Titus
Inspections

Inspection Report

Eric Krause

Janine Krause

Property Address:
13031 Villosa Pl #425
Playa Vista CA 90094

Titus Inspections

Dean Nielsen
711 Meyer Lane
Redondo Beach Ca 90278
310-427-5197

Table of Contents

General Info

Property Address	Date of Inspection	Report ID
13031 Villosa Pl #425 Playa Vista CA 90094	3/10/2022	220310-02
Customer(s)	**Time of Inspection**	**Real Estate Agent**
Eric Krause Janine Krause	12:30 PM	Joe Royds

Inspection Details

Style of Home:	Home Faces:	Age Of Home:
Single Family, Condominium	North	Built in 2006, Over 10 Years
Square Footage:	**Weather:**	**Temperature:**
1,760	Sunny	Over 65
Rain in last 3 days:	**Client Is Present:**	**Home Occupied:**
No	Yes	Yes

Comment Key & Definitions

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein* as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should

the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

Home was occupied at time of inspection. While inspector makes every effort to inspect all areas of home, some areas may not have been inspected due to personal belongings. It is common for minor wall damage to occur during the time current tenants move personal belongings out of home.

1. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style:
Cement stucco

Siding Material:
Masonry

Exterior Entry Doors:
Steel
Insulated glass
Sliding Glass Door

Appurtenance:
Balcony

Window Material:
Vinyl

Fence/Gate Material:
Metal

Walkways:
Concrete

Driveway:
Concrete
Shared access
Assigned Parking

		IN	NI	NP	RR
1.0	Wall Covering, Flashing and Trim	•			
1.1	Eaves Soffits and Fascia	•			
1.2	All Exterior Doors	•			
1.3	Windows (a representative number)	•			
1.4	Railings, Guards and Handrails	•			
1.5	Porches, Patios, Decks, Balconies and Carports	•			
1.6	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion	•			
		IN	NI	NP	RR

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering type:
Ceramic/Clay
Rolled Asphalt

Viewed roof covering from:
Walked roof

Gutter Material:
Metal

Chimney (exterior):
Metal Flue Pipe

Sky Light(s):
None

Roof Structure:
Not visible

Roof-Type:
Hip
Flat

Method used to observe attic:
No Attic Access

Attic info:
No Attic

		IN	NI	NP	RR
2.0	Roof Covering				•
2.1	Gutters and Downspouts	•			
2.2	Flashing	•			
2.3	Vents, Skylights, Chimney, and other roof penetrations	•			
2.4	Roof Structure and Attic		•		
		IN	NI	NP	RR

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Comments:

2.0 Minor granule loss on rolled asphalt covering on the flat roof above loft. No active leaking or signs of previous leaking found. Recommend contacting building management for more information on roof replacement or repairs as needed.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Shower Wall Material:
Tile

Floor Covering(s):
Hardwood T&G
Carpet
Tile

Bath Tub Material:
Steel

Interior Doors:
Hollow core

Window Types:
Thermal/Insulated
Double Pane
Sliders
Single-hung

Window Manufacturer:
UNKNOWN

Cabinetry:
Melamine
Plywood

Countertop:
Quartz

		IN	NI	NP	RR
3.0	Ceilings	•			
3.1	Walls				•
3.2	Floors				•
3.3	Shower & Bath Floors/Walls				•
3.4	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails	•			
3.5	Counters, Cabinets and Drawers				•
3.6	Doors	•			
3.7	Windows	•			
3.8	Closets	•			
		IN	NI	NP	RR

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Comments:

3.1 Multiple areas throughout home have minor marks and dents on walls. Recommend a qualified person prep and paint walls as needed.

3.2 Stains found on carpeting in the loft and on the lower level, in the hallway and bedrooms. Recommend a qualified person further inspect for removal or replacement recommendations.

3.3 (1) Master bathroom shower walls have heavy seals with growth development on seal and on upper shower wall tile. Growth development caused by lack of ventilation. Exhaust vent fan should be used during, and 15 minutest after, showering. Recommend a qualified person thoroughly clean shower walls and remove all deteriorated seal, and re-seal shower walls as needed.

3.3 (2) Second bedroom bathroom shower wall has cracked and deteriorated seal between bathtub and shower wall. Recommend a qualified person remove deteriorated seal and properly seal transition as needed.

3.5 (1) Deteriorated seal between countertop and backsplash in kitchen. Recommend a qualified person further inspect for repair recommendations.

3.5 (2) Minor wear and tear found on kitchen cabinetry. Recommend a qualified person further inspect for repair recommendations.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	Adequate	Circuit breakers
Copper		

220 volts

Electric Panel Manufacturer:
SIEMENS

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
Conduit

Solar Panels:
No

		IN	NI	NP	RR
4.0	Service Entrance Conductors, Service Drop	•			
4.1	Location of Main and Distribution panels	•			
4.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	•			
4.3	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage	•			
4.4	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)	•			
4.5	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	•			
4.6	All Ground Fault Circuit Interrupter Receptacles	•			
4.7	Smoke Detectors	•			
4.8	Carbon Monoxide Detector	•			
		IN	**NI**	**NP**	**RR**

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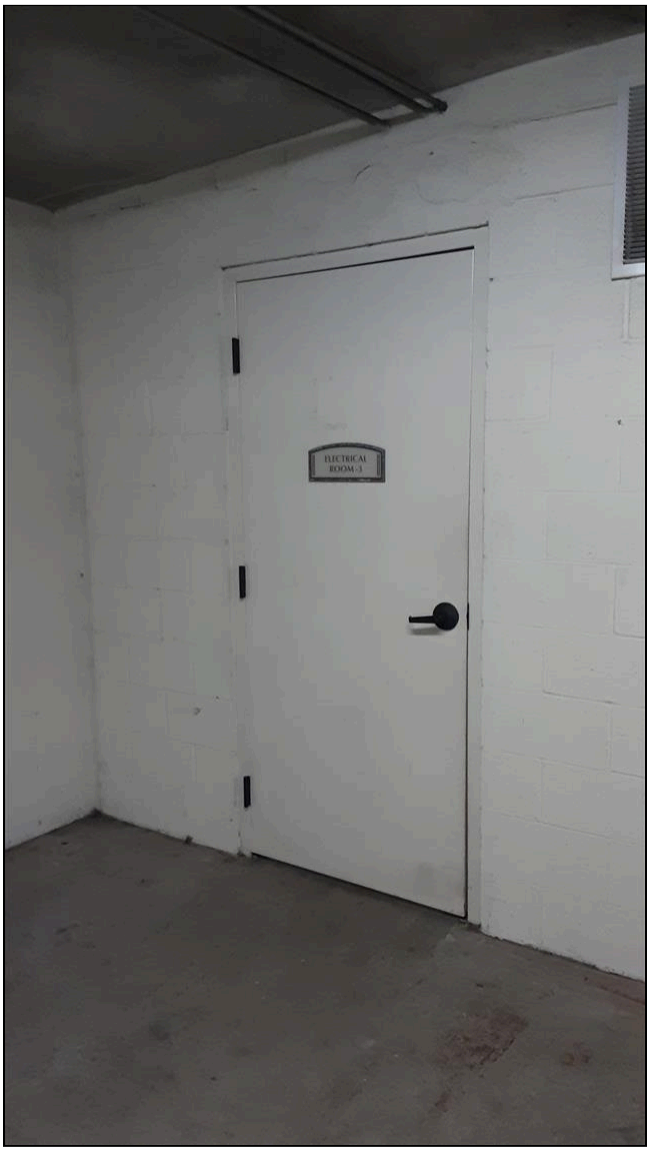
Comments:

4.1 Meter and main shut off is located inside electrical closet. Main distribution panel is located inside the master bedroom behind entry door.



4.1 Item 1(Picture) Electrical closet

4.1 Item 2(Picture) Main distribution panel

4.3 Voltage at main distribution panel was 209.2 volts at time of inspection.

4.3 Item 1(Picture) Voltage

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:
Unable to determine

Water Filters:
(We do not inspect filtration systems)
Sediment filter

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
ABS
Copper

Washer Drain Size:
2" Diameter

Water Heater Power Source:
Unknown (Condo)

Earthquake Seismic Valve Present:
Yes

		IN	NI	NP	RR
5.0	Main Water supply shut-off valve (Describe location)	•			
5.1	Main Fuel Supply shut-off valve (Describe Location)	•			
5.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents	•			
5.3	Interior Water Supply, Fixtures, Faucets and Systems				•
5.4	Sinks, Toilets and Bath Tubs	•			
5.5	Drainage, Waste and Vent System	•			
5.6	Interior Fuel Storage, Piping, Venting, Supports, Leaks	•			
		IN	NI	NP	RR

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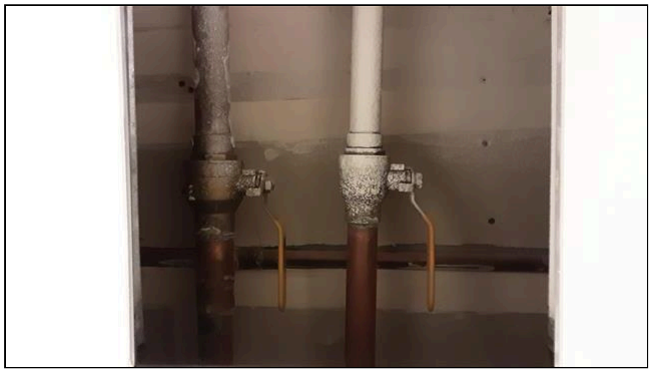
Comments:

5.0 The main water shut off for hot and cold water supply is located inside the second bedroom bathroom ceiling.



5.0 Item 1(Picture) Main water shut off

5.1 The gas meter and main shutoff for unit #425 is located inside the shared garage.

5.2 Hot water supply is a shared water supply that is supplied by the building. Contact building management for issues in relation to hot water supply.

