



Inspection Report

Barbara Santa Cruz

Property Address:
8721 Lyndora St
Downey CA 90242



Inspection Industries, LLC

Jerry Blodgett
(714) 719-2274

Date: 10/31/2023	Time: 09:00 AM	Report ID: 8721Dora
Property: 8721 Lyndora St Downey CA 90242	Customer: Barbara Santa Cruz	Real Estate Professional:

Comment Key or Definitions

The following are definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair, replace, monitor, review or evaluate should always be performed by a qualified licensed contractor that specializes in the appropriate profession. Any and all costs associated with further inspection, estimates, repairs or replacement fees of an item, component or unit should be considered before you purchase the property.

Acceptable Condition (AC) = 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 or its condition.

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 and needs further inspection and repair or replacement by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home inspection does not include any research on the property's permitting history. Prior to closing, check the municipal records pertaining to this property. You should confirm that any necessary permits were obtained for recent repairs, upgrades, modifications and additions, and that these permits were subsequently approved by municipal authorities after the work was completed.

In Attendance:

Owner, Property Manager, Occupants

Type Of Building:

Multi-Family, 4 Units

Approximate Age Of Building:

65 Years

Temperature:

85 (F)

Weather:

Clear

Ground/Soil Surface Condition:

Dry

Rain In Last 3 Days:

No

General Summary



(714) 719-2274
jerry@i2inspections.com

Customer
Barbara Santa Cruz

Address
8721 Lyndora St
Downey CA 90242

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.

I. Exterior

DOORS (Exterior)

Repair or Replace

- 1** The front entry doors are in need of new weather-stripping and door sweeps in each unit. Without correction, this can allow some heat loss in winter and loss of cool air in summer. Install as needed.



Add Weather Stripping

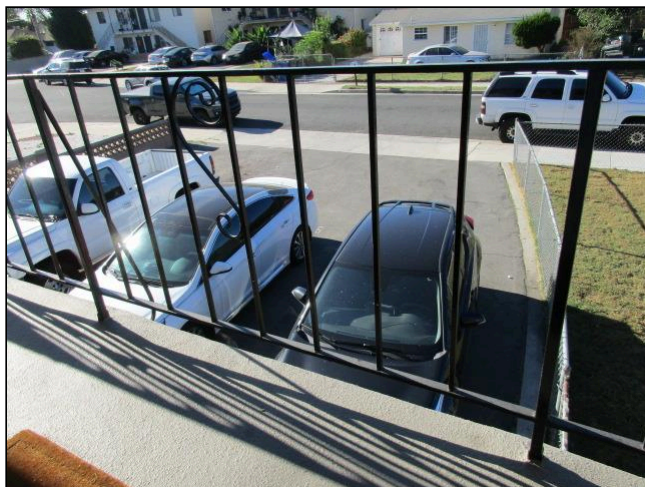


Add Door Sweeps

DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS

Repair or Replace

- 2 The front wrought iron railings at the steps and balcony surfaces have openings too far apart by today's safety standards. Spacing more than 4 inches apart could allow a child or pet to fall through. It is recommended that a qualified licensed contractor modify/alter the railings as needed.



Openings More Than 4"

DRAINAGE, GRADING, PATIO, WALKS AND FENCING

Repair or Replace

- 3 The asphalt drive is worn & deteriorated at the right side, unit D space. Have a qualified licensed paving contractor repair and seal as needed.



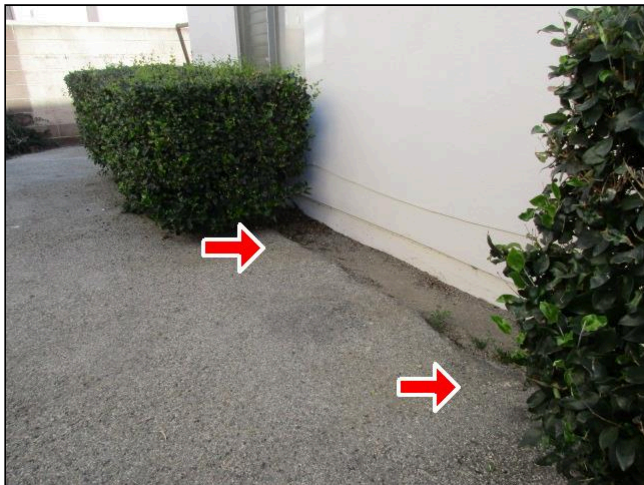
Worn, Deteriorated Drive

- 4 A section of the chainlink fencing at the left is damaged. A qualified licensed contractor should repair as needed.



Damaged Chainlink

- 5 There is a negative slope that can trap excessive water against the building at the front, rear and sides of the building. This area does not appear to drain water away from the building and needs landscaping and drainage corrected.



Poor Drainage Possible



Poor Drainage Possible

OTHER
Repair or Replace

- 6 The fire extinguisher certifications are expired at both the 1st & 2nd stories. Contact a certified fire extinguisher company for service.



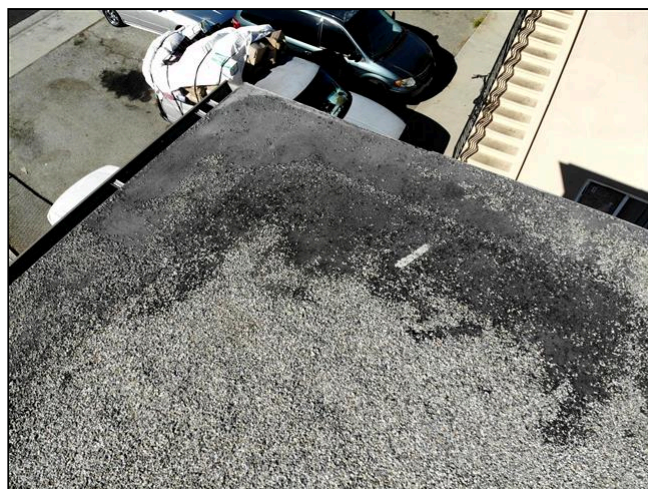
Extinguisher Certifications Expired

II. Roofing

ROOFING MATERIALS

Repair or Replace

- 7 The built up roof covering is missing ballast the corners and edges, is cracked and appears to be nearing the end of it's expected useful life. Have a qualified licensed roofing contractor repair now to leaking during rains and anticipate future replacement.



Missing Ballast, Cracked Roofing



Missing Ballast, Cracked Roofing



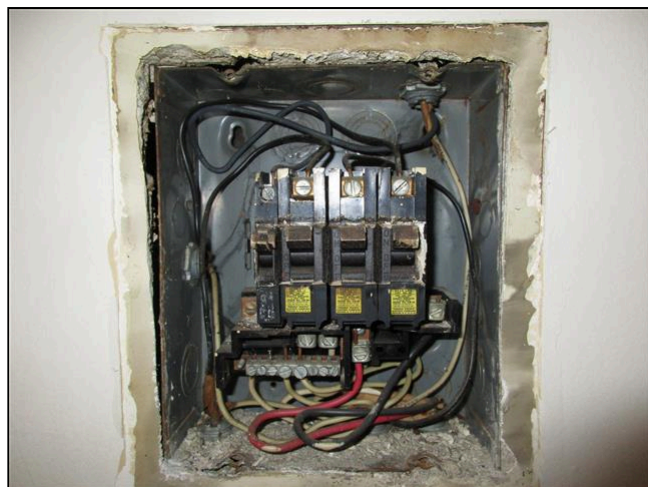
Missing Ballast

III. Electrical System

SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Repair or Replace

- 8 Each unit has a Federal Pacific Stablock panel and breakers installed. This brand of electrical equipment is known to be defective, to have loose connections and/or to have circuit breakers that may not trip during overload. This presents a potential electrical hazard. Contact a qualified licensed electrical contractor for evaluation and replacement as necessary.



Federal Pacific Stablock Panels & Breakers Present

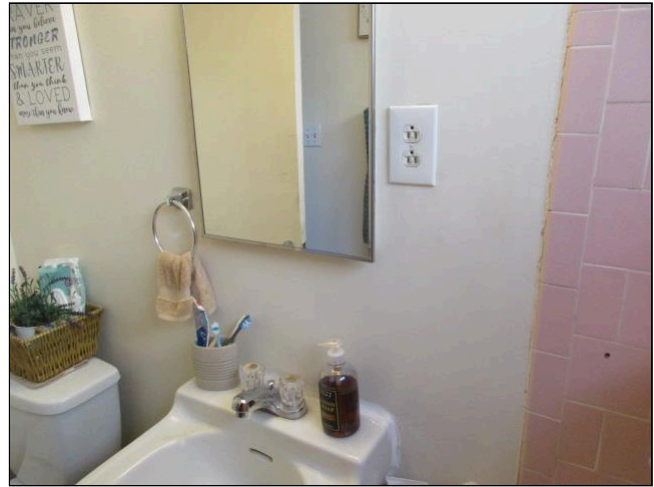
GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

- 9 Upgrade *all* laundry area, bathrooms and kitchen counter top outlets to GFCI's (ground fault circuit interrupters). These may not have been required at the time of original construction but are recommended now, for safety.



Add Kitchen GFCI's



Add Bathroom GFCI's

- 10** A GFCI (Ground Fault Circuit Interrupter) outlet at the unit C kitchen did not work or there is no power to the outlet. A qualified licensed electrical contractor should correct as needed.

