



10.7 Item 1(Picture)



(1) Caulking/grout at 2nd level master bathroom sink is deteriorated. Recommend repair.



10.7 Item 2(Picture)



(2) Cracked/missing grout observed at 2nd level ensuite tub/shower surround. Recommend repair.

### 10.8 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

**Comments:** Evaluated

### 10.9 STAIRS & RAILINGS

**Comments:** Evaluated

### 10.10 INTERIOR COMMENTS

**Comments:** Limited Evaluation

The property was occupied at the the time of inspection. This limits the evaluation of interior systems such as outlets, windows, closets, cabinets, countertops, flooring materials, and walls. Beware although our inspector makes every effort to correctly evaluate each interior space, personal items can conceal material defects.

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The interior of the property 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. Interior finishes, or stored personal items can limit the evaluation of the interior areas. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>



INVOICE

Blue Ribbon Property Inspections  
300 E Bennett Ave., Unit 8  
Glendora, CA 91741  
(626)223-5571  
Inspected By: Tyler Molloy

Inspection Date: 10/24/2024  
Report ID: TM01102424

Customer Info:	Inspection Property:
James Burbank  Customer's Real Estate Professional: Not Applicable	518 N Stoneman Ave Alhambra CA 91801

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo 501 - 1,500 SQFT	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Zelle  
Payment Status: Paid  
Note: