

# Inspection Report

Emily Le

**Property Address:**  
1384 Orange Ave  
Long Beach CA 90813



Front Elevation

## Hippo Home Inspections

David Humphries  
19197 Golden Valley Rd. Suite 217  
Santa Clarita, CA. 91387

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<b>Date:</b> 4/26/2024	<b>Time:</b> 11:00 PM	<b>Report ID:</b> LE
<b>Property:</b> 1384 Orange Ave Long Beach CA 90813	<b>Customer:</b> Emily Le	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent 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)** = 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.

## ✓ RESULTS AT A GLANCE

120

✓ ITEMS INSPECTED  
Total number in report.

39

📄 SUMMARY COMMENTS  
Total number in report.

87

📷 PHOTOS  
Total number in report.

## 🏠 1. ROOF SYSTEM / CHIMNEYS AND ATTIC

### ☰ DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### 👁️ ITEMS: ROOF SYSTEM / CHIMNEYS AND ATTIC

#### 1.0 ROOF COVERINGS

INSPECTED

(1) Lower front porch roofs consist of a 30 -year fiberglass shingle. This area is approximately 2 years old and has a life expectancy remaining of approximately 30 years.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

(2) The main house and garages have a built-up roof which has a life expectancy of 25+ years. This roof appears to be approximately 1 year old.



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)

## 1.1 FLASHINGS

INSPECTED

## 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED

## 1.3 VENTILATION OF ROOF/ATTIC

NOT PRESENT

## 1.4 ROOF DRAINAGE SYSTEMS (GUTTERS/DOWNSPOUTS)

NOT PRESENT

## 1.5 ROOF STRUCTURE AND ATTIC (REPORT LEAK SIGNS OR CONDENSATION)

INSPECTED

## 1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

NOT PRESENT

## 1.7 INSULATION IN ATTIC

☑ INSPECTED

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## 1.8 VISIBLE ELECTRIC WIRING IN ATTIC

☑ INSPECTED

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*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.*

## 🏠 2. EXTERIOR

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### 📋 DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### 👁️ ITEMS: EXTERIOR

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#### 2.0 WALL CLADDING FLASHING AND TRIM

📋 INSPECTED, REPAIR OR REPLACE

**Small cracks on left elevation where window changes were made. Non structural.**



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

#### 2.1 DOORS (EXTERIOR)

📋 INSPECTED

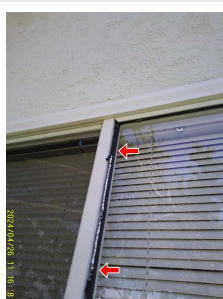
#### 2.2 WINDOWS

📋 INSPECTED

(1) **Most all windows are new. Front elevation bedroom window missing plastic trim around perimeter.**



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)