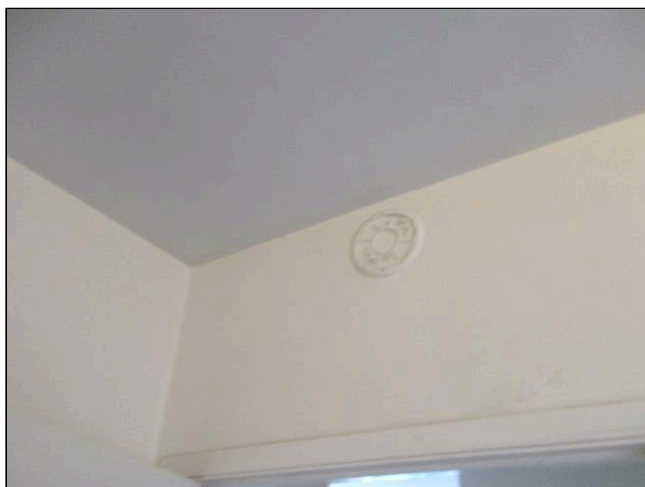


GFCI Outlet Not Operational

SMOKE DETECTORS

Repair or Replace

- 11** The smoke detectors are missing at the hallway and inside each bedroom of unit A and in the front bedroom of unit B. Without working smoke detectors you have no first alert to a possible fire. Install 10 year, tamper-proof smoke detectors for safety.



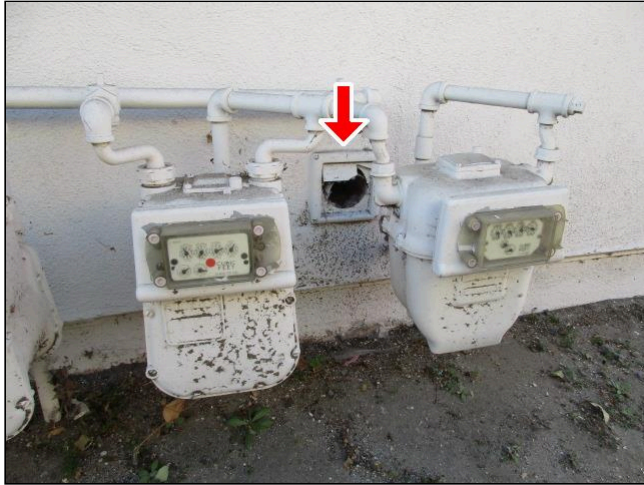
Add Smoke Detectors

V. Insulation and Ventilation

VENTING SYSTEMS (Bathrooms & Laundry)

Repair or Replace

- 12** The dryer vent for unit B terminates too close to the gas meters, at the rear side of the building. Typically 3' of clearance is required from other building mechanical system and features, such as a gas meter. Have a qualified licensed contractor relocate the dryer vent termination as needed.



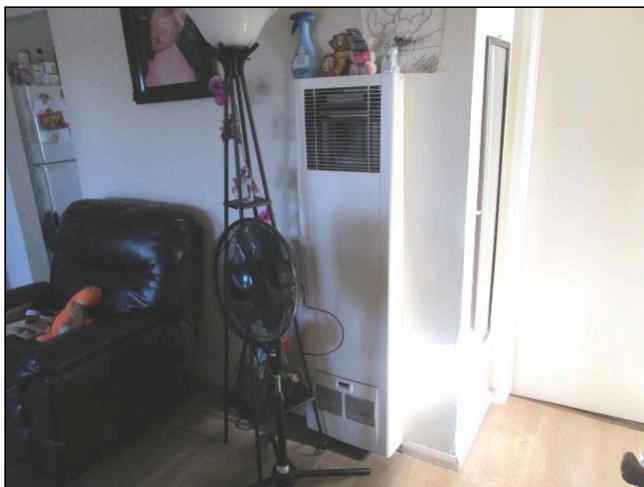
Dryer Vent Too Close To Gas Meters

VI. Heating

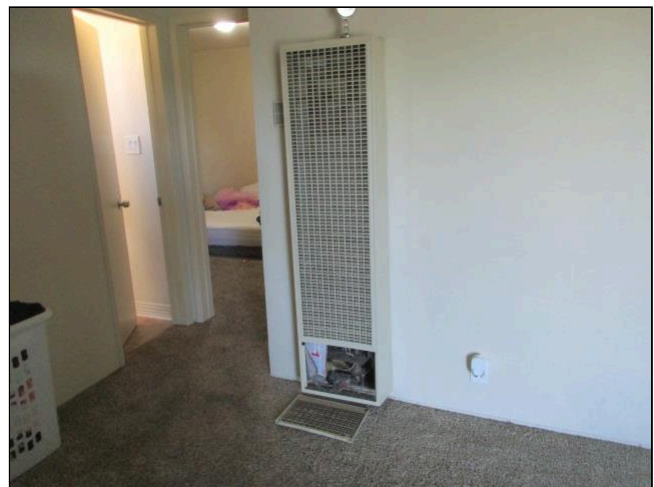
HEATING EQUIPMENT

Repair or Replace

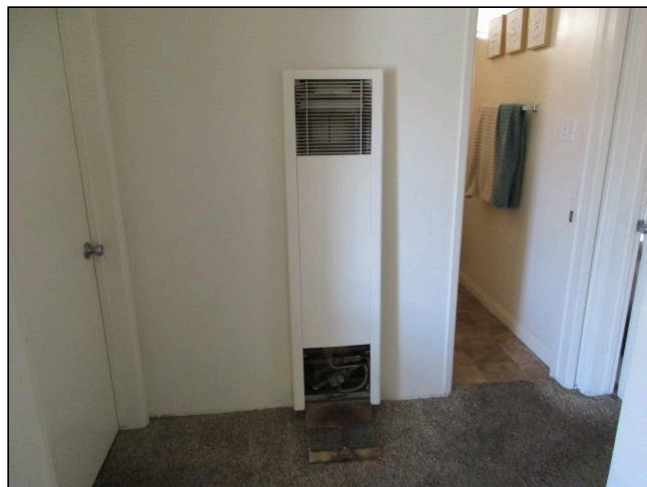
- 13** All gas fired wall furnaces were shut off at the time of inspection, not able to be tested/operated and the furnaces in units A, B & D are beyond their expected useful lives. Have the systems inspected and operated by a qualified licensed HVAC contractor or the gas company and anticipate repairs and replacement as necessary.



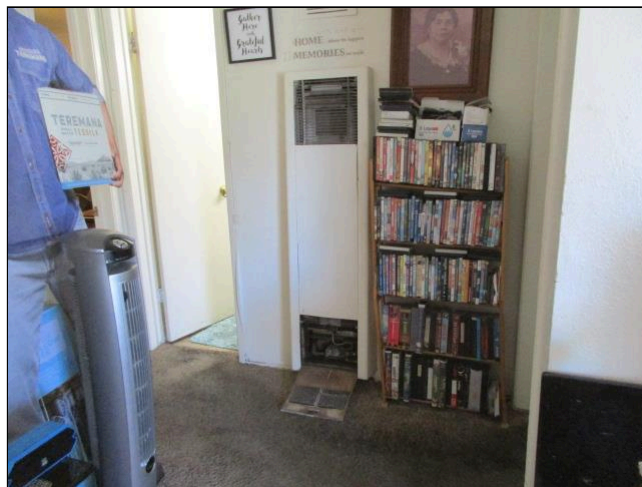
Old Wall Heater Shut Off, Unit D



Wall Heater Shut Off, Unit C



Old Water Heater Shut Off, Unit A



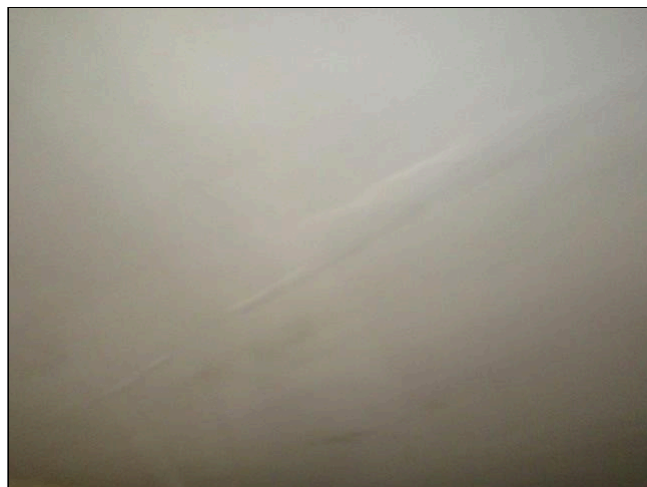
Old Wall Heater Shut Off, Unit B

VIII. Interiors

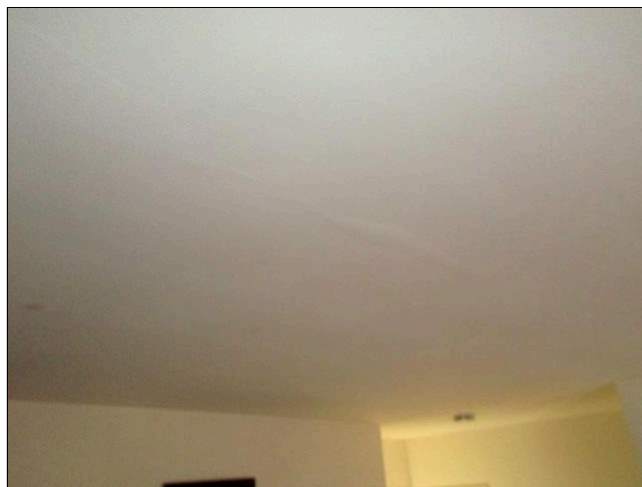
CEILINGS

Repair or Replace

- 14** The plaster ceiling is damaged at the kitchen of unit B & living room of unit D. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Have a qualified licensed contractor repair as needed.



