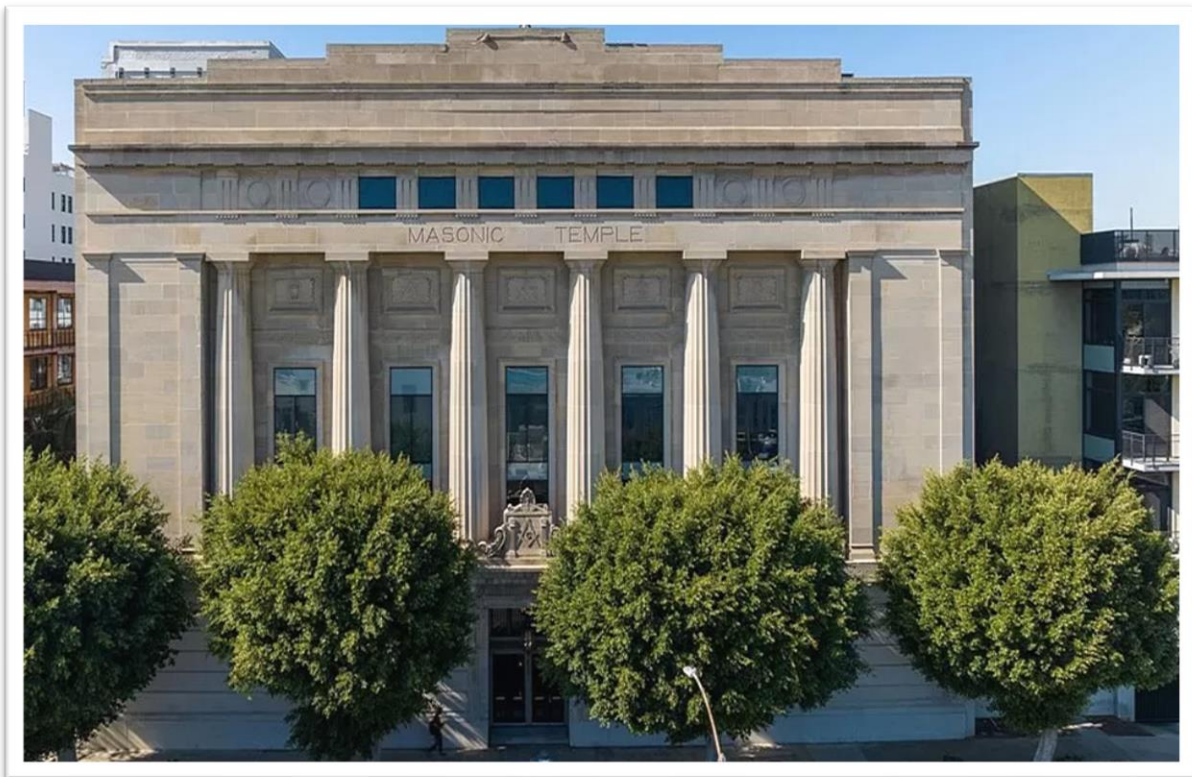
Inspector : Ned McTaggart
Client : Guy & Jennifer Moon

THIS REPORT IS NOT A SUBSTITUTE FOR THE DISCLOSURES (SELLER AND AGENTS) REQUIRED BY CIVIL CODE 112 et.seq., NOR IS IT A SUBSTITUTE FOR THE REAL ESTATE TRANSFEREE DISCLOSURE STATEMENT (TDS-14). PLEASE CONSULT WITH YOUR AGENT TO IDENTIFY WHICH PARTIES ARE RESPONSIBLE FOR DISCLOSING THOSE ASPECTS OF THIS TRANSACTION THAT WOULD BE OF IMPORTANCE TO YOU.

When reading the inspection report: **Serviceable** means that the materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

Non-Applicable means that the item does not apply to this property.

This is a condominium, two story structure built on a flat lot. Estimated age is approximately 15 to 20 years old. Weather at the time of inspection was sunny.