Hot water temperature was 125 degrees at time of inspection.

5.2 Item 1(Picture) Hot water temp

5.3 Shower head fixture inside the master bathroom has scale build up. Recommend a qualified person further inspect and thoroughly clean or replace fixture as needed.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC

Exhaust/Range hood:
VENTED

Refrigerator:
KITCHENAIDE

Built in Microwave:
GENERAL ELECTRIC

Disposer Brand:
BADGER
IN SINK ERATOR

Trash Compactors:
NONE

		IN	NI	NP	RR
6.0	Dishwasher	•			
6.1	Ranges/Ovens/Cooktops	•			
6.2	Range hood	•			
6.3	Refrigerator	•			
6.4	Food Waste Disposer	•			
6.5	Microwave Cooking Equipment	•			
6.6	Trash Compactor			•	
		IN	NI	NP	RR

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7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Types of Fireplaces:
Conventional

Operable Fireplaces:
One

Fireplace Cover:
Glass Doors

		IN	NI	NP	RR
7.0	Gas/LP Firelogs and Fireplaces	•			
7.1	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
7.2	Chimneys Flues and Vents (for fireplaces)				•
		IN	NI	NP	RR

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Comments:

7.2 Discoloration found on firebox glass insert. Recommend a qualified person further inspect for repair recommendations.

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Electric

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
CARRIER

Ductwork:
Insulated Flex

Filter Type:
Disposable

Filter Size:
12x24

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
CARRIER

Number of AC Only Units:
Two

		IN	NI	NP	RR
8.0	Heating System				•
8.1	Normal Operating Controls				•
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
8.4	Presence of installed heat source in each room	•			
8.5	Chimneys, Flues and vents (for gas water heaters or heat systems)	•			
8.6	Cooling System				•
8.7	Normal Operating Controls	•			
8.8	Presence of installed cooling source in each room	•			
		IN	**NI**	**NP**	**RR**

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Comments:

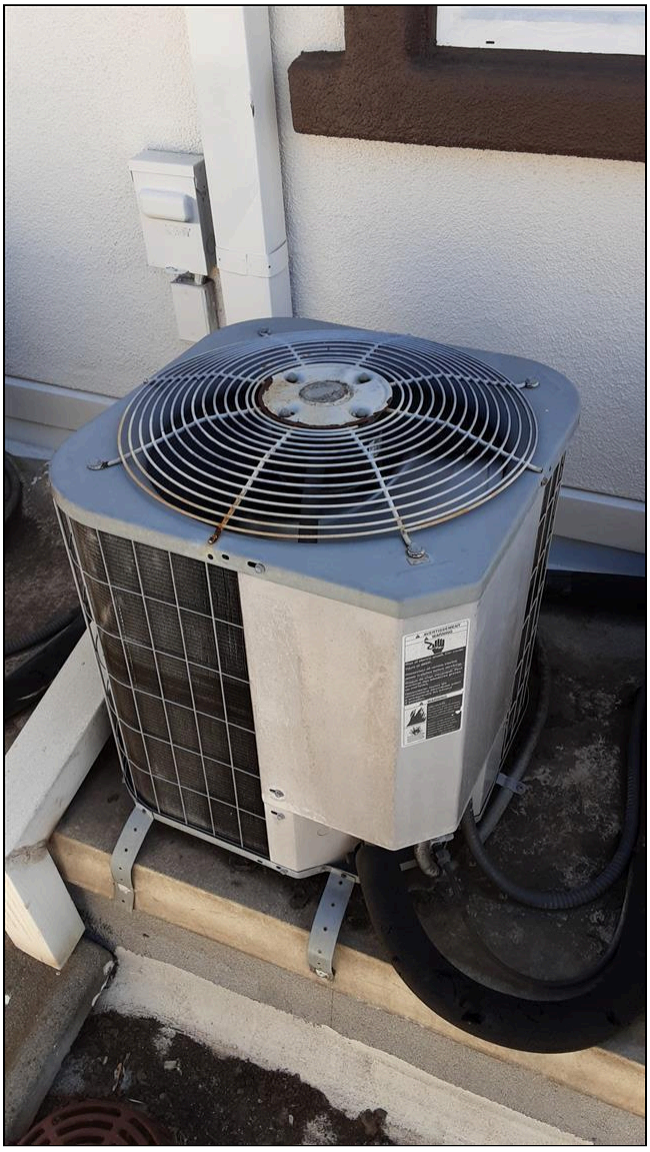
8.0 (1) Heat pump system #1 (also provides cooling) is located on the rooftop.

Manufacturer: Carrier

Manufacture date: Not visible (Unable to identify age of system. System appears to be original from 2006 build. Recommend servicing and maintenance by a qualified HVAC technician as needed.)