Damaged Ceiling, Unit D



Damaged Ceiling, Unit D



Damaged Ceiling, Unit B

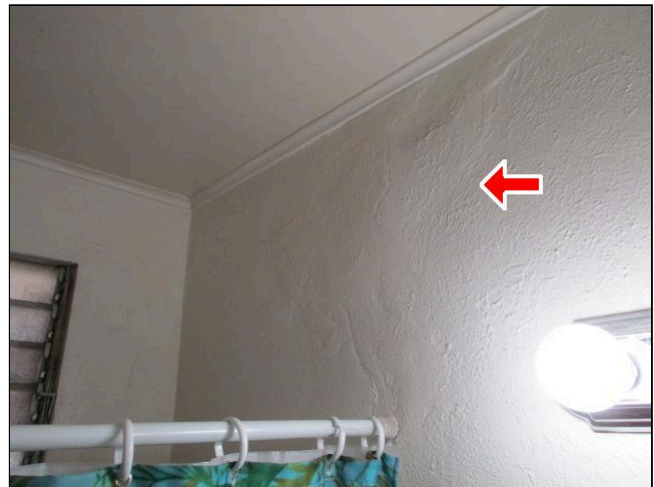
WALLS

Repair or Replace

- 15** The plaster walls are damaged at the bathrooms of units A & B. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Have a qualified licensed contractor repair as needed.

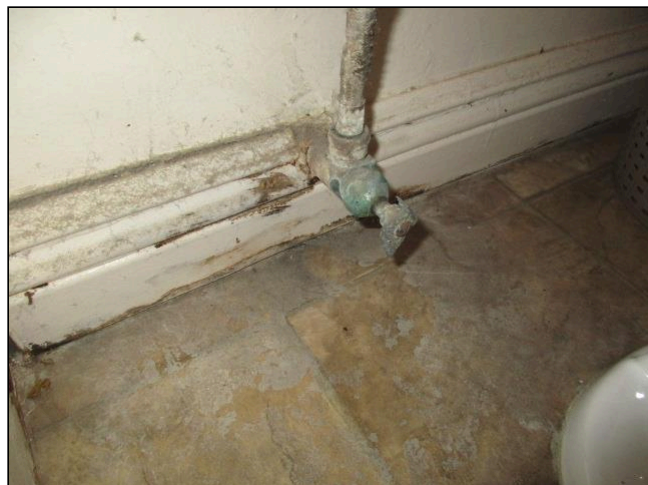


Damaged Wall, Unit A



Damaged Wall, Unit B

- 16** The baseboard mouldings are stained and damaged in the unit A bath. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Have a qualified licensed contractor repair as needed.



Stained, Damaged Baseboards

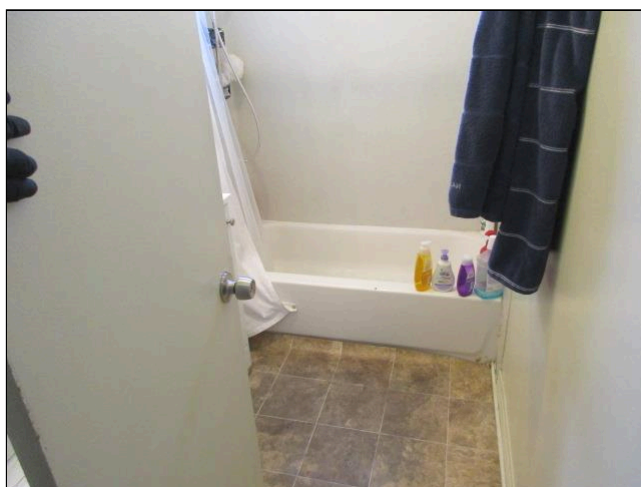
FLOORS

Repair or Replace

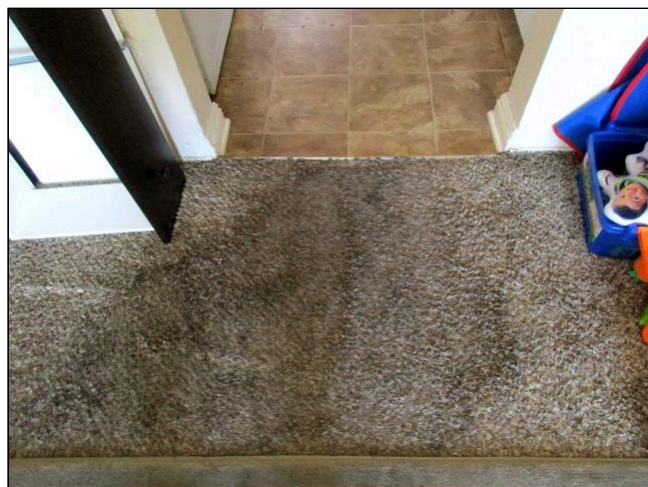
- 17 Various areas of the vinyl and carpet floors are stained and damaged throughout each unit. While this is cosmetic, the repair cost should be considered due to the amount of material needed for replacement.



Damaged Floor, Unit C Kitchen



Stained Floor, Unit C



Stained Carpet, Unit A

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

18 The bathroom vanity is damaged in the unit C bath. Repair or replace as necessary.



Damaged Vanity

DOORS

Repair or Replace

19 Interior doors are damaged at the rear bedroom of units B & D. Repair or replace as needed.



Damaged Door, Unit D



Damaged Door, Unit B

WINDOWS

Repair or Replace

20 Jalousie windows are missing, loose and/or chipped glass panels in the kitchen of unit A, kitchen of unit B and the living room, bathroom and rear bedroom of unit D. Have a qualified licensed window contractor



Missing Panels, Unit D Rear Bedroom



Missing Panel, Unit D Bath



Chipped Glass, Unit D Living Room



Missing Panel, Unit A



Loose Panel, Unit B Kitchen

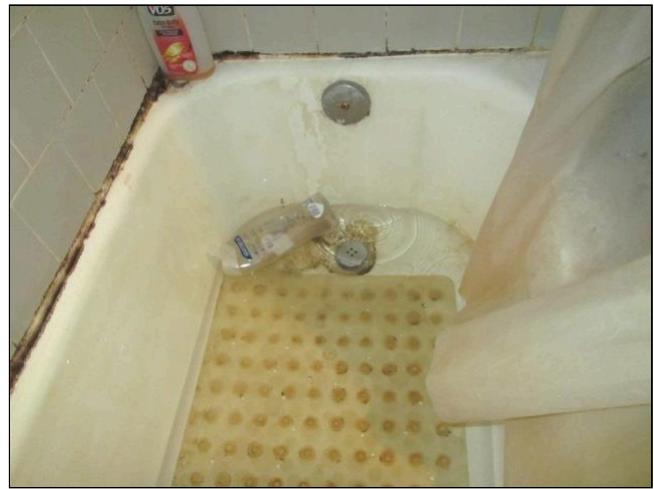
IX. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- 21** The tubs are slow draining in the bathrooms of units B & D. The cause of a slow drain can vary from a simple cleaning at the stopper valve or at the trap. I am unable to determine the cause of the slow

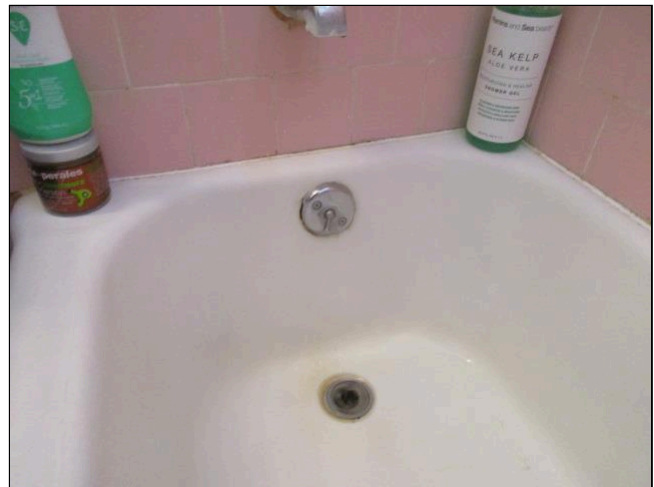
drain. A qualified licensed plumber should repair as needed.



Slow Draining Tub, Unit D

Slow Draining Tub, Unit B

22 The tub stoppers do not work in the baths of units A & D. A qualified licensed plumber should repair as needed.



Stopper Not Operational, Unit D

Stopper Not Operational, Unit A

23 The sink drain has been repaired improperly at the unit C bath and without a P trap. This flexible, ribbed material will encourage clogs and bacteria growth. A qualified licensed plumber should repair with rigid, UPC approved material as needed.



Improper Drain Repair

PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- 24** The volume of water is poor when operating multiple fixtures simultaneously in each unit. This is likely caused by the old galvanized steel service & supply piping present which is typically corroded inside. A qualified licensed plumber should correct as needed.



Low Water Volume



Old Galvanized Steel Piping In Use



Old Galvanized Steel Piping In Use

- 25** The toilet base is loose at the floor flange in the unit D bath. This can allow leaking and damage to surrounding materials. A qualified licensed plumber should replace the wax ring seal and re-secure the toilet to the floor flange.