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Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

101 Driveway:	Serviceable; concrete.
102 Walks:	Serviceable; concrete.
103 Fences/Walls:	Non-Applicable.
103a Gates:	Non-Applicable.
104 Siding:	Serviceable; concrete.
105 Trim:	Serviceable; concrete.
106 Window Frames:	Serviceable; metal. House is equipped with thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.
106a Screens:	Non-Applicable.
107 Electrical Fixtures:	Non-Applicable.
108 Gutters/Downspouts:	Non-Applicable.
109 Sprinklers:	Non-Applicable.
110 Exterior Doors:	Serviceable.
111 Bell/Chime:	Serviceable.
112 Chimney:	Non-Applicable.
112a Steps/Railing:	Non-Applicable.
112b Hose Bib:	Non-Applicable.
113 Lot grade/Drainage:	Condominium is built on a flat lot. Grade at foundation appears to be adequate.
114 Gas Meter:	Association maintained; please see number 117.
115 Foundation:	Serviceable; concrete. This structure utilizes a slab on grade foundation system. Since no access can be gained to the underside of the foundation, virtually the only review that can be made is from visible and accessible portions of the exterior.
115a Ventilation:	Non-Applicable.
115b Bolted to Foundation:	Unable to determine, due to walls being covered at time of inspection.
115c Cripple Walls:	No.
116 Sub-Floor:	Non-Applicable.
116a Sub-Floor Comments:	Non-Applicable.

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- 117 Exterior Comments: **The exterior portions of this property, and all common areas, may be maintained by the homeowners' association and are not within the scope of this inspection. We advise the buyer consult with the association prior to the close and obtain a copy of the bylaws, codes, covenants, and restrictions (CCR's) along with any other pertinent information pertaining to this property.**
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- 118 Beyond Scope of Insp.: Interior fire sprinkler and water purification system noted are beyond the scope of this inspection.
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125**CONDOMINIUM ROOF**

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification.

126 Type/Material: Rolled roofing/pitched construction.

127 Roof Comments: Association maintained; please see number 117.

200**REAR BALCONY**

201 Cover: Non-Applicable.

202 Enclosure: Non-Applicable.

203 Electrical: **Ground fault interrupter provided for safety is inoperable.**



204 Windows: Non-Applicable.

205 Deck/Slab: Serviceable; concrete.

206 Stairs: Non-Applicable.

207 Railing: Serviceable.

208 Comments:

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Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. **IDENTIFYING OR TESTING FOR THE PRESENCE OF ASBESTOS, RADON, LEAD BASED PRODUCTS, OR OTHER POTENTIALLY HAZARDOUS MATERIALS IS NOT WITHIN THE SCOPE OF THIS REPORT. THESE MATERIALS WERE USED PRIOR TO 1982, AND SHOULD YOU BE CONCERNED, WE SUGGEST HAVING AN INDEPENDENT INSPECTION PERFORMED PRIOR TO THE CLOSE OF ESCROW.** Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

California Senate Bill No. 407, [requires on or before January 1, 2017](#), that a Seller or Transferor of a [single-family residential real property, multifamily residential, or commercial real property](#) disclose to a Purchaser or Transferee, [in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes noncompliant plumbing](#). The bill would require, on or after January 1, 2017, a Seller of certain residential real property to make a specified disclosure in this regard.

The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

[Please be advised that verification of these requirements are beyond the scope of our inspection.](#) We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

Definitions: *Noncompliant plumbing fixture means* - Any toilet manufactured to use more than 1.6 gallons of water per flush; Any urinal manufactured to use more than 1 gallon of water per flush; Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; Any interior faucet that emits more than 2.2 gallons of water per minute."

401 Heating:

Electric forced air heating unit located above bathroom. Electrical disconnect provided near this unit.



Please see additional comments for Heater on the next page.