(2) **Patio windows needs glazing repair and paint.**



2.2 Item 4 (Picture)

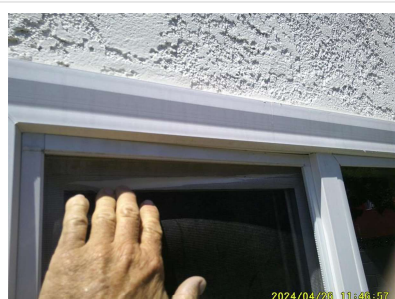


2.2 Item 5 (Picture)



2.2 Item 6 (Picture)

(3) **Window screen on rear elevation garage window damaged**



2.2 Item 7 (Picture)

## 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

INSPECTED, REPAIR OR REPLACE

(1) **Tile repair on front porch not uniform with existing tile.**



2.3 Item 1 (Picture)

(2) **Side entrance railing not secured to the wall.**



2.3 Item 2 (Picture)

## 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTED, REPAIR OR REPLACE

(1) **Fence on right elevation is not secured.**

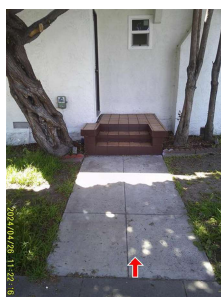


2.4 Item 1 (Picture)

(2) **Front and side entry walkways in good condition.**



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



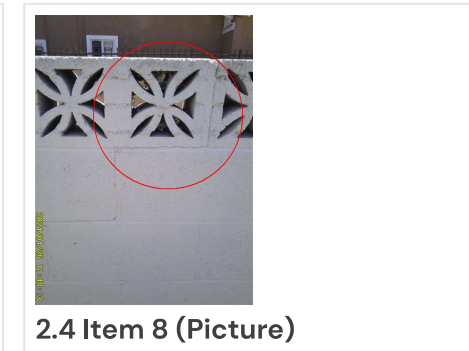
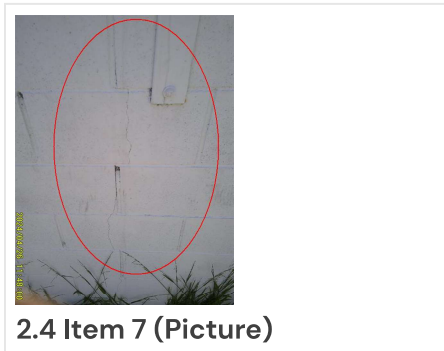
(3) **Driveway in good condition**



(4) **Broken fence slat near rear garage needs replaced.**



(5) **Misc. cracks and wall damages**



(6) **Unable to inspect the wall in this location at the time of inspection.**



2.4 Item 10 (Picture)

(7) **Unable to inspect this rolling gate at the time of inspection.**



2.4 Item 11 (Picture)

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## 2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED, REPAIR OR REPLACE

**Small holes on front right corner could allow insects and/or moisture to enter structure. Suggest sealing all visible holes.**



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)

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## 2.6 WATER FAUCETS (HOSE BIBS)

INSPECTED

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## 2.7 LIGHT FIXTURES AND ELECTRICAL OUTLETS (EXTERIOR)

INSPECTED, REPAIR OR REPLACE

**(1) Obsolete electrical outlets and lights on left elevation.**

2.7 Item 1 (Picture)



2.7 Item 2 (Picture)



2.7 Item 3 (Picture)



2.7 Item 4 (Picture)



2.7 Item 5 (Picture)

**(2) Unable to operate irrigation system. Suggest further evaluation by landscaper.**

2.7 Item 6 (Picture)

**(3) Mercury vapor light over garage door not working at the time of inspection. Globe missing and bulb may need replaced.**

2.7 Item 7 (Picture)

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.

## 🏠 3. GARAGE

### 👁️ ITEMS: GARAGE

#### 3.0 GARAGE CEILINGS

☑️ INSPECTED

#### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

🗒️ INSPECTED, REPAIR OR REPLACE

**Waterproofing for stucco is damaged under electrical panel. Suggest stucco contractor to inspect for repairs in all damaged areas.**



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)



3.1 Item 3 (Picture)

#### 3.2 GARAGE FLOOR

🗒️ INSPECTED, REPAIR OR REPLACE

**Possible water intrusion. Suggest further monitoring during heavy rains.**

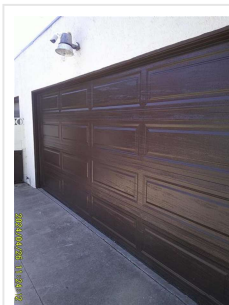


3.2 Item 1 (Picture)

#### 3.3 GARAGE DOOR (S)

☑️ INSPECTED

Two overhead doors new and working correctly. One door with opener and one without opener.