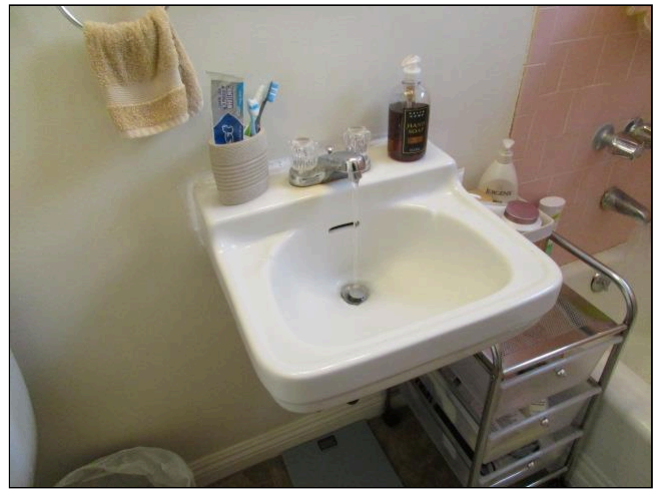
Loose Toilet

- 26** The wall mounted sinks are loose in the bathrooms of units A & D. The sinks should be re-mounted by

a qualified licensed contractor.



Loose Sink, Unit D



Loose Sink, Unit A

- 27** The tub spout diverter faucet leaks during operation in the unit A bath. A qualified licensed plumber should repair as needed.



Leaking Faucet

WATER HEATER

Repair or Replace

- 28** The existing piping for the T&P (temperature & pressure) relief valves on the water heaters in units A & C are not correctly installed with a downward slope to drain to the ground or exterior. A qualified licensed plumber should repair as needed.



Piping Incorrectly Installed Upward, Unit C

Piping Incorrectly Installed Upward, Unit A

29 Combustion air vents in the water heater closet doors are sealed over with paint in all units. Open the vent screens to allow for proper combustion air to the water heaters, for safety.



Vents Covered, Typical

GAS PIPING

Repair or Replace

30 Two flexible gas connectors have been joined together for the clothes dryer in the unit C kitchen. This type of connection has a high propensity to leak and considered unsafe. Repairs by a qualified licensed plumber are recommended.



Flex Connectors Joined Together

- 31** There are no visible sediment traps on the gas supply piping for any of the wall furnaces and water heaters. This may not have been a requirement at the time of installation, however today's standards typically require installation when replacement of the appliance occurs. Also, most manufacturers' require a sediment trap in their specifications to prevent contaminants and/or moisture from entering the gas control unit for the appliances. Have a qualified licensed HVAC contractor install, as needed.



Add Sediment Traps, Water Heaters, Typical



Add Sediment Traps, Wall Furnaces, Typical

X. Built-In Appliances

RANGES/OVENS/COOKTOPS

Repair or Replace

- 32** The ovens are missing an anti-tip bracket behind in each unit. This helps prevent the oven from tipping over should something heavy be placed on the open door. Install an anti-tip bracket in each unit.



Add Anti-Tip Brackets

RANGE HOOD

Repair or Replace

- 33** The kitchen gravity vent openings have been covered over are not functional in units __ & D. Open the gravity vents for improved ventilation as needed.



Gravity Vent Covered, Unit D



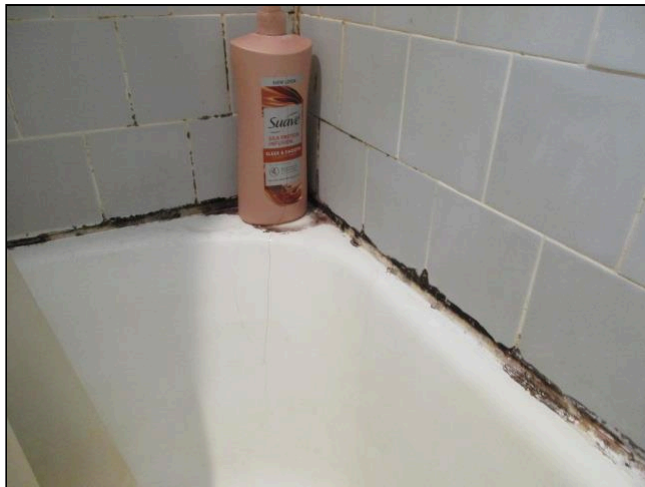
Gravity Vent Covered, Unit A

XI. Environmental

Suspected Mold/Fungus Substance

Repair or Replace

- 34** Suspected mold/fungus/mildew-like staining or substance was observed on the ceiling and grout & caulking of the shower surround in the bathroom of unit B. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.



Suspected Mold/Fungus/Mildew, Unit B Bath



Suspected Mold/Fungus/Mildew, Unit B Bath



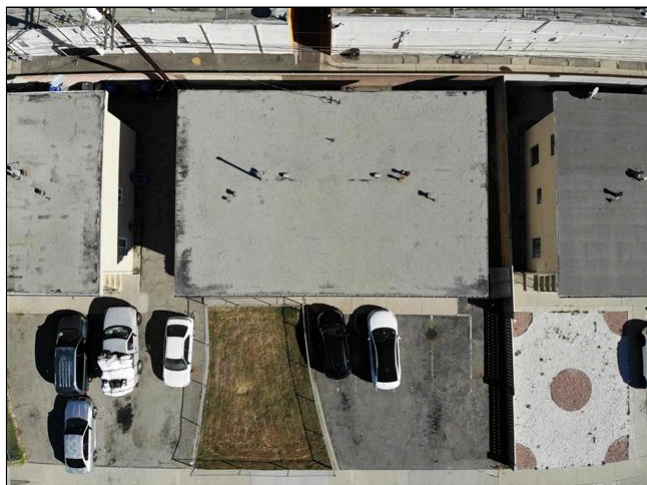
Suspected Mold/Fungus/Mildew, Unit B Bath

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 qualified, certified inspector to perform their own home inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jerry Blodgett

I. Exterior

The home inspector shall **Observe**: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, fencing 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; and **Probe**: exterior wood components only when/where deterioration is suspected. *The home inspector is not required to observe*: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including saunas, steam baths, 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.



Property Overview



Left Side View



Rear View



Right Side View

Components

Siding Material:

Conventional Stucco

Exterior Doors:

Wood - Front Entry Only
Steel Security Door

Appurtenance:

Balcony - Wood Framed, Composite Membrane
Steps-Composite Membrane

Driveway:

Asphalt

Walks:

Concrete
Brick
Pavers

Fencing:

Block
Chainlink

Items

A. EXTERIOR WALL CLADDING

Acceptable Condition

Vegetation, trees, bushes, shrubs, etc are overgrown and in contact with the exterior of the home. This prevents complete visibility of the exterior and may lead to damage. Trim and/or remove the overgrowth away from the home.

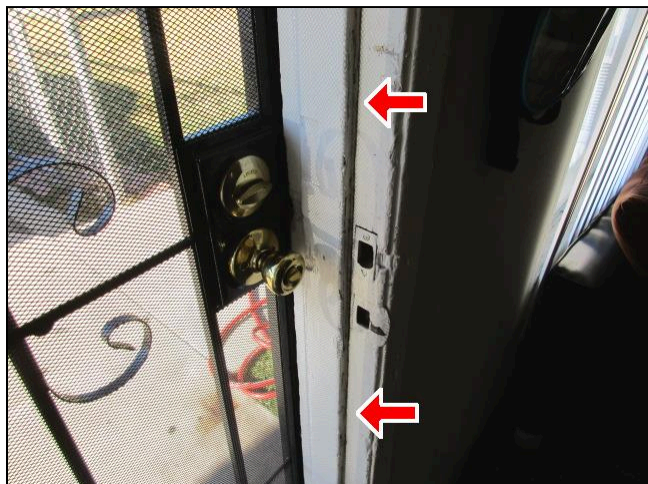
B. EAVES, SOFFITS AND FASCIAS

Acceptable Condition

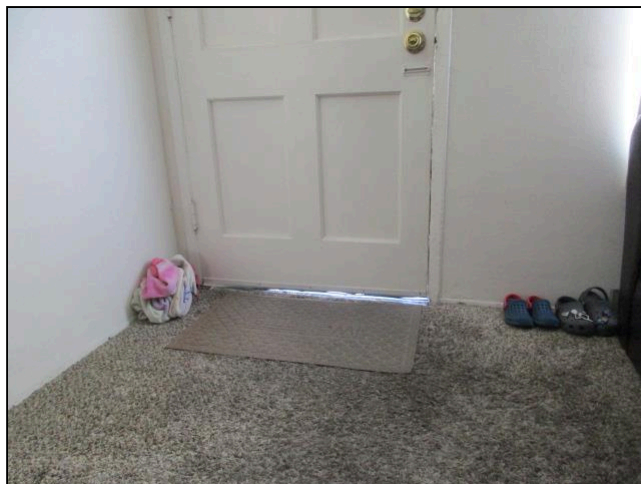
C. DOORS (Exterior)

Repair or Replace

The front entry doors are in need of new weather-stripping and door sweeps in each unit. Without correction, this can allow some heat loss in winter and loss of cool air in summer. Install as needed.