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401 Heating Cont'd: **A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans and coils) are operational. Adequate airflow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted.**

Suggest checking filter prior to closing.

401a Venting: Non-Applicable.

402 Air Conditioning: Electric. Compressor is located on roof.

Coolant line does not appear to get cold and the temperature noted at return is less than desired 18° – 22° differential from register. We suggest an air conditioning specialist make a basic service call to verify system's performance prior to close of escrow.



403 Thermostat: Operable. Located in living room.

404 Ducting: Serviceable.

405 Plumbing: Piping where visible is copper. Copper is preferred for durability and low maintenance. Main shut-off is located in garage. PSI 60.

*Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. **They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection.** We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.*

406 Drain/Waste Vent: Serviceable.

407 Water Heater:	Association maintained; please see number 117.
407a Venting:	Association maintained; please see number 117.
408 Electrical:	The main electrical service is approximately 125 amps. Service entrance is underground with main panel located in electrical room. Overload protection is provided by breakers. Main disconnect noted. Wiring where visible is copper. Copper is preferred for durability and low maintenance. Sub panels located at air conditioning unit and in living room.

One 20-amp breaker which is not labeled noted is in off position; unable to determine reason; suggest consulting with specialist for further review prior to close of escrow.



As a safety upgrade, we always recommend installing GFCI outlets, in all areas that they are currently required; such as garages, laundry areas, exterior outlets, pool and spa lights and all outlets within five feet of running water.

409 Smoke Detector:	Located in living room, family room and loft; Unable to test noted out of reach suggest checking prior to close of escrow.
410 CO Detector:	Unable to determine suggest checking prior to close of escrow.
411 Fireplace:	Non-Applicable.
412 Comments:	

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

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The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Please be advised that verification of these requirements are beyond the scope of our inspection. We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

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501 Floor:	Serviceable.
502 Walls:	Serviceable.
503 Ceiling:	Serviceable.
504 Doors:	Non-Applicable.
505 Windows:	Non-Applicable.
506 Cabinets:	Serviceable.
507 Counter Tops:	Serviceable.

508 Electrical:

There is no ground fault interrupter noted at upper rear left outlet which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.



509 Sinks: Serviceable.

510 Faucets: Serviceable.

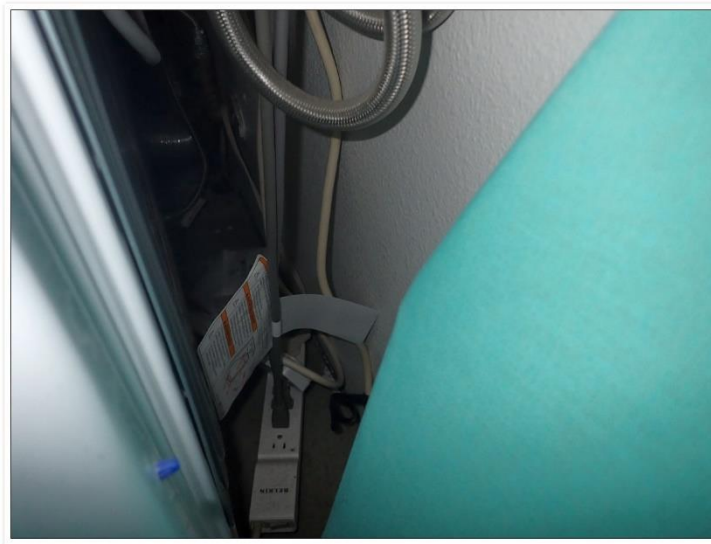
511 Traps/Drains/Supplies: **Leak noted under sink at drain; we advise making necessary corrections.**



512 Disposal: Serviceable; ISE.

513 Dishwasher:	Serviceable; Bosch. <i>Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.</i>
514 Stove/Cook Top:	Serviceable; gas.
515 Oven:	Gas. Free-standing oven is loose; suggest securing to wall or floor as a safety upgrade.
516 Hood/Fan:	Serviceable.
517 Microwave:	Non-Applicable.
518 Trash Compactor:	Non-Applicable.
519 Kitchen Comments:	

601 Floor:	Serviceable.
602 Walls:	Serviceable.
603 Ceiling:	Serviceable.
604 Doors:	Serviceable.
605 Windows:	Non-Applicable.
606 Cabinets:	Non-Applicable.
607 Electrical:	Extension cord improperly used as permanent wiring behind washer and dryer. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consult a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.



608 Exhaust Fan:	Non-Applicable.
609 Sink:	Non-Applicable.
610 Washer Hook-up:	Serviceable.
611 Dryer Hook-up:	Serviceable; gas. Vent: Intact.
612 Comments:	

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

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The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

[Please be advised that verification of these requirements are beyond the scope of our inspection.](#) We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

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701 Floor:	Serviceable.
702 Walls:	Serviceable.
703 Ceiling:	Serviceable.
704 Doors:	Serviceable.
705 Windows:	Non-Applicable.
706 Electrical:	Extension cord improperly used as permanent wiring to bidet. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consult a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.
707 Exhaust Fan:	Serviceable.
708 Heating:	Non-Applicable.
709 Tub & Surround:	Serviceable.
710 Tub Faucet:	Serviceable.
711 Shower & Surround:	Serviceable.
712 Shower Enclosure:	Non-Applicable.
713 Shower Faucet:	Serviceable.

714 Sink:	Serviceable.
715 Sink Faucet:	Serviceable.
716 Traps/Drains/Supply:	Serviceable.
717 Toilet:	The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit to keep from leaking. Properly re-sealing and re-securing this unit is suggested to prevent water leakage and damage.
718 Counter/Cabinets:	Serviceable.
719 Comments:	Bidet noted is beyond the scope of this inspection.

721 Floor: Serviceable.

722 Walls: **Missing wall covering noted under sink; we advise making necessary corrections.**



723 Ceiling: Serviceable.

724 Doors: **Loose hinge noted at entry door; we advise making necessary corrections.**

725 Windows: Non-Applicable.

726 Electrical: Serviceable.

727 Exhaust Fan: Serviceable.

728 Heating: Non-Applicable.

729 Tub & Surround: Non-Applicable.

730 Tub Faucet: Non-Applicable.

731 Shower & Surround: Serviceable.

732 Shower Enclosure: Serviceable.

733 Shower Faucet: Serviceable.

734 Sink: Serviceable.

735 Sink Faucet: Serviceable.

736 Traps/Drains/Supply: Serviceable.

737 Toilet: Serviceable.

738 Counter/Cabinets: Serviceable.

739 Comments:

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. **Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.**

800	ENTRY AND PANTRY
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801 Floor:	Serviceable.
802 Walls:	Serviceable.
803 Ceiling:	Serviceable.
804 Doors:	Inoperable pantry door noted.
805 Windows:	Non-Applicable.
806 Electrical:	Serviceable.
807 Comments:	

900	LIVING ROOM
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901 Floor:	Serviceable.
902 Walls:	Serviceable.
903 Ceiling:	Serviceable.
904 Doors:	Non-Applicable.
905 Windows:	Non-Applicable.
906 Electrical:	Serviceable.
907 Wet Bar:	Non-Applicable.
908 Comments:	

1000	DINING AREA
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1001 Floor:	Serviceable.
1002 Walls:	Serviceable.
1003 Ceiling:	Serviceable.
1004 Doors:	Non-Applicable.
1005 Windows:	Non-Applicable.
1006 Electrical:	Serviceable.
1007 Wet Bar:	Non-Applicable.
1008 Comments:	

1100	FAMILY ROOM
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1101 Floor:	Serviceable.
1102 Walls:	Serviceable.
1103 Ceiling:	Serviceable.
1104 Doors:	Non-Applicable.
1105 Windows:	Serviceable.
1106 Electrical:	Serviceable.
1107 Wet Bar:	Non-Applicable.
1108 Comments:	