3.3 Item 1 (Picture)

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#### 3.4 GARAGE WINDOW (S)

INSPECTED

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#### 3.5 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

INSPECTED

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#### 3.6 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

INSPECTED

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## 🏠 4. KITCHEN COMPONENTS AND APPLIANCES

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### ☰ DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### 👁️ ITEMS: KITCHEN COMPONENTS AND APPLIANCES

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#### 4.0 CEILING

☑️ INSPECTED

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#### 4.1 WALLS

☑️ INSPECTED

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#### 4.2 FLOORS

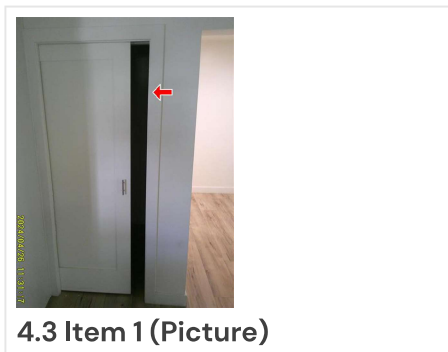
☑️ INSPECTED

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#### 4.3 DOORS

🗑️ INSPECTED, REPAIR OR REPLACE

**Pantry door not closing correctly.**



#### 4.4 WINDOWS

☑️ INSPECTED

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#### 4.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

🗑️ INSPECTED, REPAIR OR REPLACE

(1) **Loose wire under kitchen sink should be fastened.**



4.5 Item 1 (Picture)

(2) **Cabinet doors need to be adjusted to close without hitting each other.**



4.5 Item 2 (Picture)



4.5 Item 3 (Picture)



4.5 Item 4 (Picture)



4.5 Item 5 (Picture)

(3) **Island cabinet drawer guide missing.**



4.5 Item 6 (Picture)

## 4.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑ INSPECTED

## 4.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☑ INSPECTED

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#### 4.8 OUTLETS, SWITCHES AND FIXTURES

☑ INSPECTED

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#### 4.9 DISHWASHER

☑ NOT PRESENT

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#### 4.10 RANGES/OVENS/COOKTOPS

☑ INSPECTED

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#### 4.11 RANGE HOOD (S)

☑ INSPECTED

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#### 4.12 TRASH COMPACTOR

☑ NOT PRESENT

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#### 4.13 FOOD WASTE DISPOSER

☑ INSPECTED

---

#### 4.14 MICROWAVE COOKING EQUIPMENT

☑ INSPECTED

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#### 4.15 CLOTHES DRYER VENT PIPING

☑ INSPECTED

**Dryer vent in place**



**4.15 Item 1 (Picture)**

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*The built-in appliances of the home were 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.*



## 🏠 5. ROOMS

### ☰ DESCRIPTION

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.

### 👁️ ITEMS: ROOMS

#### 5.0 CEILINGS

☑️ INSPECTED

#### 5.1 WALLS

📄 INSPECTED, REPAIR OR REPLACE

**Many open wall holes in patio and garage cavities.**



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)



5.1 Item 3 (Picture)



5.1 Item 4 (Picture)

#### 5.2 FLOORS

📄 INSPECTED, REPAIR OR REPLACE

**Transition strip by side entry loose. Suggest attachment.**



5.2 Item 1 (Picture)

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### 5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

INSPECTED

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### 5.4 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

(1) **Bedroom 2 closet bypass doors off track.**



5.4 Item 1 (Picture)

(2) **Bedroom 2 door won't stay open.**



5.4 Item 2 (Picture)

(3) **Bedroom 3 closet doors not closing properly**



5.4 Item 3 (Picture)

(4) **Weatherstripping missing at bottom of patio exterior door. This can allow moisture, insects and/or rodents to enter the structure.**



5.4 Item 4 (Picture)

(5) **Patio door adjusted framing. Suggest paint and weather strip.**



5.4 Item 5 (Picture)

(6) **Patio exterior door dead bolt not working correctly.**



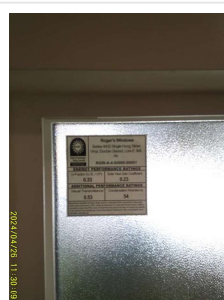
5.4 Item 6 (Picture)

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## 5.5 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

(1) **Most windows all new, with the exception of the patio windows.**



5.5 Item 1 (Picture)

(2) **Front bedroom window blinds damaged**



5.5 Item 2 (Picture)

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## 5.6 OUTLETS, SWITCHES AND FIXTURES

☑ INSPECTED

*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.*

## 🏠 6. BATHROOM AND COMPONENTS

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### 🔧 STYLES & MATERIALS: BATHROOM AND COMPONENTS

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#### Exhaust Fans:

Fan

### 👁️ ITEMS: BATHROOM AND COMPONENTS

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#### 6.0 CEILING

☑️ INSPECTED

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#### 6.1 WALLS

☑️ INSPECTED

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#### 6.2 FLOORS

☑️ INSPECTED

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#### 6.3 DOORS

☑️ INSPECTED

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#### 6.4 WINDOWS

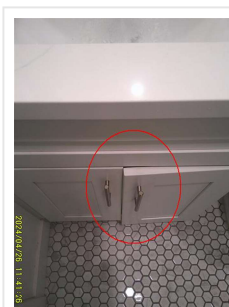
☑️ INSPECTED

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#### 6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑️ INSPECTED

**Vanity doors not closing properly.**



6.5 Item 1 (Picture)

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#### 6.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑️ INSPECTED

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## 6.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☑ INSPECTED

**Bathroom sink stopper not working. Suggest plumber to adjust as needed.**



6.7 Item 1 (Picture)

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## 6.8 OUTLETS, SWITCHES AND FIXTURES

☑ INSPECTED

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## 6.9 EHAUST FAN

☑ INSPECTED

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## 7. STRUCTURAL COMPONENTS

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### DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### ITEMS: STRUCTURAL COMPONENTS

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7.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

 INSPECTED

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7.1 WALLS (STRUCTURAL)

 INSPECTED

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7.2 COLUMNS OR PIERS

 INSPECTED

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7.3 FLOORS (STRUCTURAL)

 INSPECTED

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7.4 CEILINGS (STRUCTURAL)

 INSPECTED

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7.5 INSULATION UNDER FLOOR SYSTEM

 NOT PRESENT

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7.6 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

 NOT PRESENT

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7.7 VENTILATION OF FOUNDATION AREAS

 INSPECTED

- (1) **Front elevation foundation vent grill needs replaced to prevent insects and rodents from entering structure.**



7.7 Item 1 (Picture)

- (2) **Right elevation holes at ventilation grill.**



7.7 Item 2 (Picture)

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*The structure 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.*



## 🏠 8. PLUMBING SYSTEM

### 📄 DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### 👁️ ITEMS: PLUMBING SYSTEM

#### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

##### ✅ INSPECTED

- (1) **Kitchen waste clean-out located on left elevation.**



8.0 Item 1 (Picture)

- (2) **Plumbing connections need addressed at laundry area. Suggest plumber to further evaluate.**



8.0 Item 2 (Picture)

(3) **Corroded waste and vent supply. Suggest plumber to evaluate for repairs as needed.**



8.0 Item 3 (Picture)

## 8.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED, REPAIR OR REPLACE

(1) **Water pressure good at 70 PSI. Low pressure is considered at 40 PSI, and high pressure is considered at 80–90 PSI.**



8.1 Item 1 (Picture)

(2) **Laundry valves trim cover not attached.**



8.1 Item 2 (Picture)



8.1 Item 3 (Picture)

(3) **Dryer gas line pointing down to floor. May need to be adjusted to attach gas line.**



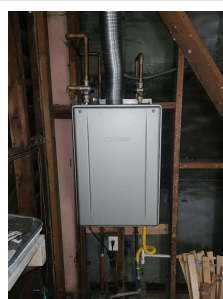
8.1 Item 4 (Picture)

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## 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

☑ INSPECTED

**New tankless water heater in garage.**



8.2 Item 1 (Picture)

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## 8.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ INSPECTED

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## 8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

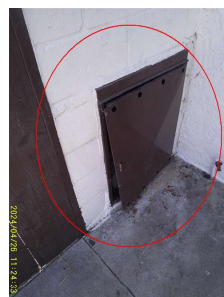
☑ INSPECTED

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## 8.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

☒ INSPECTED, REPAIR OR REPLACE

**Gas meter located on left elevation. Door not closing properly. Suggest repair person to correct, as needed.**



8.5 Item 1 (Picture)



8.5 Item 2 (Picture)

## 8.6 SUMP PUMP

☑ NOT PRESENT

*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.*

## 9. ELECTRICAL SYSTEM

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### DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### ITEMS: ELECTRICAL SYSTEM