Add Weather Stripping

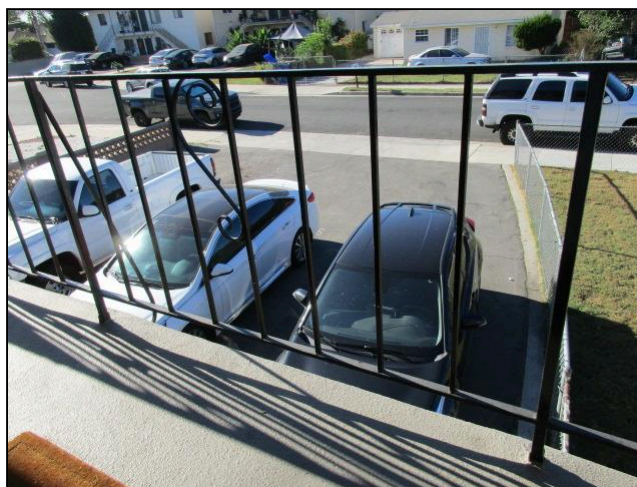


Add Door Sweeps

D. DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS

Repair or Replace

The front wrought iron railings at the steps and balcony surfaces have openings too far apart by today's safety standards. Spacing more than 4 inches apart could allow a child or pet to fall through. It is recommended that a qualified licensed contractor modify/alter the railings as needed.



Openings More Than 4"

E. DRAINAGE, GRADING, PATIO, WALKS AND FENCING

Repair or Replace

The asphalt drive is worn & deteriorated at the right side, unit D space. Have a qualified licensed paving contractor repair and seal as needed.



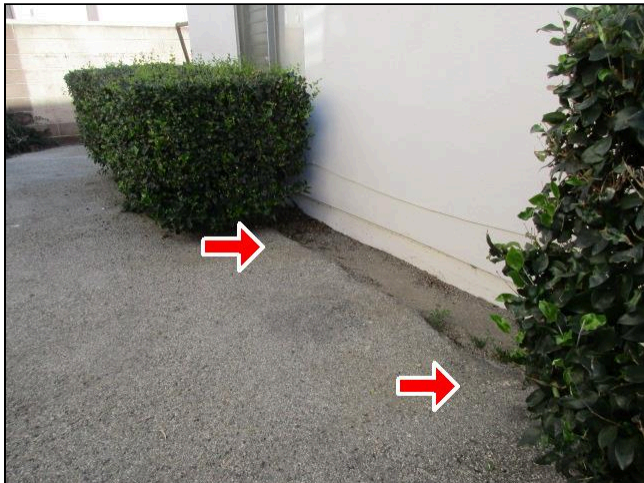
Worn, Deteriorated Drive

A section of the chainlink fencing at the left is damaged. A qualified licensed contractor should repair as needed.



Damaged Chainlink

There is a negative slope that can trap excessive water against the building at the front, rear and sides of the building. This area does not appear to drain water away from the building and needs landscaping and drainage corrected.



Poor Drainage Possible



Poor Drainage Possible

There is some cracking in the driveway, walks and/or porch which is typical for this type of surface. This does not have a significant effect on functionality. Consider sealing the cracks, as normal maintenance, to prevent water intrusion and deterioration.

F. OTHER

Repair or Replace

The fire extinguisher certifications are expired at both the 1st & 2nd stories. Contact a certified fire extinguisher company for service.



Extinguisher Certifications Expired

G. LAWN SPRINKLERS

Not Present

.....
 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.

II. Roofing

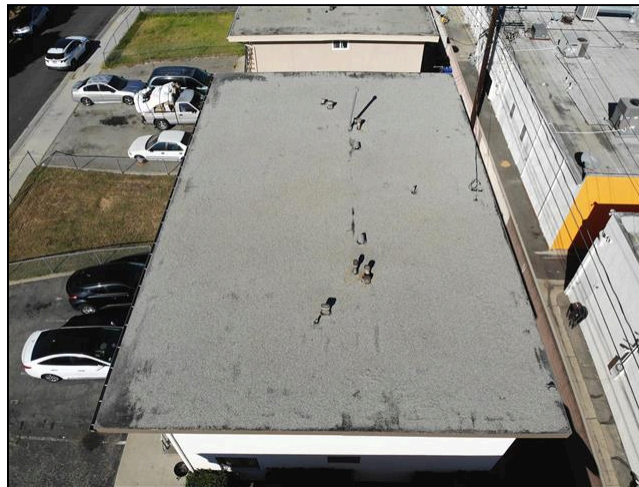
The home inspector shall **Observe**: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall **Describe**: type of roof covering materials; and **Report**: the methods used to observe the roofing materials & components. *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.



Roof View



Roof View



Roof View

Components

Roof Material:

Built-up
Ballast

Roof Age:

Unknown

Viewed Roof From:

Drone

Flashings:

Drip Edge

Items

A. ROOFING MATERIALS

Repair or Replace

The built up roof covering is missing ballast the corners and edges, is cracked and appears to be nearing the end of it's expected useful life. Have a qualified licensed roofing contractor repair now to leaking during rains and anticipate future replacement.



Missing Ballast, Cracked Roofing



Missing Ballast, Cracked Roofing



Missing Ballast

B. FLASHINGS

Acceptable Condition

C. RAIN GUTTERS & DOWNSPOUTS

Acceptable Condition

Rain gutter and downspout systems require regular maintenance. Dirt, leaves and other debris need to be cleaned out of the gutters and downspouts on a regular basis. Check joints, fasteners and slope also so that this water control system will operate as expected when it rains.

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.

III. Electrical System

The home inspector shall **Observe**: Service entrance conductors where visible; Service equipment, grounding equipment where visible, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors where visible, 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. 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 single strand aluminum branch circuit wiring; The presence or absence of smoke detectors and carbon monoxide detector. *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 and operate: Low voltage systems; Security system devices, heat detectors, smoke 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 or Electrical Solar/Photovoltaic equipment.



Electrical Disconnect Location



Electrical Disconnects

Components

Panel capacity: 30 Amps Per Unit	Electrical Service Conductors: Overhead Service 120/240 Volts	Panel Type: Circuit Breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Two Wire Cable, No Ground	Grounding Electrode: Plumbing

Items

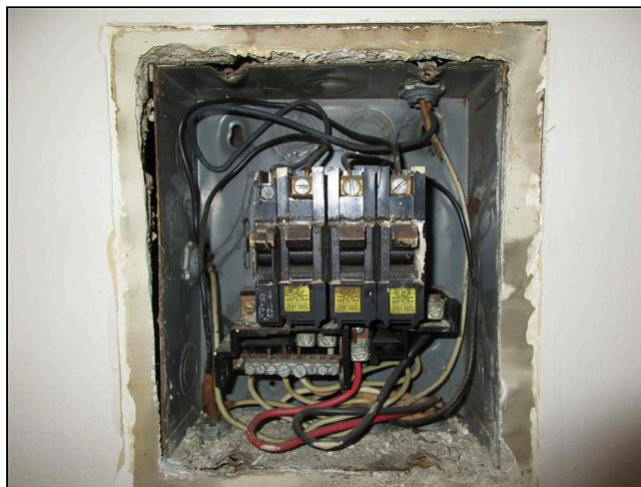
A. SERVICE ENTRANCE CONDUCTORS

Acceptable Condition

B. SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Repair or Replace

Each unit has a Federal Pacific Stablock panel and breakers installed. This brand of electrical equipment is known to be defective, to have loose connections and/or to have circuit breakers that may not trip during overload. This presents a potential electrical hazard. Contact a qualified licensed electrical contractor for evaluation and replacement as necessary.



Federal Pacific Stablock Panels & Breakers Present

C. LOCATION OF MAIN AND DISTRIBUTION PANELS

Acceptable Condition

The main electrical disconnects are located at the meter bank, at the rear side of the home.

The sub electrical panel box is located at the kitchen of each unit.

D. BRANCH CIRCUIT CONDUCTORS

Acceptable Condition

E. CONNECTED DEVICES AND FIXTURES

Acceptable Condition

In an occupied home, not all outlets are accessible for testing due to stored, personal items of the current homeowner or occupant. All efforts are made to test as many outlets as possible for proper operation and polarity.

F. POLARITY AND GROUNDING

Acceptable Condition

G. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

Upgrade *all* laundry area, bathrooms and kitchen counter top outlets to GFCI's (ground fault circuit interrupters). These may not have been required at the time of original construction but are recommended now, for safety.



Add Kitchen GFCI's



Add Bathroom GFCI's

A GFCI (Ground Fault Circuit Interrupter) outlet at the unit C kitchen did not work or there is no power to the outlet. A qualified licensed electrical contractor should correct as needed.



GFCI Outlet Not Operational

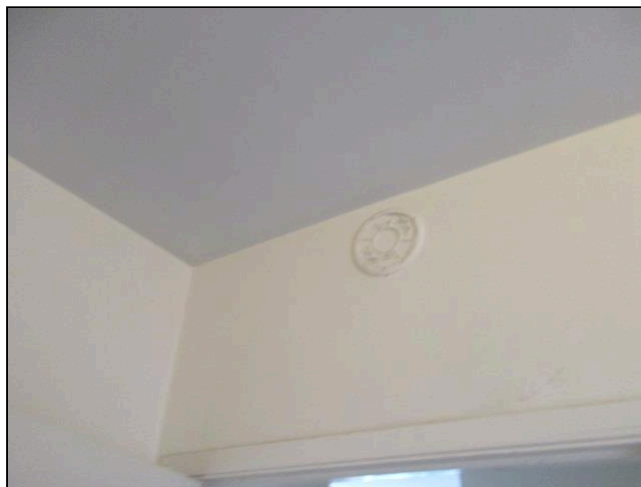
H. ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

Not Present

I. SMOKE DETECTORS

Repair or Replace

The smoke detectors are missing at the hallway and inside each bedroom of unit A and in the front bedroom of unit B. Without working smoke detectors you have no first alert to a possible fire. Install 10 year, tamper-proof smoke detectors for safety.



Add Smoke Detectors

J. CARBON MONOXIDE DETECTORS

Acceptable Condition

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 able to be 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.