1110	BREAKFAST AREA
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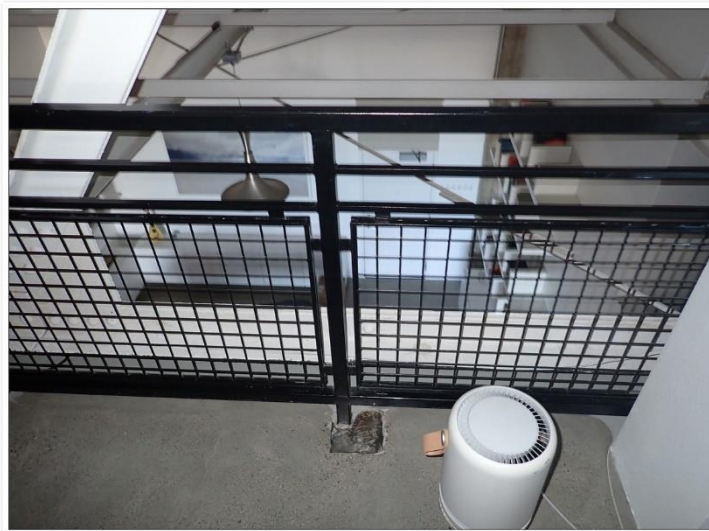
1111 Floor:	Common cracks noted.
1112 Walls:	Serviceable.
1113 Ceiling:	Serviceable.
1114 Doors:	Latch noted at sliding screen door is inoperable or not catching properly. Adjustments or repairs are needed for smooth operation.
1115 Windows:	Serviceable.
1116 Electrical:	Serviceable.
1117 Wet Bar:	Non-Applicable.
1118 Comments:	

1200**HALL**

1201 Floor:	Serviceable.
1202 Walls:	Serviceable.
1203 Ceiling:	Serviceable.
1204 Doors:	Serviceable.
1205 Windows:	Non-Applicable.
1206 Electrical:	Unable to determine function of one switch.
1207 Stairs:	Non-Applicable.
1208 Comments:	

1300**LOFT/SLEEPING AREA**

1301 Floor:	Serviceable.
1302 Walls:	Serviceable.
1303 Ceiling:	Serviceable.
1304 Doors:	Serviceable.
1305 Windows:	Non-Applicable.
1306 Electrical:	Unable to determine function of one switch.
1307 Closet:	Serviceable.
1308 Railing/stairs:	Top of railing is less than 42 inches from the floor noted which may have been standard at the time of construction; however, today's standards require top of railing be 42 inches from the floor.



1309 Comments:	There is not 2nd egress in this sleeping area.
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1310**DOWNSTAIRS SLEEPING AREA**

1311 Floor:	Serviceable.
1312 Walls:	Serviceable.
1313 Ceiling:	Serviceable.
1314 Doors:	Serviceable.
1315 Windows:	Non-Applicable.
1316 Electrical:	Serviceable.
1317 Closet:	Missing pole noted in closet.
1318 Comments:	There is not 2nd egress in this sleeping area.

AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.

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This inspection and report have been undertaken and prepared in conformity with the standards of the American Society of Home Inspectors. However, it is only visual in nature and is not an architectural, geological, or engineering inspection. Such an evaluation would cost many times more. Also, this inspection is not intended to relieve the seller or the involved real estate agents of their respective duties of full disclosure and due diligence; nor relieve them of such liability {as would be provided in California Civil Code section 1102.4}. This inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.