Model: Not visible

Serial: Not visible



8.0 Item 1(Picture) Heat pump #1

8.0 Item 2(Picture) Heat pump #1 info label

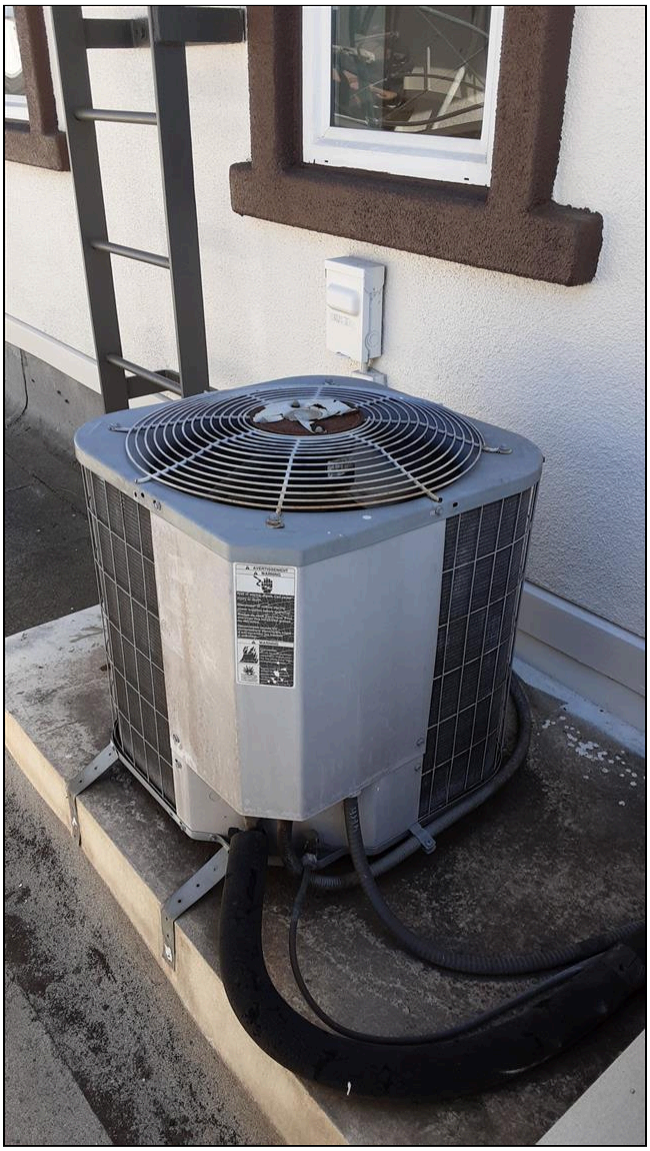
8.0 (2) Heat pump system #2 (also provides cooling) is located on the rooftop.

Manufacturer: Carrier

Manufacture date: Not visible (Unable to identify age of system. System appears to be original from 2006 build. Recommend servicing and maintenance by a qualified HVAC technician as needed.)

Model: Not visible

Serial: Not visible



8.0 Item 3(Picture) Heat pump #2

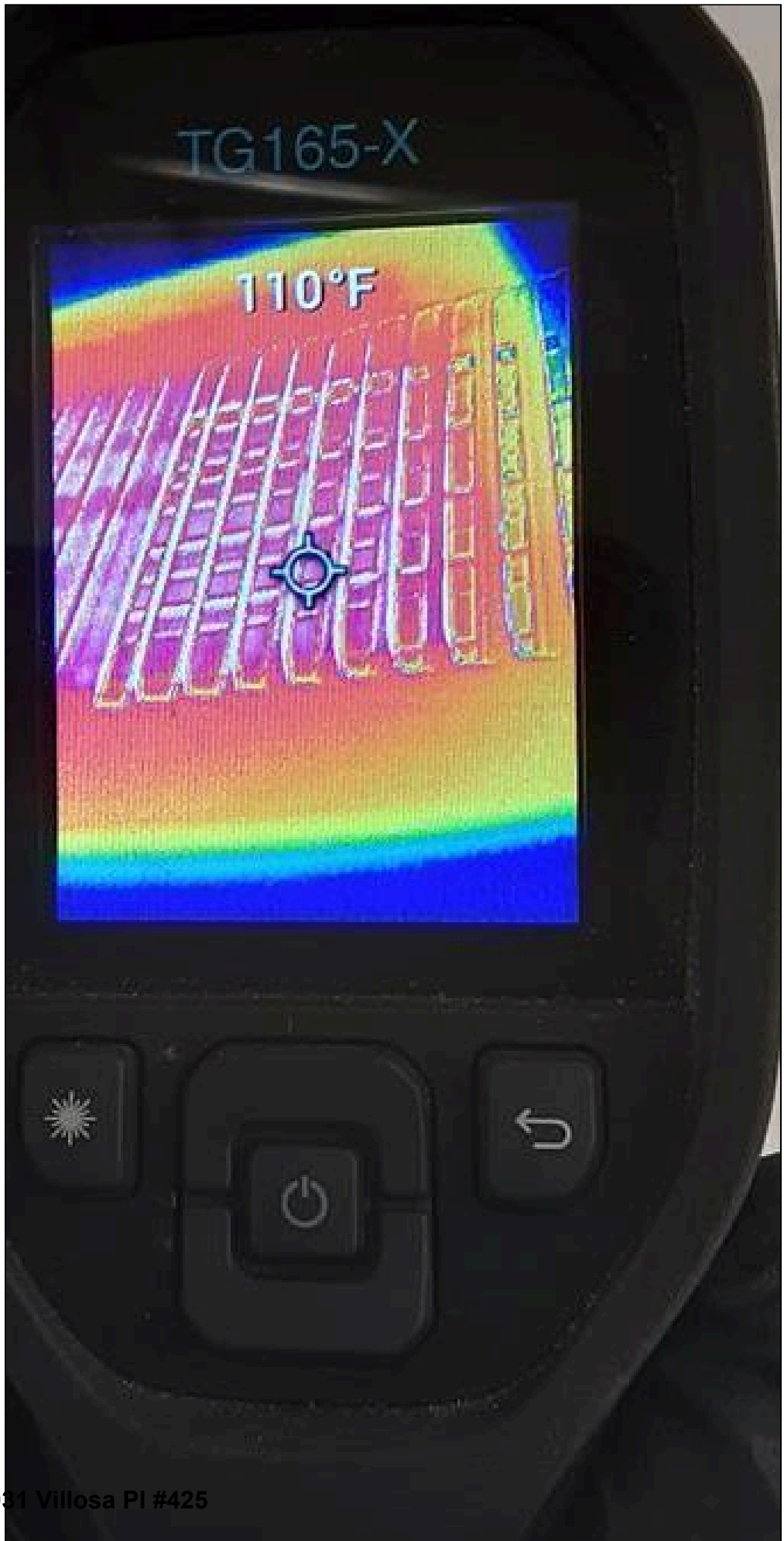
8.0 Item 4(Picture) Heat pump #2 info

8.0 (3) Heat pump system #1 and #2 use R-22 refrigerant. This refrigerant has been phased out and is no longer available. Some HVAC technicians may have reclaimed or recycled refrigerant but expect the price for repairs to be high. This may force you to replace the system completely to avoid high repair cost. Contact a qualified HVAC technician for further information.

8.1 Heat system #1 heating temperature at main floor registers was 110 degrees at time of inspection.

Heat system #2 heating temperature at lower level registers was 110 degrees at time of inspection.

8.1 Item 1(Picture) Heat system #1 temp, main floor


TG165-X
110°F

8.3 (1) Fan coil #1 for heat pump #1 is located inside powder room ceiling.

Manufacturer: First Co

Manufacture date: December 2007

Model: 18HXO-51

Serial: N/A

8.3 Item 1(Picture) Fan coil #1

8.3 (2) Fan coil #2 for heat pump #2 is located inside master bedroom closet ceiling.

Manufacturer: First Co

Manufacture date: N/A

Model: 18HXO-51

Serial: N/A

8.3 Item 2(Picture) Fan coil #2

8.6 (1) Heat pump system #1 (also provides cooling) is located on the rooftop.

Manufacturer: Carrier

Manufacture date: Not visible (Unable to identify age of system. System appears to be original from 2006 build. Recommend servicing and maintenance by a qualified HVAC technician as needed.)

Model: Not visible

Serial: Not visible

8.6 (2) Heat pump system #2 (also provides cooling) is located on the rooftop.

Manufacturer: Carrier

Manufacture date: Not visible (Unable to identify age of system. System appears to be original from 2006 build. Recommend servicing and maintenance by a qualified HVAC technician as needed.)