IV. Structural Components

The home inspector shall **Observe**: structural components including foundations, floors, walls, columns and/or piers, ceilings and roof, where applicable. The home inspector shall **Describe**: the type of foundation, floor structure, wall structure, columns and/or piers, ceiling structure, roof structure. The home inspector shall only **Probe**: structural components when/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 that may harm the inspector; **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.*

Components

Foundation Material:

Poured concrete

Foundation Type:

Slab On Grade

Floor Structure:

Slab

Wood Joists

Sub Floor: Plywood

Not visible

Wall Structure:

Wood Studs

Not Visible

Columns or Piers:

Steel Columns

Ceiling Structure:

Not visible

Roof Structure:

Not visible

Roof-Type:

Flat

Method Used To Observe Attic:

No Attic

Attic Access:

No Access

Items

A. FOUNDATIONS

Acceptable Condition

B. WALLS (Structural)

Acceptable Condition

Complete evaluation of the structural components was restricted by finished materials, walls and/or ceilings. There were no visibly apparent deficiencies at the time of the inspection; however, complete evaluation would require removal of the finished materials.

C. FLOORS (Structural)

Acceptable Condition

D. CEILINGS (structural)

Not Inspected

E. ROOF STRUCTURE AND ATTIC

Not Inspected

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.

V. 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, where applicable. The home inspector shall **Describe**: Insulation in unfinished spaces; Absence of insulation in unfinished space at conditioned surfaces. *The home inspector shall not*: Move any insulation unless evidence of damage indicates the need to do so. *The home inspector is not required to report on*: Concealed insulation and vapor retarders; or concealed venting equipment that is integral with household appliances.

Components

Attic Insulation:

No Accessible Attic, Not Visible

Bathroom Ventilation:

Exhaust Fan - Unit A Only
Window

Dryer Power Source:

Gas Connection

Dryer Vent:

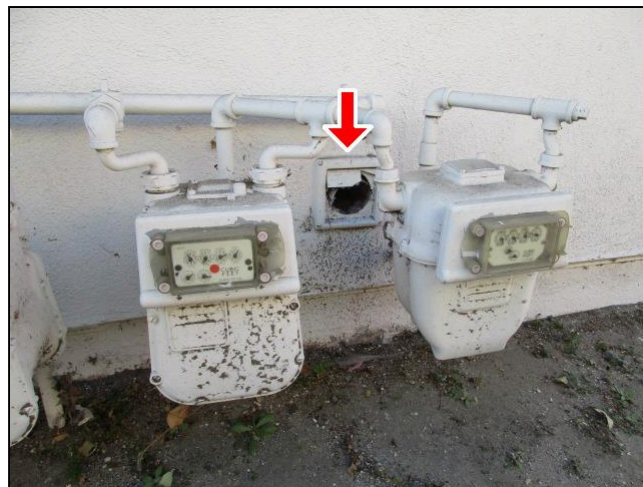
Flexible Metal

Items

A. VENTING SYSTEMS (Bathrooms & Laundry)

Repair or Replace

The dryer vent for unit B terminates too close to the gas meters, at the rear side of the building. Typically 3' of clearance is required from other building mechanical system and features, such as a gas meter. Have a qualified licensed contractor relocate the dryer vent termination as needed.



Dryer Vent Too Close To Gas Meters

Dryer vents should be cleaned of lint at least annually and more often as the need arises. The vent may be clogged if the clothing is taking an unusually long time to dry or if the airflow at the exhaust end of the duct is very low. The best type of dryer vent material is a rigid, metal type with sections taped together as opposed to screwed together so that lint will not collect on any screw points that penetrate the duct material. Runs of the vent should be as short and straight as possible. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

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.

VI. Heating

The home inspector shall **Observe**: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall **Describe**: Energy source; Heating and Cooling 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 cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.

Components

Heat Type:

Wall Furnace

Energy Source:

Natural Gas

Heating System Location:

Living Room

Heat System Age:

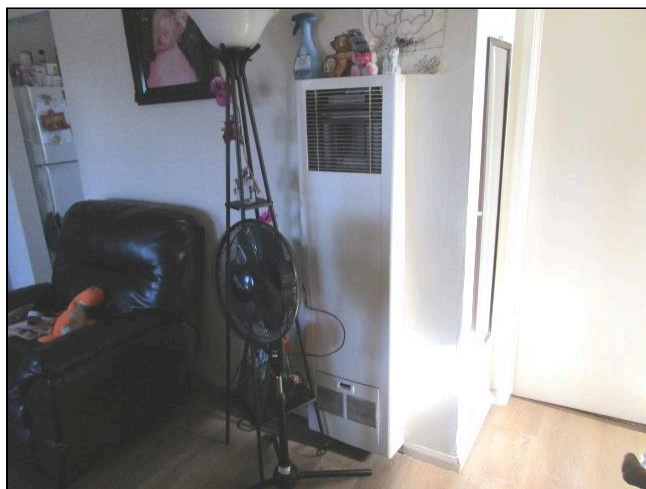
50+ Years - Units A, B & D

Items

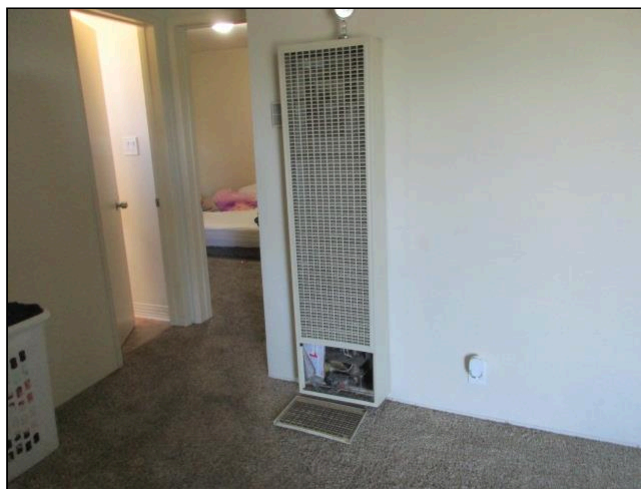
A. HEATING EQUIPMENT

Repair or Replace

All gas fired wall furnaces were shut off at the time of inspection, not able to be tested/operated and the furnaces in units A, B & D are beyond their expected useful lives. Have the systems inspected and operated by a qualified licensed HVAC contractor or the gas company and anticipate repairs and replacement as necessary.



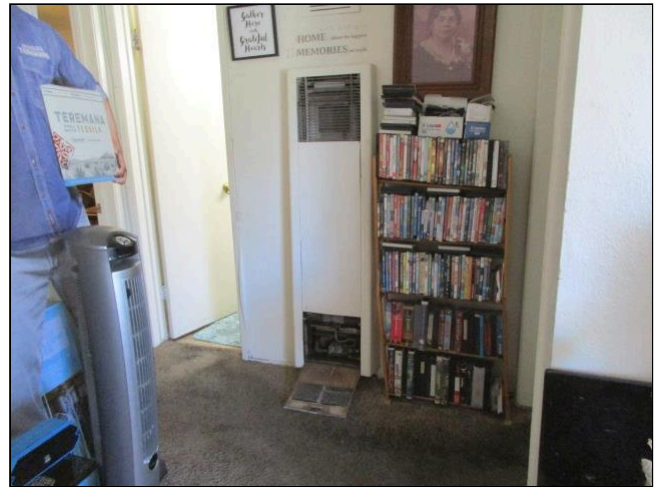
Old Wall Heater Shut Off, Unit D



Wall Heater Shut Off, Unit C



Old Water Heater Shut Off, Unit A



Old Wall Heater Shut Off, Unit B

B. NORMAL OPERATING CONTROLS

Not Inspected

C. EXHAUST VENTS & FLUES

Acceptable Condition

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 HVAC 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.

VII. Air Conditioning

Components

Cooling Equipment Type:

Window & Wall A/C Units-Not
Inspected

Items

A. COOLING EQUIPMENT

Not Inspected

VIII. Interiors

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, mouldings and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Components

Ceiling Materials:

Plaster

Wall Material:

Plaster

Floor Covering(s):

- Carpet
- Laminate
- Linoleum
- Area rug

Interior Doors:

Wood

Window Types:

- Metal Framed, Jalousie
- Metal Framed, Single Pane, Sliding

Cabinetry:

Wood

Countertop:

- Granite
- Quartz
- Formica
- Tile

Items

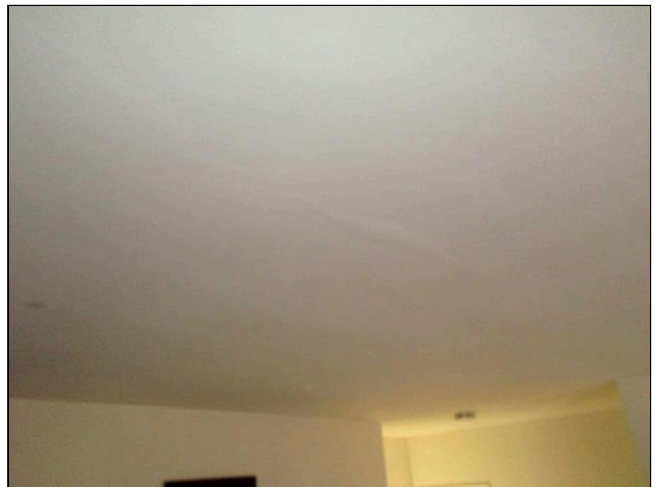
A. CEILINGS

Repair or Replace

The plaster ceiling is damaged at the kitchen of unit B & living room of unit D. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Have a qualified licensed contractor repair as needed.