NHI Services has prepared this report subject to the following exclusions and limitations:

Condition as of Inspection Date -The Inspection Report is based on conditions of the property existing and apparent on the inspection date. As not all conditions are apparent on the inspection date, it is recommended that buyer consult with seller regarding any significant defects/malfunctions known to exist regarding the major structural components, operating systems, and mechanical components of the home prior to closing the transaction. NHI Services is not responsible for the non-discovery of any patent or latent defects in materials, workmanship, or other aspects of the property, or any problems that may occur or become evident after the inspection date. NHI Services is not responsible for future failure and repair. You are advised to operate and check all systems and equipment just before closing on the property as failures and defects sometimes occur in the time period between the inspection and the closing. You are further advised with regard to vacant houses, to have all systems operational for careful checking just prior to closing. Systems, particularly heating and plumbing, and plumbing connected appliances have been known to fail in vacant houses.

Limit of Liability -If you or any third party claim NHI Services is liable for negligently making the inspection and/or preparing the Inspection Report, or if for any other reason, you claim we have not fully satisfied all of our obligations under this Agreement, our liability to you is limited to the lesser of the cost to repair adjusted for the remaining life of the item or two times the fee paid for the inspection services, and you release us from any additional liability. You agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to our inspection or the Inspection Report.

Exclusions and Limitations –NHI Services is only making a **visual** inspection and the following are specifically excluded from this inspection:

1. **General Exclusions** --The following items, systems and components are excluded: the inspection and/or testing of underground or concealed pipes, electrical lines or circuits, sewer lines and/or on-site waste disposal systems; water softeners, intercom systems, security systems, telephone and cable TV cables, low voltage lighting systems, any timing systems, water purification systems, well systems {other than visible above ground equipment}, solar systems, swimming pools, spas {other than equipment in visible plumbing system}, back flushing of pool equipment, instant water heating devices, pressure tests or central air conditioning systems, furnace heat exchangers, radiant heating systems, free standing appliances and other personal property; the conducting of any soils or geological tests; the dismantling of any object or any portions of the property; the inspection of concealed or inaccessible portions of the property other than readily accessible service panels; and except as modified by separate written agreement, the inspection or testing for termites, dry rot, fungus, or other wood destroying pests or organisms or for household pests or rodents. Electrical receptacles, windows, doors and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. Inspectors do not light pilots or activate any system that is not operational.

2. **Title or Code Compliance** –NHI Services will not investigate nor give any opinion concerning easements, conditions of title, zoning matters, or compliance of the property's improvements with any governmental building code requirements or permits. You should contact the appropriate governmental agencies if you desire such information.

3. **Latent Defects** -Defects such as cracking, leaking, surface dislocations, or landslides resulting from latent defects such as, without limitation, water leaks, land subsistence, or other geological problems are excluded.

4. **Product Defects and Environmental Hazards** -Our inspection is not a chemical analysis or a search for defective products or environmental hazards, such as radon gas. Materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, lead and formaldehyde. Except as modified by separate written agreement, our Inspection Report excludes chemical analysis, defective products, and environmental hazards including, without limitation, radon gas, asbestos, lead, lead paint and formaldehyde. You should perform any such additional inspection regarding these matters at your own expense and risk.

5. **Cosmetic Features** -Cosmetic features such as, without limitation, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs are excluded.

6. **Secondary or Consequential Damages** -Secondary or consequential damages are excluded.

THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND. THE INSPECTION REPORT REFLECTS AN OBSERVATION OF CERTAIN LISTED ITEMS OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THE INSPECTION REPORT IS NOT INTENDED FOR USE AS A GUIDE IN RE-NEGOTIATING THE SALES PRICE OF THE PROPERTY, NOR SHOULD IT BE CONSTRUED AS AN OPINION OF THE VALUE OF THE PROPERTY. THE SELLER MAY OR MAY NOT BE REQUIRED TO REPAIR DEFICIENCIES REFLECTED IN THIS INSPECTION REPORT, AND THAT DETERMINATION SHOULD BE MADE BY YOU, THE SELLER, YOUR REAL ESTATE AGENT{S}, AND YOUR ATTORNEYS. WE RECOMMEND THAT YOU ATTEND THE ACTUAL INSPECTION.

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