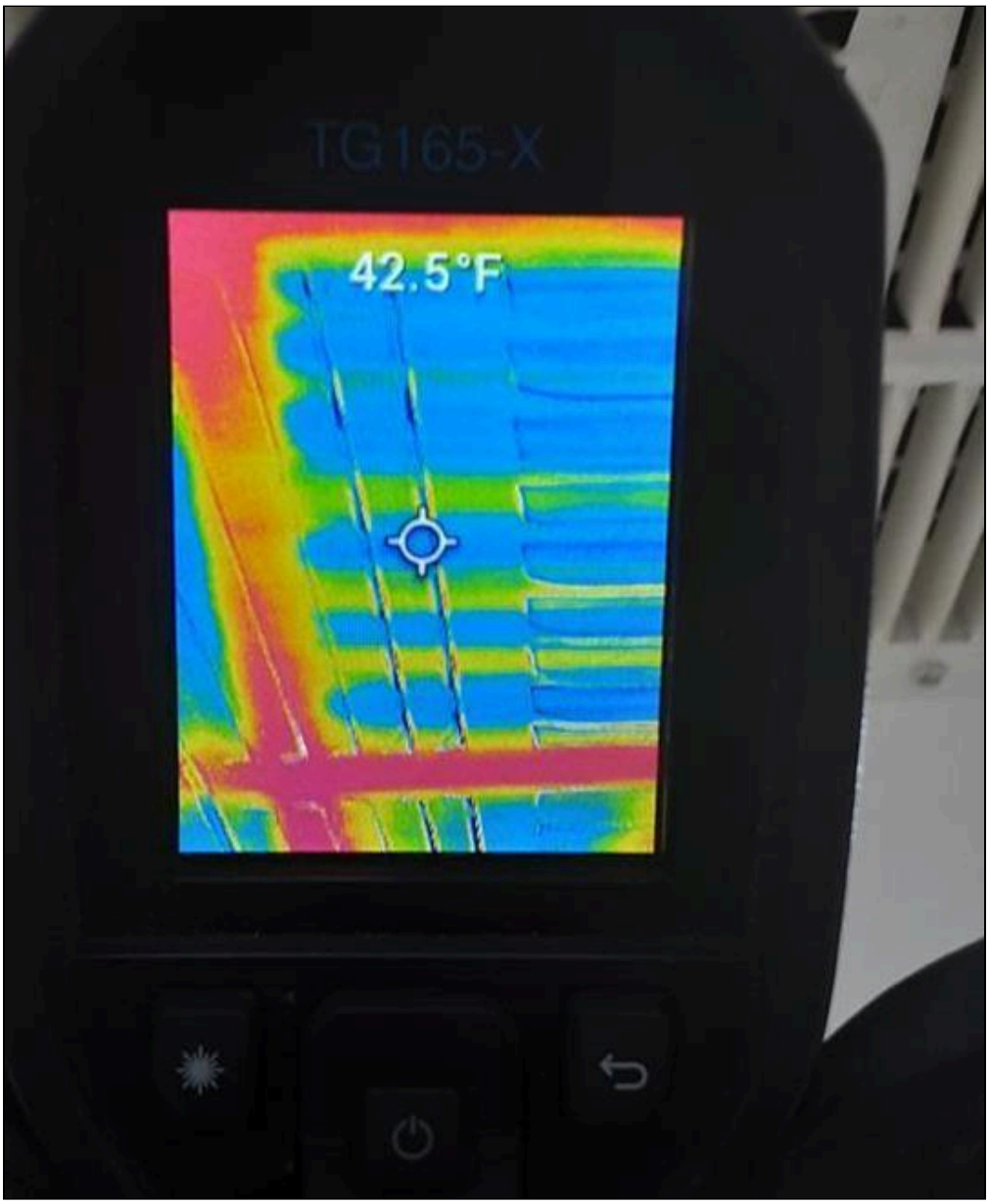
Model: Not visible

Serial: Not visible

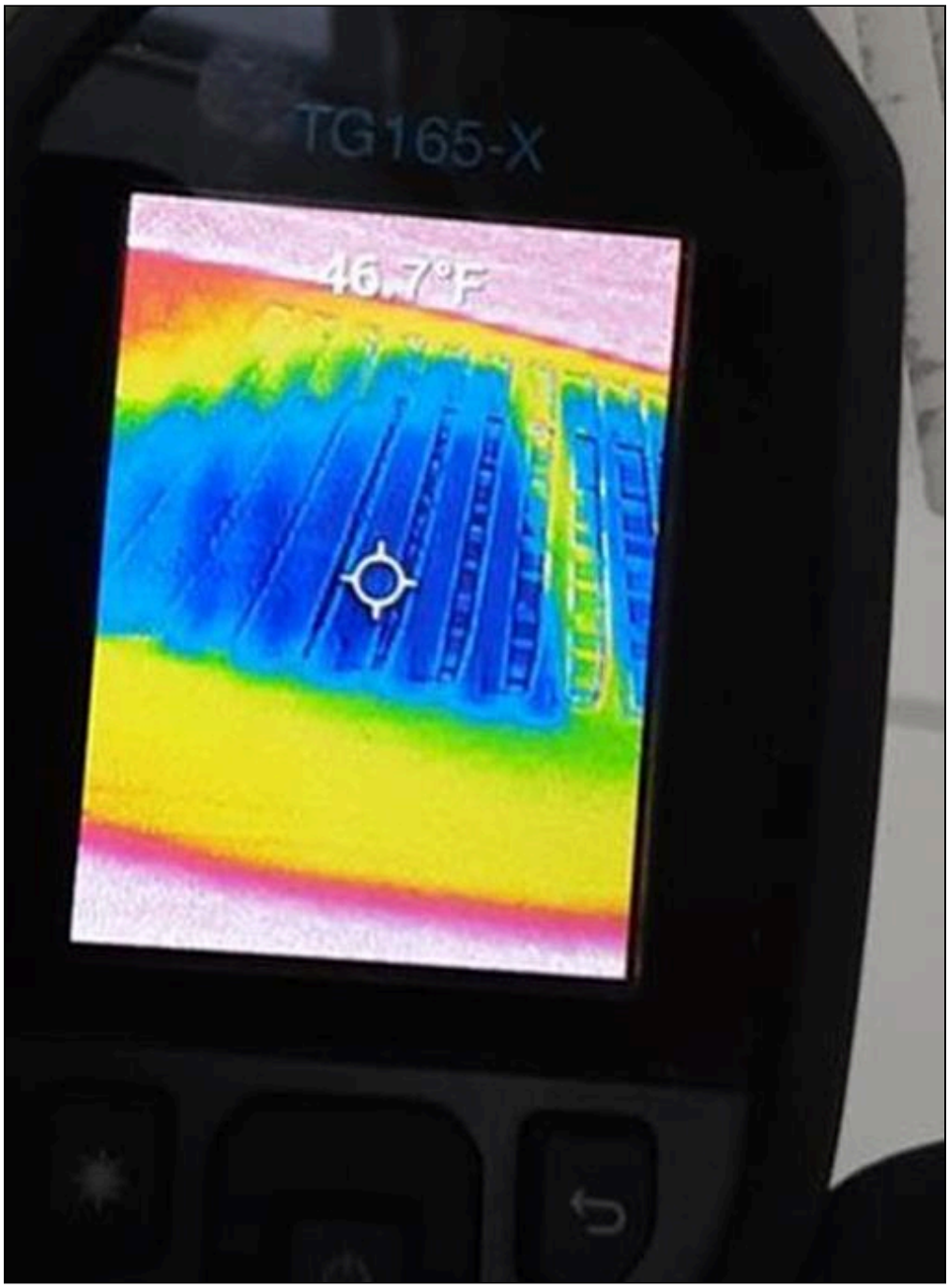
8.6 (3) Heat pump system #1 and #2 use R-22 refrigerant. This refrigerant has been phased out and is no longer available. Some HVAC technicians may have reclaimed or recycled refrigerant but expect the price for repairs to be high. This may force you to replace the system completely to avoid high repair cost. Contact a qualified HVAC technician for further information.