Damaged Ceiling, Unit D



Damaged Ceiling, Unit D



Damaged Ceiling, Unit B

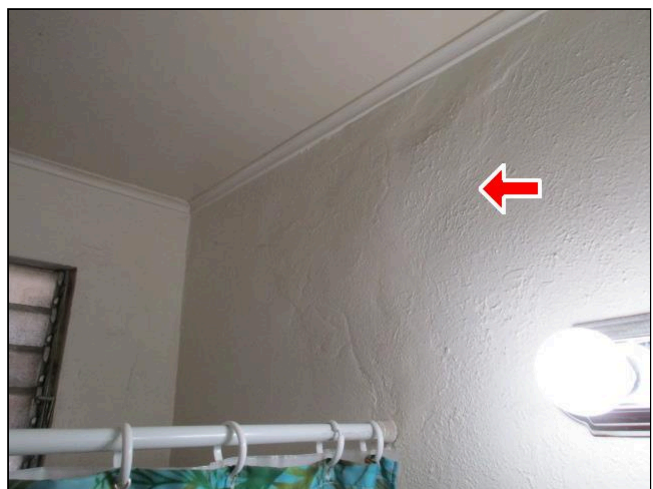
B. WALLS

Repair or Replace

The plaster walls are damaged at the bathrooms of units A & B. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Have a qualified licensed contractor repair as needed.



Damaged Wall, Unit A



Damaged Wall, Unit B

The baseboard mouldings are stained and damaged in the unit A bath. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Have a qualified licensed contractor repair as needed.



Stained, Damaged Baseboards

In an occupied home, a full view of the floors, walls and windows is limited due to stored, personal items of the current homeowner or occupant. All efforts are made to perform a thorough inspection to discover any deficiencies.

Signs of previous repairs exist at the walls in the hallway of unit D. I am unable to determine the reason for the repair and recommend you inquire with the seller for additional information.

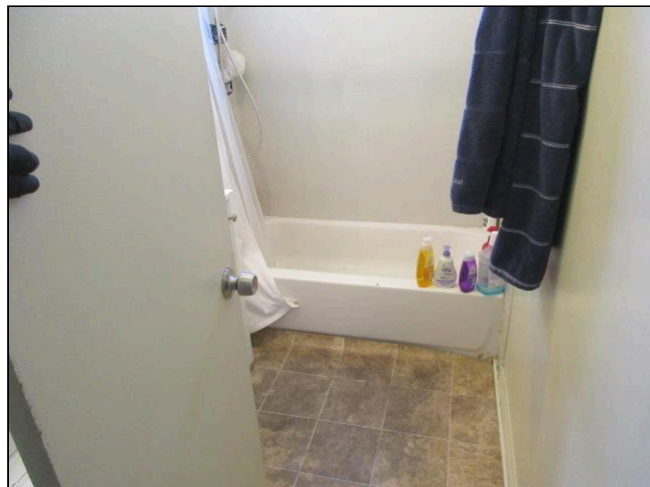
C. FLOORS

Repair or Replace

Various areas of the vinyl and carpet floors are stained and damaged throughout each unit. While this is cosmetic, the repair cost should be considered due to the amount of material needed for replacement.



Damaged Floor, Unit C Kitchen



Stained Floor, Unit C

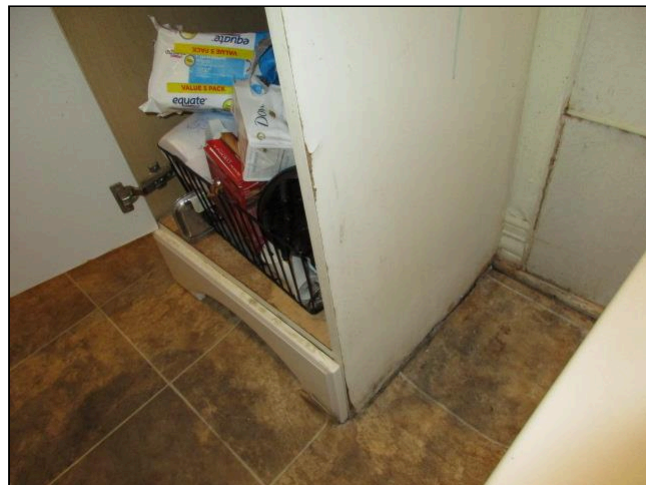


Stained Carpet, Unit A

D. COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

The bathroom vanity is damaged in the unit C bath. Repair or replace as necessary.



Damaged Vanity

E. DOORS

Repair or Replace

Interior doors are damaged at the rear bedroom of units B & D. Repair or replace as needed.



Damaged Door, Unit D



Damaged Door, Unit B

F. WINDOWS

Repair or Replace

Jalousie windows are missing, loose and/or chipped glass panels in the kitchen of unit A, kitchen of unit B and the living room, bathroom and rear bedroom of unit D. Have a qualified licensed window contractor



Missing Panels, Unit D Rear Bedroom



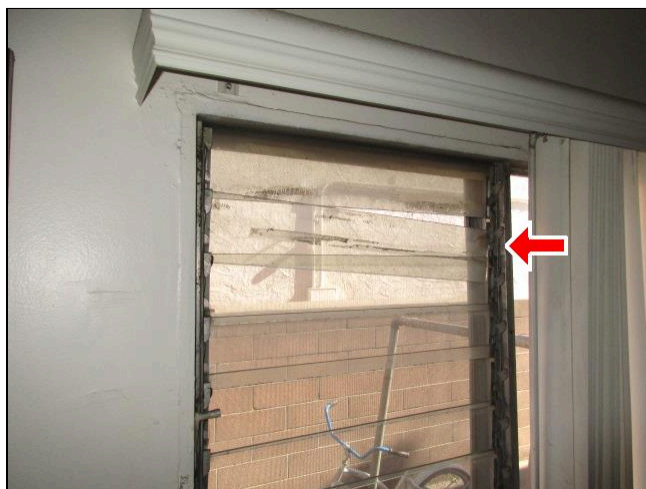
Missing Panel, Unit D Bath



Chipped Glass, Unit D Living Room



Missing Panel, Unit A



Loose Panel, Unit B Kitchen

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 from storage or personal belongings of the seller. 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.

IX. Plumbing System

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; Solar water heating equipment; Observe the system for proper sizing, design, or use of proper materials.



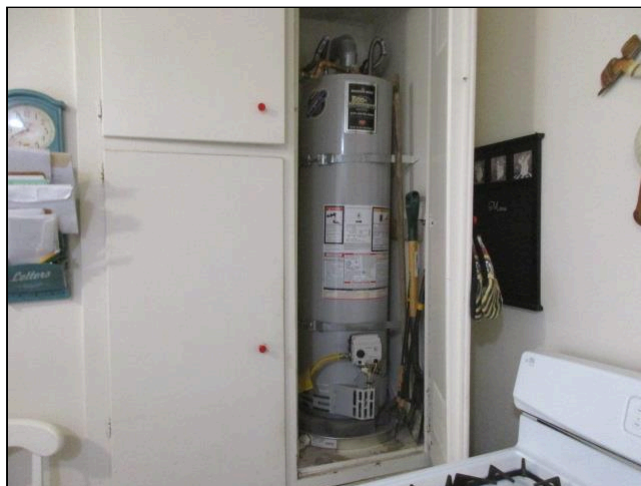
Water Heater, Unit D



Water Heater, Unit C



Water Heater, Unit A



Water Heater, Unit B

Components

Water Source:

Public

Plumbing Water Service:

Galvanized Steel

Plumbing Water Supply:

Galvanized Steel
Copper

Plumbing Waste:

Cast Iron
Galvanized Steel

Gas Piping:

Black Iron

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

30 Gallons - Units A, B & D

Water Heater Location:

Kitchen

Water Heater Age:

2 Years - Unit C

40 Gallons - Unit C

3 Years - Units B & D

4 Years - Unit A

Items

A. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The tubs are slow draining in the bathrooms of units B & D. The cause of a slow drain can vary from a simple cleaning at the stopper valve or at the trap. I am unable to determine the cause of the slow drain. A qualified licensed plumber should repair as needed.



Slow Draining Tub, Unit D

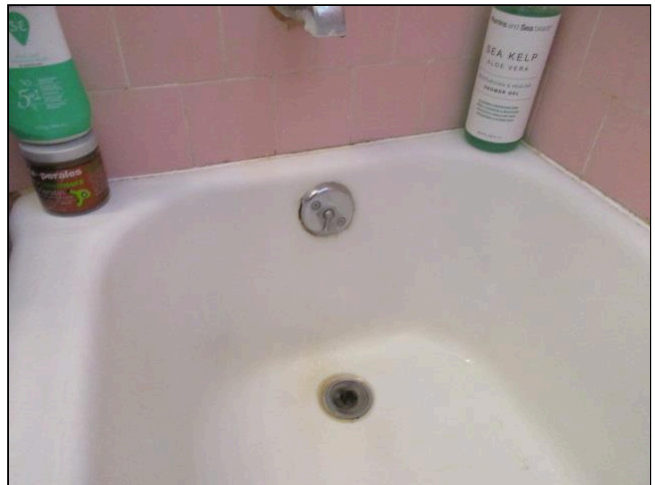


Slow Draining Tub, Unit B

The tub stoppers do not work in the baths of units A & D. A qualified licensed plumber should repair as needed.



Stopper Not Operational, Unit D



Stopper Not Operational, Unit A

The sink drain has been repaired improperly at the unit C bath and without a P trap. This flexible, ribbed material will encourage clogs and bacteria growth. A qualified licensed plumber should repair with rigid, UPC approved material as needed.



Improper Drain Repair

Note: The original, remaining cast iron and/or galvanized steel drain/waste/vent piping is at or past the end of its dependable life expectancy due to the age of the home. Repairs and/or replacement should be anticipated with little or no warning and performed by a qualified licensed plumber when necessary. This is for your information.

Because many of the waste and drain lines are hidden from view and access, a video camera inspection of the waste lines by a qualified licensed plumbing company is recommended. This type of inspection can reveal underground piping conditions.

B. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The volume of water is poor when operating multiple fixtures simultaneously in each unit. This is likely caused by the old galvanized steel service & supply piping present which is typically corroded inside. A qualified licensed plumber should correct as needed.



Low Water Volume



Old Galvanized Steel Piping In Use



Old Galvanized Steel Piping In Use

The toilet base is loose at the floor flange in the unit D bath. This can allow leaking and damage to surrounding materials. A qualified licensed plumber should replace the wax ring seal and re-secure the toilet to the floor flange.

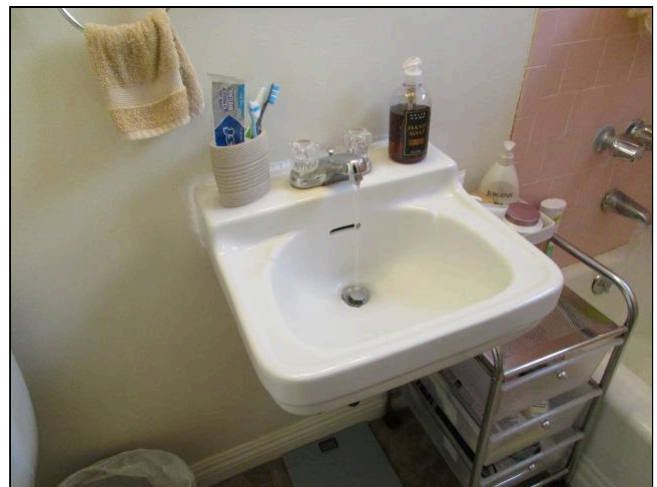


Loose Toilet

The wall mounted sinks are loose in the bathrooms of units A & D. The sinks should be re-mounted by a qualified licensed contractor.



Loose Sink, Unit D



Loose Sink, Unit A

The tub spout diverter faucet leaks during operation in the unit A bath. A qualified licensed plumber should repair as needed.



Leaking Faucet

The static cold water pressure was measured at the exterior hose bibs to be approximately 80psi at the time of inspection. Water pressure between 40-80psi is considered adequate for residential use. This is for your information.

California water conservation law now requires the seller to disclose to prospective buyers whether low flow plumbing fixtures i.e., shower heads, sink faucets, toilets have been installed in the home. Flow capacity and rates are outside the scope of a general home inspection and not represented in this report. Inquire with the seller for additional information and whether or not low flow fixtures are present in the home. Upgrade as necessary.

C. WATER HEATER

Repair or Replace

The existing piping for the T&P (temperature & pressure) relief valves on the water heaters in units A & C are not correctly installed with a downward slope to drain to the ground or exterior. A qualified licensed plumber should repair as needed.



Piping Incorrectly Installed Upward, Unit C



Piping Incorrectly Installed Upward, Unit A

Combustion air vents in the water heater closet doors are sealed over with paint in all units. Open the vent screens to allow for proper combustion air to the water heaters, for safety.



Vents Covered, Typical

The water heaters operated properly in each unit at the time of inspection.

D. MAIN WATER SHUT-OFF LOCATION

Acceptable Condition

The main water shut off is the lever located at the front exterior of unit A.



Water Shut Off Valve

E. GAS PIPING

Repair or Replace

Two flexible gas connectors have been joined together for the clothes dryer in the unit C kitchen. This type of connection has a high propensity to leak and considered unsafe. Repairs by a qualified licensed plumber are recommended.



Flex Connectors Joined Together

There are no visible sediment traps on the gas supply piping for any of the wall furnaces and water heaters. This may not have been a requirement at the time of installation, however today's standards typically require installation when replacement of the appliance occurs. Also, most manufacturers' require a sediment trap in their specifications to prevent contaminants and/or moisture from entering the gas control unit for the appliances. Have a qualified licensed HVAC contractor install, as needed.



Add Sediment Traps, Water Heaters, Typical



Add Sediment Traps, Wall Furnaces, Typical

F. MAIN FUEL SHUT OFF LOCATION

Acceptable Condition

The main gas shut off is located at the gas meter bank, at the rear side of the building.



Main Gas Shut Off Valve

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.

X. Built-In Appliances

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 and operate:* Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units; Appliances in use; or any appliance that is shut down, unplugged, disconnected or otherwise inoperable.

Components

Disposer:

Present

Exhaust/Range Hood:

Gravity

Range/Oven:

Gas

Free Standing Range

Microwave:

Counter Top (not inspected)

Refrigerator:

Present

Not Inspected

Items

A. RANGES/OVENS/COOKTOPS

Repair or Replace

The ovens are missing an anti-tip bracket behind in each unit. This helps prevent the oven from tipping over should something heavy be placed on the open door. Install an anti-tip bracket in each unit.



Add Anti-Tip Brackets

B. RANGE HOOD

Repair or Replace

The kitchen gravity vent openings have been covered over are not functional in units __ & D.
 Open the gravity vents for improved ventilation as needed.



Gravity Vent Covered, Unit D



Gravity Vent Covered, Unit A

C. GARBAGE DISPOSAL

Acceptable Condition

D. LAUNDRY EQUIPMENT

Not Inspected

The laundry equipment is outside the scope of this inspection and specifically excluded from this report.

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.

XI. Environmental

Items

A. Asbestos

Not Inspected

Acoustic sprayed ceilings and/or walls are present and may contain asbestos fibers in unit B. In past years, a substance known as "Chrysotile" (a form of asbestos fiber) was mixed with the acoustic compound and sprayed on ceilings. Most laboratory level testing has revealed approximately one percent content of this material. Keeping ceilings and walls painted keeps asbestos fibers from becoming airborne. Only by a laboratory level analysis can any material be quantified or qualified as containing asbestos. My inspection does not include analysis of suspected asbestos containing materials. Further evaluation and remediation by a certified abatement specialist is recommended if the material is to be handled/alterd/removed.

B. Lead Paint

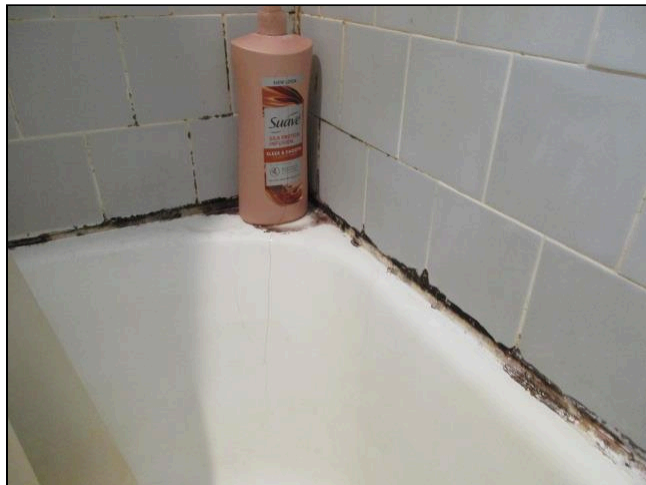
Not Inspected

The property may have lead-based paint due to the time when the home was built. According to the EPA, it is estimated that lead-based paint was applied to approximately two-thirds of the homes built in the U.S. before 1940; one-third of the homes built from 1940 to 1960; and to an indeterminate (but smaller) portion of U.S. homes built since 1960. Lead can enter the air within a home when surfaces covered with lead-based paint are scraped, sanded or heated with an open flame in paint stripping procedures. Once released into the home atmosphere, lead particles circulate into the air and can be inhaled or ingested through the mouth and nose. Lead particles in the form of fine dust or vapors settle into carpet fibers or fabric and can be recirculated into the air by normal household cleaning (such as sweeping or dusting) and through normal hand-to-mouth behavior of young children, which can result in the ingestion of potentially harmful lead. The only way to determine if paint in a home contains lead is to test for it. Testing should always be done by a certified lead inspector or risk assessor. Check with state and local authorities for licensed/certified contractors in your area. This home inspection does not include a definitive determination as to its presence, absence or hazard.

C. Suspected Mold/Fungus Substance

Repair or Replace

Suspected mold/fungus/mildew-like staining or substance was observed on the ceiling and grout & caulking of the shower surround in the bathroom of unit B. Analysis and testing for molds/ fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.



Suspected Mold/Fungus/Mildew, Unit B Bath



Suspected Mold/Fungus/Mildew, Unit B Bath



Suspected Mold/Fungus/Mildew, Unit B Bath



INVOICE

Inspection Industries, LLC
(714) 719-2274
jerry@i2inspections.com
Inspected By: Jerry Blodgett

Inspection Date: 10/31/2023
Report ID: 8721Dora

Customer Info:	Inspection Property:
Barbara Santa Cruz	8721 Lyndora St Downey CA 90242
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Multi-Family - 4 Units - 2,000 - 2,999 sqft	1000.00	1	1000.00
			Tax \$0.00
			Total Price \$1000.00

Payment Method: Credit/Debit Card
Payment Status: Paid At Time Of Inspection
Note: Visa