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#### 9.0 SERVICE ENTRANCE CONDUCTORS

 INSPECTED

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#### 9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

 INSPECTED

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#### 9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

 INSPECTED

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#### 9.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE)

 INSPECTED

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#### 9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

 INSPECTED

## Proper grounding in place.



9.4 Item 1 (Picture)

## 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED, REPAIR OR REPLACE

**No GFCI outlet at both laundry areas. GFCI outlets are required within 5 feet of any water source. This is a safety defect.**



9.5 Item 1 (Picture)



9.5 Item 2 (Picture)

## 9.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

NOT PRESENT

## 9.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

INSPECTED

**Main panel located on left elevation at side entrance.**



9.7 Item 1 (Picture)



9.7 Item 2 (Picture)

## 9.8 SMOKE DETECTORS

INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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## 9.9 CARBON MONOXIDE DETECTORS

☑ NOT PRESENT

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*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.*

## 🏠 10. HEATING / CENTRAL AIR CONDITIONING

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### 📄 DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### 🔍 ITEMS: HEATING / CENTRAL AIR CONDITIONING

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#### 10.0 HEATING EQUIPMENT

📄 INSPECTED, REPAIR OR REPLACE

**Roof top unit non-operational at the time of inspection. Suggest HVAC technician to further evaluate for repair or replacement.**



10.0 Item 1 (Picture)

#### 10.1 NORMAL OPERATING CONTROLS

🕒 NOT PRESENT

#### 10.2 AUTOMATIC SAFETY CONTROLS

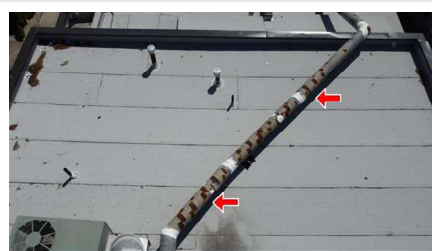
🕒 NOT PRESENT

#### 10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

📄 INSPECTED, REPAIR OR REPLACE



**Air ducts aged. Suggest further evaluation for replacement by HVAC technician.**



10.3 Item 1 (Picture)

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#### 10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

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#### 10.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED, REPAIR OR REPLACE

(1) **Brick inside fireplace missing and loose. Suggest qualified chimney sweep to repair, inspect & clean fireplace prior to use.**



10.5 Item 1 (Picture)

(2) **Fire screen not working correctly. Suggest replacement.**



10.5 Item 2 (Picture)

(3) **Flue damper not operating with a close prevention clamp. Suggest chimney sweep to further evaluate.**

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#### 10.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

INSPECTED

## 10.7 GAS/LP FIRELOGS AND FIREPLACES

☑ INSPECTED

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## 10.8 COOLING AND AIR HANDLER EQUIPMENT

📄 INSPECTED, REPAIR OR REPLACE

Heating and cooling system located in from living room only.

Register vents in each room in place with no unit servicing each room at the time of inspection.



10.8 Item 1 (Picture)

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## 10.9 NORMAL OPERATING CONTROLS

☑ INSPECTED

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## 10.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

☑ NOT PRESENT

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*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.*

## SUMMARY

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Hippo Home Inspections  
19197 Golden Valley Rd. Suite 217  
Santa Clarita, CA. 91387

**Customer**

Emily Le

**Address**

1384 Orange Ave  
Long Beach CA 90813

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. EXTERIOR

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### 2.0 WALL CLADDING FLASHING AND TRIM

 INSPECTED, REPAIR OR REPLACE

**Small cracks on left elevation where window changes were made. Non structural.**

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

 INSPECTED, REPAIR OR REPLACE

(1) **Tile repair on front porch not uniform with existing tile.**

(2) **Side entrance railing not secured to the wall.**

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

 INSPECTED, REPAIR OR REPLACE

(1) **Fence on right elevation is not secured.**

(2) **Front and side entry walkways in good condition.**

(3) **Driveway in good condition**

(4) **Broken fence slat near rear garage needs replaced.**

(5) **Misc. cracks and wall damages**

(6) **Unable to inspect the wall in this location at the time of inspection.**

(7) **Unable to inspect this rolling gate at the time of inspection.**

## 2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED, REPAIR OR REPLACE

**Small holes on front right corner could allow insects and/or moisture to enter structure. Suggest sealing all visible holes.**

## 2.7 LIGHT FIXTURES AND ELECTRICAL OUTLETS (EXTERIOR)

INSPECTED, REPAIR OR REPLACE

(1) **Obsolete electrical outlets and lights on left elevation.**

(2) **Unable to operate irrigation system. Suggest further evaluation by landscaper.**

(3) **Mercury vapor light over garage door not working at the time of inspection. Globe missing and bulb may need replaced.**

# 3. GARAGE

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## 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

INSPECTED, REPAIR OR REPLACE

**Waterproofing for stucco is damaged under electrical panel. Suggest stucco contractor to inspect for repairs in all damaged areas.**

## 3.2 GARAGE FLOOR

INSPECTED, REPAIR OR REPLACE

**Possible water intrusion. Suggest further monitoring during heavy rains.**

# 4. KITCHEN COMPONENTS AND APPLIANCES

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## 4.3 DOORS

INSPECTED, REPAIR OR REPLACE

**Pantry door not closing correctly.**

## 4.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

(1) **Loose wire under kitchen sink should be fastened.**

(2) **Cabinet doors need to be adjusted to close without hitting each other.**

(3) **Island cabinet drawer guide missing.**

# 5. ROOMS

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## 5.1 WALLS

INSPECTED, REPAIR OR REPLACE

**Many open wall holes in patio and garage cavities.**

## 5.2 FLOORS

INSPECTED, REPAIR OR REPLACE

**Transition strip by side entry loose. Suggest attachment.**

## 5.4 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

(1) **Bedroom 2 closet bypass doors off track.**

(2) **Bedroom 2 door won't stay open.**

(3) **Bedroom 3 closet doors not closing properly**

(4) **Weatherstripping missing at bottom of patio exterior door. This can allow moisture, insects and/or rodents to enter the structure.**

(5) **Patio door adjusted framing. Suggest paint and weather strip.**

(6) **Patio exterior door dead bolt not working correctly.**

## 8. PLUMBING SYSTEM

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### 8.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED, REPAIR OR REPLACE

(1) **Water pressure good at 70 PSI. Low pressure is considered at 40 PSI, and high pressure is considered at 80-90 PSI.**

(2) **Laundry valves trim cover not attached.**

(3) **Dryer gas line pointing down to floor. May need to be adjusted to attach gas line.**

### 8.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

INSPECTED, REPAIR OR REPLACE

**Gas meter located on left elevation. Door not closing properly. Suggest repair person to correct, as needed.**

## 9. ELECTRICAL SYSTEM

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### 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED, REPAIR OR REPLACE

**No GFCI outlet at both laundry areas. GFCI outlets are required within 5 feet of any water source. This is a safety defect.**

## 10. HEATING / CENTRAL AIR CONDITIONING

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### 10.0 HEATING EQUIPMENT

INSPECTED, REPAIR OR REPLACE

**Roof top unit non-operational at the time of inspection. Suggest HVAC technician to further evaluate for repair or replacement.**

### 10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED, REPAIR OR REPLACE

**Air ducts aged. Suggest further evaluation for replacement by HVAC technician.**

### 10.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED, REPAIR OR REPLACE

(1) **Brick inside fireplace missing and loose. Suggest qualified chimney sweep to repair, inspect & clean fireplace prior to use.**

(2) **Fire screen not working correctly. Suggest replacement.**

(3) **Flue damper not operating with a close prevention clamp. Suggest chimney sweep to further evaluate.**

### 10.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED, REPAIR OR REPLACE

**Heating and cooling system located in from living room only.**

**Register vents in each room in place with no unit servicing each room at the time of inspection.**

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*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*

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*licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.*

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