8.7 Cooling system #1 temperature at main floor registers was 42.5 degrees at time of inspection.

Cooling system #2 temperature at lower level registers was 46.7 degrees at time of inspection.



8.7 Item 1(Picture) Cooling system #1 temp, main floor



8.7 Item 2(Picture) Cooling system #2, lower level

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Unknown

Ventilation:
None found

Exhaust Fans:
Fan with light

Dryer Power Source:
Gas Connection

Dryer Vent:
Metal

Floor System Insulation:
NONE

		IN	NI	NP	RR
9.0	Insulation in Attic		•		
9.1	Insulation Under Floor System		•		
9.2	Vapor Retarders (on ground in crawlspace or basement)		•		
9.3	Ventilation of Attic and Foundation Areas		•		
9.4	Venting systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls (in Attic)			•	
		IN	**NI**	**NP**	**RR**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.4 Dryer vent clean-out was present inside second bedroom hallway closet.

9.4 Item 1(Picture) Dryer vent cleanout

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Titus Inspections

711 Meyer Lane

Redondo Beach Ca 90278
310-427-5197

Customer
Eric Krause
Janine Krause

Address
13031 Villosa Pl #425
Playa Vista CA 90094

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Roof

2.0 Roof Covering

Repair or Replace

Minor granule loss on rolled asphalt covering on the flat roof above loft. No active leaking or signs of previous leaking found. Recommend contacting building management for more information on roof replacement or repairs as needed.

3. Interior

3.1 Walls

Repair or Replace

Multiple areas throughout home have minor marks and dents on walls. Recommend a qualified person prep and paint walls as needed.

3.2 Floors

Repair or Replace

Stains found on carpeting in the loft and on the lower level, in the hallway and bedrooms. Recommend a qualified person further inspect for removal or replacement recommendations.

3.3 Shower & Bath Floors/Walls

Repair or Replace

(1) Master bathroom shower walls have heavy seals with growth development on seal and on upper shower wall tile. Growth development caused by lack of ventilation. Exhaust vent fan should be used during, and 15 minutest after, showering. Recommend a qualified person thoroughly clean shower walls and remove all deteriorated seal, and re-seal shower walls as needed.

(2) Second bedroom bathroom shower wall has cracked and deteriorated seal between bathtub and shower wall. Recommend a qualified person remove deteriorated seal and properly seal transition as needed.

3.5 Counters, Cabinets and Drawers

Repair or Replace

(1) Deteriorated seal between countertop and backsplash in kitchen. Recommend a qualified person further inspect for repair recommendations.

(2) Minor wear and tear found on kitchen cabinetry. Recommend a qualified person further inspect for repair recommendations.

5. Plumbing

5.3 Interior Water Supply, Fixtures, Faucets and Systems

Repair or Replace

Shower head fixture inside the master bathroom has scale build up. Recommend a qualified person further inspect and thoroughly clean or replace fixture as needed.

7. Fireplace

7.2 Chimneys Flues and Vents (for fireplaces)

Repair or Replace

Discoloration found on firebox glass insert. Recommend a qualified person further inspect for repair recommendations.

8. Heating and Cooling

8.0 Heating System

Repair or Replace

(1) Heat pump system #1 (also provides cooling) is located on the rooftop.

Manufacturer: Carrier

Manufacture date: Not visible (Unable to identify age of system. System appears to be original from 2006 build. Recommend servicing and maintenance by a qualified HVAC technician as needed.)

Model: Not visible

Serial: Not visible

8.0 Item 1(Picture) Heat pump #1

8.0 Item 2(Picture) Heat pump #1 info label

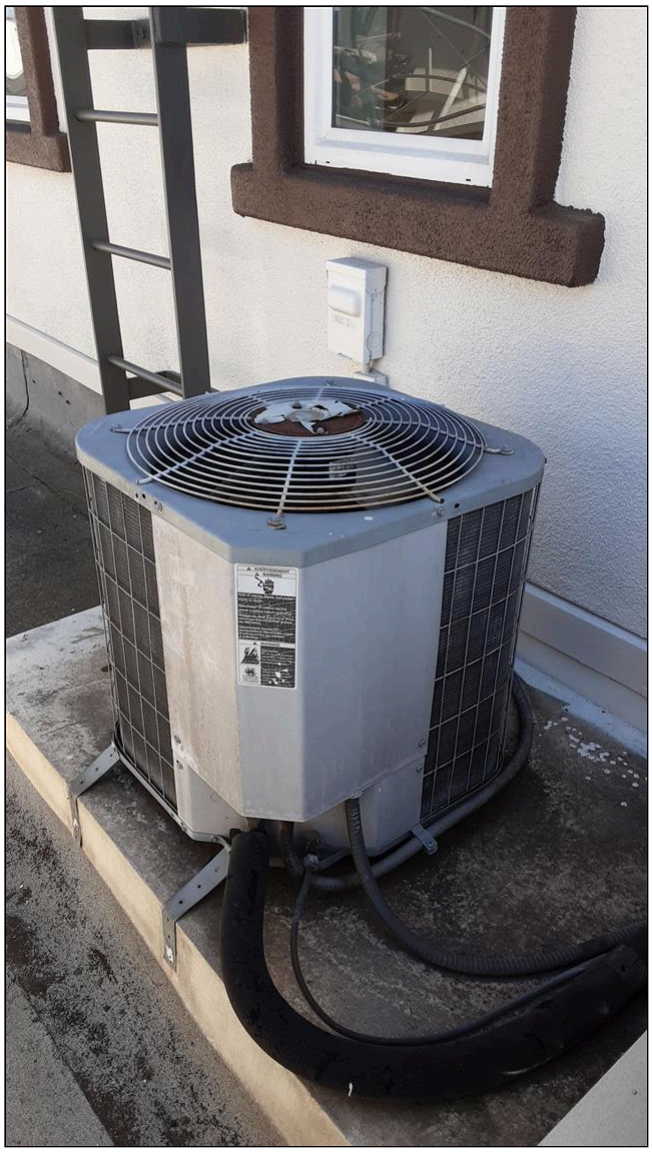
(2) Heat pump system #2 (also provides cooling) is located on the rooftop.

Manufacturer: Carrier

Manufacture date: Not visible (Unable to identify age of system. System appears to be original from 2006 build. Recommend servicing and maintenance by a qualified HVAC technician as needed.)

Model: Not visible

Serial: Not visible



8.0 Item 3(Picture) Heat pump #2

8.0 Item 4(Picture) Heat pump #2 info

(3) Heat pump system #1 and #2 use R-22 refrigerant. This refrigerant has been phased out and is no longer available. Some HVAC technicians may have reclaimed or recycled refrigerant but expect the price for repairs to be high. This may force you to replace the system completely to avoid high repair cost. Contact a qualified HVAC technician for further information.

8.6 Cooling System

Repair or Replace

(3) Heat pump system #1 and #2 use R-22 refrigerant. This refrigerant has been phased out and is no longer available. Some HVAC technicians may have reclaimed or recycled refrigerant but expect the price for repairs to be high. This may force you to replace the system completely to avoid high repair cost. Contact a qualified HVAC technician for further information.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Dean Nielsen

Titus Inspections
711 Meyer Lane
Redondo Beach Ca 90278
310-427-5197
Inspected By: Dean Nielsen

Inspection Date: 3/10/2022
Report ID: 220310-02

Customer Info:	**Inspection Property:**
Eric Krause Janine Krause **Customer's Real Estate Professional:** Joe Royds	13031 Villosa Pl #425 Playa Vista CA 90094

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo Sq Ft 1,500-2,000	375.00	1	375.00

Tax $0.00
Total Price $375.00

Payment Method: Check
Payment Status: Paid
Note: