



# EQUITY BUILDING INSPECTION

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## RESIDENTIAL BUILDING INSPECTION

27013 Springcreek Rd  
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Wei Chung Peng

04/11/2024



Inspector

**Michael Boeger**

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Client: Wei Chung Peng

## How to read this report

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

**Minor Concern:** Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

**Moderate Concern:** Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

**Major Concern:** Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the inspectors professional judgement and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

We have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. You will also find a copy at the end of this inspection report. The following report is an overview of the conditions observed.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and and opportunity for inspection, reportable conditions may be discovered. Inspection of the

inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Photographs: Several photos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

This report should be read in its entirety. Not all information is in the Summary section.

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# SUMMARY

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## SUMMARY

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

THE CONDITIONS OUTLINED IN THIS REPORT SHOULD BE EVALUATED BY A QUALIFIED TRADESPERSON PRIOR TO THE END OF THE CONTINGENCY PERIOD! This is important in order to give the tradesperson the opportunity to not only provide you with an estimate for repair or replacement, but also allows him an opportunity to further inspect the item in question. In doing so, they may find the scope of the repair or replacement to be greater than originally thought. This allows you to make a more informed purchase decision.

Please read the entire report. The COMPLETE REPORT consists of: Action Items, Full Report and Inspection Agreement.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

- 
- ⊖ 3.4.1 Exterior - Trim and Flashing: Trim - Damaged
  - ⚠ 4.8.1 Grounds - Stairs - Guardrails - Handrails: Guardrails - Missing
  - ⊖ 4.9.1 Grounds - Planters: No Drains
  - ⚠ 5.3.1 Electrical - Service Panel(s) / Wiring: Federal Pacific / Stab-Lok / Sylvania
  - ⊖ 5.5.1 Electrical - Branch Wiring : Conduit - In Need of Repair
  - ⊖ 5.7.1 Electrical - Receptacles: Receptacles - 3 Prong Ungrounded 2 Wire
  - ⊖ 5.8.1 Electrical - Lighting: Light Fixture - Unsecured
  - ⚠ 5.11.1 Electrical - Smoke & Carbon Monoxide Alarms: Carbon Monoxide Alarms Missing
  - ⚠ 5.11.2 Electrical - Smoke & Carbon Monoxide Alarms: Smoke Alarm - Missing
  - ⚠ 5.12.1 Electrical - GFCI & AFCI: GFCI Protection Not Installed
  - ⊖ 6.3.1 Plumbing - Water Supply: Supply - Not properly secured
  - ⊖ 6.4.1 Plumbing - Drain, Waste, & Vent Systems: Drain Stop Defective
  - ⊖ 6.4.2 Plumbing - Drain, Waste, & Vent Systems: Cast Iron Crawl Warning
  - ⊖ 6.5.1 Plumbing - Faucets: Faucet - In Need of Repair

- ⊖ 6.8.1 Plumbing - Bathtub: Jetted Tub - Inoperable
- 🔧 6.11.1 Plumbing - Gas Supply: No earthquake shutoff
- ⊖ 7.2.1 Heating - Forced Air Furnace: No walkway to unit
- 🔧 11.2.1 Built-In Appliances - Range Hood: Light - Inoperable
- ⊖ 11.4.1 Built-In Appliances - Dishwasher: Dishwasher - Airgap Leaking
- ⊖ 11.5.1 Built-In Appliances - Cooktop: Cooktop - Burner Not Operating
- ⊖ 12.4.1 Interior - Doors / Windows - Windows: Failed Seal
- ⚠️ 14.2.1 Roofing - Asphalt Roofing: Roofing surface Cracked and/or Brittle
- ⊖ 14.8.1 Roofing - Gutters: Damage
- ⊖ 14.9.1 Roofing - Chimneys & Other Roof Penetrations: No rain cap/spark arrestor
- 🔧 15.6.1 Foundation & Structure - Ventilation/Insulation: Decorative screen covers
- ⚠️ 16.3.1 Fireplace & Chimney - Gas Log: Fireplace Damper - Missing or Not Locked Open
- 🔧 16.3.2 Fireplace & Chimney - Gas Log: Clean & Service
- ⊖ 16.3.3 Fireplace & Chimney - Gas Log: Flie dirty

# 1: INSPECTION DETAILS

## Information

### General: Overview

A building inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the ASHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### Repair Estimates

If your inspector provides repair estimates understand that these are just that....ESTIMATES! These estimates can vary greatly depending on a number of factors. These estimates are provided as a courtesy only and should not be the sole source of estimating total repair or replacements needed.

### For Agents

Viewing the summary may be a more efficient use of your time! You can click the summary button under my name for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from. Scroll up to the top of the report to choose the options shown in the picture below.



### General: Clients Name

Wei Chung Peng

### General: Type of Inspection

Pre-Listing

### General: Type of Building

Single Family Residence

### General: What really matters in a Home or Building Inspection

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into these areas:

Major defects. An example of this would be a structural failure or things that lead to major defects, such as a small roof-flashing leak, for example.

Things that may hinder your ability to finance, legally occupy, or insure the home; and safety hazards, such as an exposed, live buss bar at the electrical panel or expose, accessible live wires.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective.

Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

## General: In Attendance

Listing Agent

## General: Things To Know

**Scope:** The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and or vegetation.

**Note:** California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Note:** Read the [Standards of Practice](#) set forth by the American Society of Home Inspectors for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

### LIFE EXPECTANCIES

The following link will give you a chart of the life expectancies of most home products and materials. Click [HERE](#)

**Notice to Third Parties:** This report is the exclusive property of Equity Building Inspection and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report.

**Note:** For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

## Limitations

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General

### OCCUPIED/FURNISHED DISCLAIMER

If during the inspection, the building was furnished, staged, occupied, or had the current occupants belongings present. This limited the inspectors visibility and access to areas of the building, therefore not all receptacles, windows, wall surfaces, floor surfaces, countertop areas, etc. were tested or inspected.



## 2: UTILITY SHUTOFF LOCATIONS

### Information

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#### **Gas - Main Shut Off Valve: Location**

Right side

I recommend that everyone living in the home familiarizes themselves with the location of the gas meter and the disconnect used to shut off the gas to the whole house.



#### **Water - Main Shut Off Valve: Location**

Front of building

I recommend that everyone living in the home familiarizes themselves with the location of the main water supply.



## 3: EXTERIOR

### Information

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#### General: Exterior Notes

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Keep in mind that if this is a condo or townhome, we may make a specific comment concerning a deck or balcony but this would not include an entire exterior inspection as these areas would be covered under the Homeowners Association.

#### General: Ok, Items to note

The exterior components were found to be in fair to good condition based on their age with exceptions noted here or in other sections of this report.

#### General: Construction Material

Wood Frame

#### Stucco: Stucco ok

The stucco siding was found to be in acceptable condition with possible exceptions noted here in the report.

#### Wood Siding: Wood siding ok

The wood siding was found to be in overall good condition based on its age. With exceptions noted herein the report.

#### Trim and Flashing: Trim ok

The numerous building trim components, including eaves, fascia, door and window trim, were found to be in acceptable condition with exceptions found here in this report.

#### Doors: Ok both doors and windows

Both the exterior doors and windows were found to be in serviceable condition except where noted and other parts of this report.

#### Windows: Caulk all windows

We recommend periodic inspection of all exterior window frames. We recommend ensuring there is proper caulking around all of the window frames to prevent water intrusion.

### Observations

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#### 3.4.1 Trim and Flashing

#### **TRIM - DAMAGED**

#### NUMEROUS LOCATIONS

Areas of the building trim are damaged. I recommend having these areas evaluated and repaired/replaced as necessary by a licensed contractor. Please see your termite report for possible further information.



Recommendation

Recommendation

Contact a qualified siding specialist.



## 4: GROUNDS

### Information

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#### **Grading: Grading Outline**

**Grading / Lot Drainage: Grading / Drainage Overview** The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Grading / Lot Drainage: Grading Limitations** The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

#### **Grading: Grading OK**

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure with exceptions noted herein.

#### **Grading: Subsurface Drainage**

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. We recommend inquiries of the seller regarding past performance of these drains.

#### **Driveway - Patio, Walkways: Driveway - OK**

The driveway was in good condition based on its age. Small cracks are normal.

#### **Driveway - Patio, Walkways: Walkways - OK**

The walkways were found to be in good condition based on their age unless noted in other parts of this report. Minor cracking is normal.

#### **Driveway - Patio, Walkways: Grounds / Drive / Walkways General Information**

**Driveway and Walkway Condition: Driveway/Walkway Information** The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

#### **Fence - Gates: Fences Gates ok**

The fences and or gates were found to be in serviceable condition when inspected.

#### **Irrigation: Irrigation System Not Tested**

The irrigation, if installed, is not within the scope of this general building inspection.

### Observations

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4.8.1 Stairs - Guardrails - Handrails

**GUARDRAILS - MISSING**

REAR

Areas on the exterior are missing guardrails. Areas higher than 30 inches from the ground are recommended to have guardrails in order to prevent accidents/injuries. I recommend having guardrails added by a licensed contractor.

Recommendation

Contact a qualified professional.



4.9.1 Planters

**NO DRAINS**



The planter lacks the proper "weep" holes at its bottom. These drain holes should be installed about every 6' to allow water to drain away from the building. We recommend repair.

Recommendation

Contact a qualified landscaping contractor



## 5: ELECTRICAL

### Information

#### Basic Information: Electrical Notes

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

#### Basic Information: Electrical Service Conductors:

Overhead service, Copper, 120/240 volt service

#### Basic Information: Service Panel Ampacity:

100 amps

Appears adequate for this building.

#### Basic Information: Service Disconnect Type:

Breaker

#### Basic Information: Service Disconnect Location:

At Service Panel

#### Basic Information: Service Grounding Electrode:

None visible

#### Basic Information: Ground Fault Circuit Interruptor (GFCI)

##### Protection:

NO

#### Basic Information: Arc Fault Circuit Interruptor (AFCI)

##### Protection:

NO

#### Basic Information: Recommend further evaluation by qualified electrician

Based on one or more portions of the electrical system, we recommend a licensed electrical contractor be consulted for further information and inspection.

#### Service Panel(s) / Wiring: Picture of Service Panel



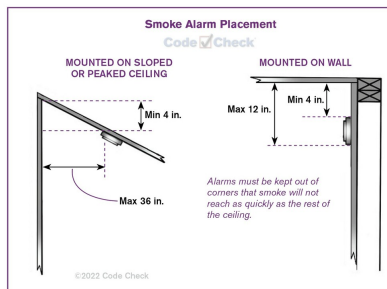
#### Branch Wiring : Branch Wiring

Copper

## Receptacles: Exterior Light Fixtures Disclaimer

*Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.*

## Smoke & Carbon Monoxide Alarms: CA Health and Safety Code 13113.7



**California Health and Safety Code 13113.7 and 17926 and 310.9.1.4 of the California Building Code.**

### Smoke and Carbon Monoxide Detectors:

Proper placement requires one smoke detector for each floor of dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Enclosed stairwells that provide service to multiple dwellings are required to have a smoke detector. These smoke detectors must be the type that have the 10 year battery life, have a hush feature and a place to write the installation date. Exception being if the existing units are hard wired.

### Carbon Monoxide Detectors:

Proper placement requires one carbon monoxide detector in all hallways adjacent to sleeping quarters in dwellings that have gas burning appliances and on every level of the building.

## Smoke & Carbon Monoxide Alarms: Units not tested

The actual testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. We report on the proper location of the individual units only. We recommend testing your units every six months. Also, if your detectors are more than 3 years, we recommend replacement.

## Smoke & Carbon Monoxide Alarms: Not tested

We do not actually test the smoke or carbon monoxide detectors. Testing of These devices during a home inspection will not provide definitive proof that these detectors will respond as needed in the event of a fire or a carbon monoxide leak. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

## Limitations

Grounding

### COULD NOT LOCATE

We could not visually confirm grounding of the electrical system. Confirmation will require further inspection by a qualified electrician.

## Observations

5.3.1 Service Panel(s) / Wiring

**FEDERAL PACIFIC / STAB-LOK / SYLVANIA**



One or more panels were manufactured by the Federal Pacific Electric company (also none as Sylvania brand and Zinsco) and used "Stab-Lok" circuit breakers. Due to the safety issues involved, we do not open these panels. There is evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to, which in term often leads to breakers overheating and in some cases, electrical fires. Due to evidence of safety issues, it is recommended that a qualified electrician carefully evaluate all Federal Pacific panels and make recommendations. Some insurance companies in the state are not offering property insurance with this manufacturer's panel installed in single family homes that require a 4 point insurance inspection. For more information on the issues with these panels, you can go [HERE](#) and [HERE](#)



Recommendation

Contact a qualified electrical contractor.

### 5.5.1 Branch Wiring



Recommendation

## CONDUIT - IN NEED OF REPAIR

The electrical conduit in need of repair. I recommend having the circuit evaluated and the conduit repaired/replaced as necessary by a licensed electrician.(not properly attached to the building.)

Recommendation

Contact a qualified electrical contractor.



### 5.7.1 Receptacles



Recommendation

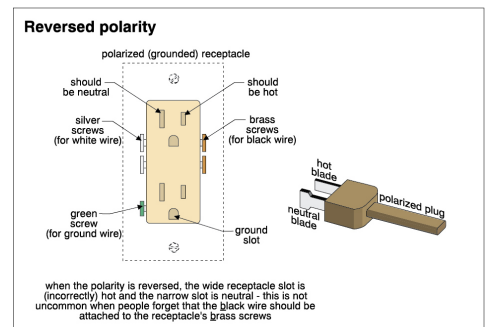
## RECEPTACLES - 3 PRONG UNGROUNDED 2 WIRE

### NUMEROUS LOCATIONS

3-slot receptacles (outlets) were installed in one or more areas without a ground wire hookup. These do not have an equipment ground. These outlets should either be upgrade to grounded receptacles, which typically requires installing new wiring from the main panel. The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Appliances that require a ground should not be used with ungrounded receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

Recommendation

Contact a qualified electrical contractor.





## 5.8.1 Lighting

**LIGHT FIXTURE - UNSECURED**

GARAGE

The light fixture(s) was loose and/or not properly secured to the box. I recommend having the fixtures properly secured by a licensed electrician.

Recommendation

Contact a qualified handyman.

 Recommendation

## 5.11.1 Smoke &amp; Carbon Monoxide Alarms

**CARBON MONOXIDE ALARMS MISSING** Safety Hazard

No (or insufficient number) of permanently installed carbon monoxide alarms were found (or are in the incorrect location ). This is a potential safety hazard. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms, on each level of the structure and in accordance with the manufacturer's recommendations.

Recommendation

Contact a handyman or DIY project

## 5.11.2 Smoke &amp; Carbon Monoxide Alarms

**SMOKE ALARM - MISSING** Safety Hazard

There were missing smoke alarms in the home. They are required in each bedroom, outside each bedroom within 15 feet of the bedroom and one on each floor of the home.

Recommendation

Contact a qualified professional.

## 5.12.1 GFCI &amp; AFCI

**GFCI PROTECTION NOT INSTALLED** Safety Hazard

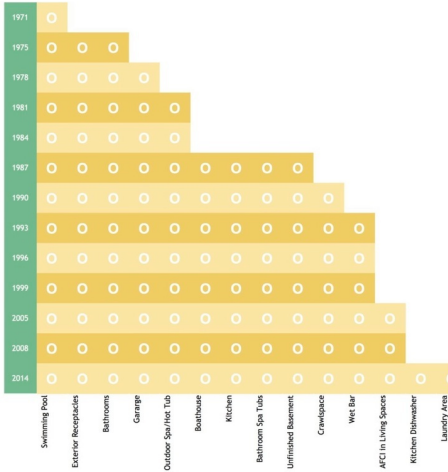
GARAGE, KITCHEN, BATHROOMS

The receptacle(s) was not GFCI protected at the following areas. Although, these receptacles may not have been required at the original time of construction, we highly recommend they be installed in order to protect against electrical shock. Note: Anytime you upgrade or remodel an area, that area shall conform to the current building standard.

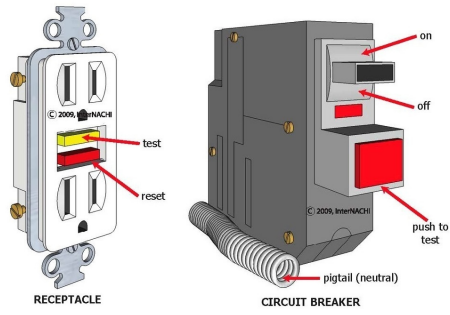
Recommendation

Contact a qualified electrical contractor.

Ground Fault Circuit Interrupters



GFCI Not Required for disposals or refrigerators.



## 6: PLUMBING

### Information

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#### Basic Information: Plumbing Notes

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. The actual shut off valves are not operated during our visual inspection. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, operating any shutoff valves, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

#### Basic Information: Main Water

##### Line

Copper

#### Basic Information: Supply Water Line

Copper

The type of supply piping is listed above. This is only a small visible section of the supply plumbing. Other plumbing materials may be present but were not detected at the time of the inspection. There are many variables as to the exact lifespan of various supply plumbing materials.

<b>Basic Information: Water Service</b>	<b>Basic Information: Drain Line</b>
<b>Drain Type</b>	<b>Materials</b>

Public

ABS, Cast Iron

#### Basic Information: Ok, With Exceptions

The plumbing system was found to be in serviceable condition with the possible exceptions noted herein.

<b>Service / Water Pressure:</b>	<b>Service / Water Pressure: Water</b>
<b>Pressure Regulator Present</b>	<b>Pressure</b>
No	60-70 PSI

#### Water Supply: Water Supply Serviceable

The water supply plumbing was inspected and found to be in working order with exceptions noted within this report.

#### Drain, Waste, & Vent Systems: Plumbing Drainage System

The buildings plumbing drains, and their related equipment, were found to be in working order with possible exception noted herein.

<b>Faucets: Low Flow Fixtures</b>	<b>Toilet: Low Flow Toilets Installed</b>	<b>Bathtub: Jetted Tub</b>
<b>Installed</b>	Yes	The jetted tub was filled and the jets were then tested for function.
Can Not Determine		

#### Gas Supply: Overall Gas line condition

The visible gas line were found in good condition bases on the age of the building.

### Limitations

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Service / Water Pressure

## NOT TESTED

The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

## Observations

6.3.1 Water Supply

### SUPPLY - NOT PROPERLY SECURED

UNDER BEDROOM

Sections of the visible supply plumbing we not properly supported or attached. We recommend repair to prevent possible damage to the supply plumbing.

Recommendation

Contact a qualified plumbing contractor.

Recommendation



6.4.1 Drain, Waste, & Vent Systems

### DRAIN STOP DEFECTIVE

HALL BATHROOM TUB

The drain stop is either defective for missing. We recommend further inspection and repair or replacement. Clcik [HERE](#) for information on how to easily repair your drain stop.

Recommendation

Contact a qualified handyman.

Recommendation

6.4.2 Drain, Waste, & Vent Systems

### CAST IRON CRAWL WARNING

Recommendation

Some or all of the drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

Recommendation

Contact a qualified plumbing contractor.



#### 6.5.1 Faucets

### **FAUCET - IN NEED OF REPAIR**

#### KITCHEN

The faucet(s) is in need of repair. I recommend having the faucet evaluated and repaired/replaced as necessary by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



#### 6.8.1 Bathtub

### **JETTED TUB - INOPERABLE**

The jetted tub was not functioning during the inspection. I recommend having it evaluated and repaired as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



#### 6.11.1 Gas Supply

### **NO EARTHQUAKE SHUTOFF**



There was no earthquake gas shutoff valve. Some jurisdictions require this safety device.

Recommendation

Contact a qualified professional.

# 7: HEATING

## Information

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### General Information: Your Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It is important to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

### General Information: Heating Notes

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

### General Information: Heating

#### Type

Gas Fired Forced Air

### General Information: AFUE Rating

AFUE ( Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

### Forced Air Furnace: Equipment Photo



### Forced Air Furnace: Heater Age

Unknown

### Forced Air Furnace: Energy Source

Natural Gas

### Forced Air Furnace: Thermostat Location

Hallway

### Forced Air Furnace: Operating Properly

The heating system(s) were tested and operated properly with possible exceptions noted below. We recommend periodic maintenance by a qualified technician.

### Forced Air Furnace: Ductwork

Insulated

### Ducts and Registers: Type

Ducts and Registers

## Limitations

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Ducts and Registers

## **NOT VISIBLE**

Some or all of the ducting were inaccessible and could not be viewed or inspected.

## **Observations**

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7.2.1 Forced Air Furnace



### **NO WALKWAY TO UNIT**

Every attic installed heating system must have a platform that you can crawl or walk to from the attic entry to the unit. The attic is also too small to properly install a new heater or remove the old one. The entry must be 30" x 22" minimum. We recommend repair.



## 8: WATER HEATER

### Information

#### Water Heater: Water Heater Notes

*The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.*

*Any defects are noted below.*

*Here is a nice maintenance guide from Lowe's to help.*

**Water Heater: Energy Source / Type**

Gas, Tank

**Water Heater: Capacity**

40 Gallon

**Water Heater: Water Heater**

Age(s)

2024

**Water Heater: Location**

Garage

**Water Heater: Ok**

The water heater(s) was installed properly and operated as designed with exceptions noted below.

**Water Heater: Earthquake straps    Water Heater: Equipment Photo**

Yes



**Water heater gas/TPR: TPR Valve**

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

### **Earthquake Straps: Earthquake Straps**

Earthquake straps are required in the state of California. These straps are required to be installed in a specific method. Escrow can not close unless there is documentation that these straps are indeed installed properly.

## 9: GARAGE

### Information

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**General: Vehicle Door**

Sectional, Roll-up

**General: Method of Operation**

Automatic Garage Door Opener

**Garage Door Opener and Safety: Photo Eye Safety Feature**

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.

**Garage Door Opener and Safety: Auto Reverse Safety Feature**

The garage door opener(s) are equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, any defects are noted below.

**Floor: Material**

Concrete

# 10: ATTIC/ROOF STRUCTURE

## Information

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**Access: Access Location(s)**

Hallway

**Access: How Viewed**

No Walking Surface / Viewed  
From Hatch

**Access: Attic ok**

The attic's major components were inspected and found to be in serviceable condition with exceptions noted to herein.

**Attic Insulation: Insulation Type**

Fiberglass Roll

**Attic Insulation: Estimated R Value**

Not Determined

**Exhaust & Ventilation: Sufficient**

The existing attic ventilation system appeared to be serviceable.

# 11: BUILT-IN APPLIANCES

## Information

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### General: All ok

All of the built-in appliances were operated using normal controls and found to be in good condition with exceptions noted herein.

### Range Hood: Range Hood

*The range hood was visually inspected and the exhaust fan and light were tested. Any defects are noted below.*

### Range Hood: Venting Method

Vented to Exterior

### Dishwasher: Dishwasher

*When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.*

### Cooktop: Cooktop

*The cooktop was visually inspected and each burner was tested to ensure that they functioned properly. Any built-in exhaust systems present were tested. Any defects are noted below.*

### Cooktop: Power Source

Natural Gas

### Cooktop: Vent Method

Range Hood

### Wine Refrigerator : Wine Refrigerator

*The miniature refrigerator was checked to ensure that it was cooling properly and that it was in good physical condition.*

## Observations

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### 11.2.1 Range Hood

#### **LIGHT - INOPERABLE**



Maintenance Item

The range hood light(s) were inoperable. I recommend having the bulbs replaced and the circuit addressed if necessary.

Recommendation

Contact a qualified handyman.

### 11.4.1 Dishwasher

#### **DISHWASHER - AIRGAP LEAKING**



Recommendation

The air gap for the dishwasher was leaking during operation. I recommend having this evaluated and repaired as necessary by a qualified appliance repair contractor.

Recommendation

Contact a qualified professional.

## 11.5.1 Cooktop

**COOKTOP - BURNER NOT OPERATING**

The burner(s) were not functioning. I recommend having this evaluated and repaired/replaced as necessary by a qualified appliance repair technician.

## Recommendation

Contact a qualified appliance repair professional.



## 12: INTERIOR - DOORS / WINDOWS

### Information

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#### General: Interiors overall

Our review of the interior includes inspection of walls, ceiling, floors, doors, windows, steps, stairways, balconies and railing. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

#### General: Overall Ok

The interior walls, floors, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear with exceptions noted herein this report.

#### General: Obvious addition or modification.

There are one or more areas that have been work done which may not be permitted. We recommend further review of any and all permits and plans.

#### Surfaces Overall: Normal Wear and Tear

The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear. Exceptions are noted in other areas of the report.

#### Doors: Doors and windows ok

Both the interior doors and windows were inspected and found to be in serviceable condition except for items noted elsewhere in this report.

#### Windows: Material

Vinyl, Double Glazed

### Observations

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#### 12.4.1 Windows

#### **FAILED SEAL**

NUMEROUS LOCATIONS

The window(s) appeared to have a failed seal. Some windows have two or more sheets of glass separated by a spacer and sealant system creating a sealed airspace. A break in this seal anywhere along the edge can allow moisture between the glass panes, which can then evaporate and leave a fog or haze. I recommend having the windows evaluated and repaired/replaced as necessary by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.







# 13: LAUNDRY ROOM

## Information

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### General: Unit installed

None

### General: All ok

Both the washer and dryers visible hookups were found to be in acceptable condition where visible. We recommend cleaning the dryer vent on a regular basis to prevent buildup. the operation of these units is outside the scope of this type of inspection.

### General: Dryer Power Source

110 Volt, Gas

### General: Dryer Vent

Metal

### Dryer Vent: Dryer Vent Information

#### Dryer Vents

o Duct length - The maximum developed length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree (0.8 rad) bend, and 5 feet for each 90-degree (1.6 rad) bend. The maximum length of the exhaust duct does not include the transition duct.

o Termination Point Clearances - Dryer vent termination point should be a minimum of **3 feet from any other opening**; window, door, other vents, etc. Dryer vents termination point should be at least **6 feet from the A/C condensing unit**. Dryer vents should not terminate within **3 feet from the gas regulator**, since they could blow lint or moisture on the vent, which could then freeze. The dryer vent termination should be at least **12 inches from the ground**.

o No screws should be used as they can catch lint.

o Dryer ducts are required to be metal with a smooth interior. So no flexible materials (foil or semi-rigid aluminum).

o PVC can not be used. The static will cause lint to cling to it.

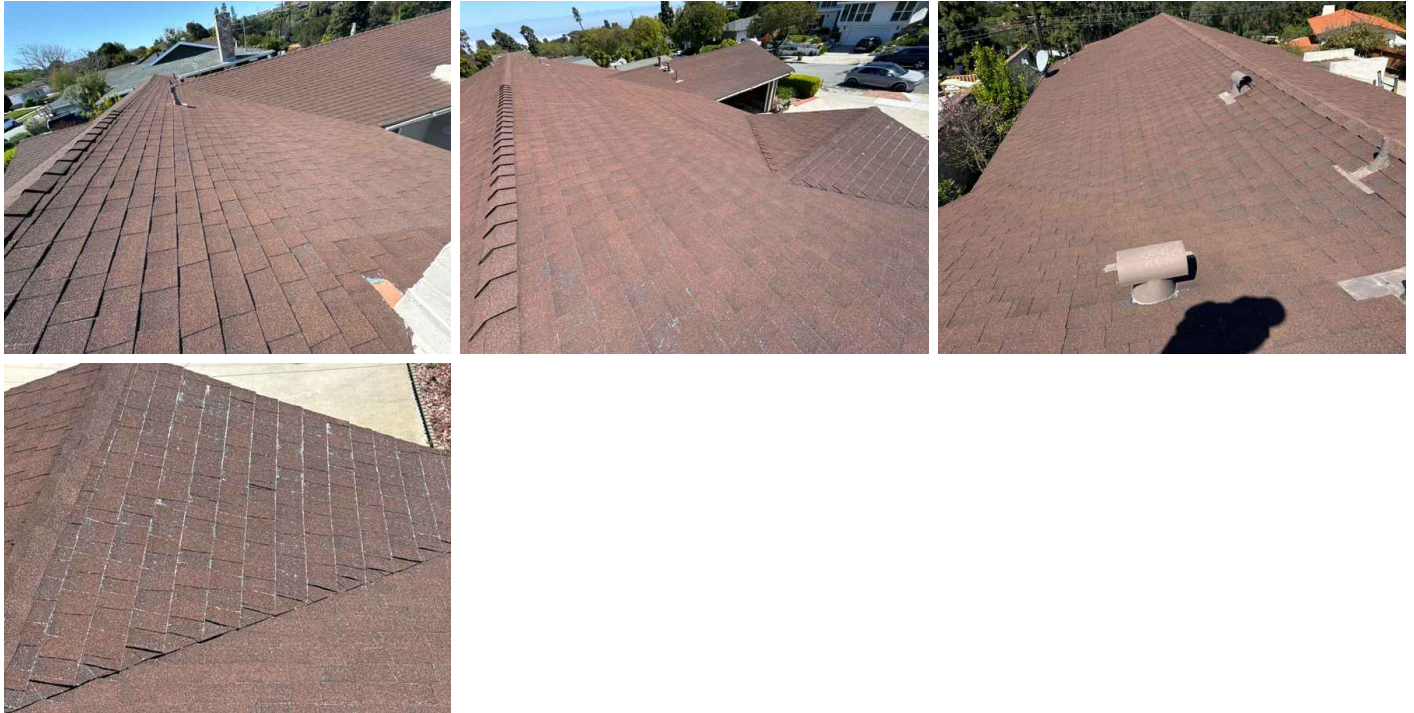
#### Dryer Transition Vents

o Can not be longer than 8ft and a solid piece (no seams).

# 14: ROOFING

## Information

### General: Pictures of the Roof



### General: Roof Notes

NOTE: We are not licensed roofing contractors. Feel free to hire one prior to closing. A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

### General: Inspection Method

Climed onto surface

### General: Roofing Material

Asphalt

### Asphalt Roofing: Roofing surface ok

The roofing surface was found to be in acceptable condition based on its age with possible exceptions noted herein. Periodic maintenance will prolong its life.

### Flashings & Seals: Flashings ok

All visible accessible flashings were inspected and found to be in serviceable condition. These flashings may need maintenance from time to time.

## Observations

14.2.1 Asphalt Roofing

**ROOFING SURFACE CRACKED AND/OR BRITTLE**

 Safety Hazard

Numerous areas of the roofing surface were cracked and/or brittle. This is an indication that the roof covering is in its advanced years and may have approximately 1-2 years of total life remaining. For further information and repair, we recommend contacting a qualified licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



14.8.1 Gutters

**DAMAGE**

 Recommendation

Damage was observed on areas of the gutters. I recommend having these sections evaluated and repaired/replaced as necessary by a licensed gutter contractor.

Recommendation

Contact a qualified gutter contractor



14.9.1 Chimneys & Other Roof Penetrations

**NO RAIN CAP/SPARK ARRESTOR**

 Recommendation

The rain cap and or spark arrestor was missing from the chimney. We recommend repair.

Recommendation

Contact a qualified professional.



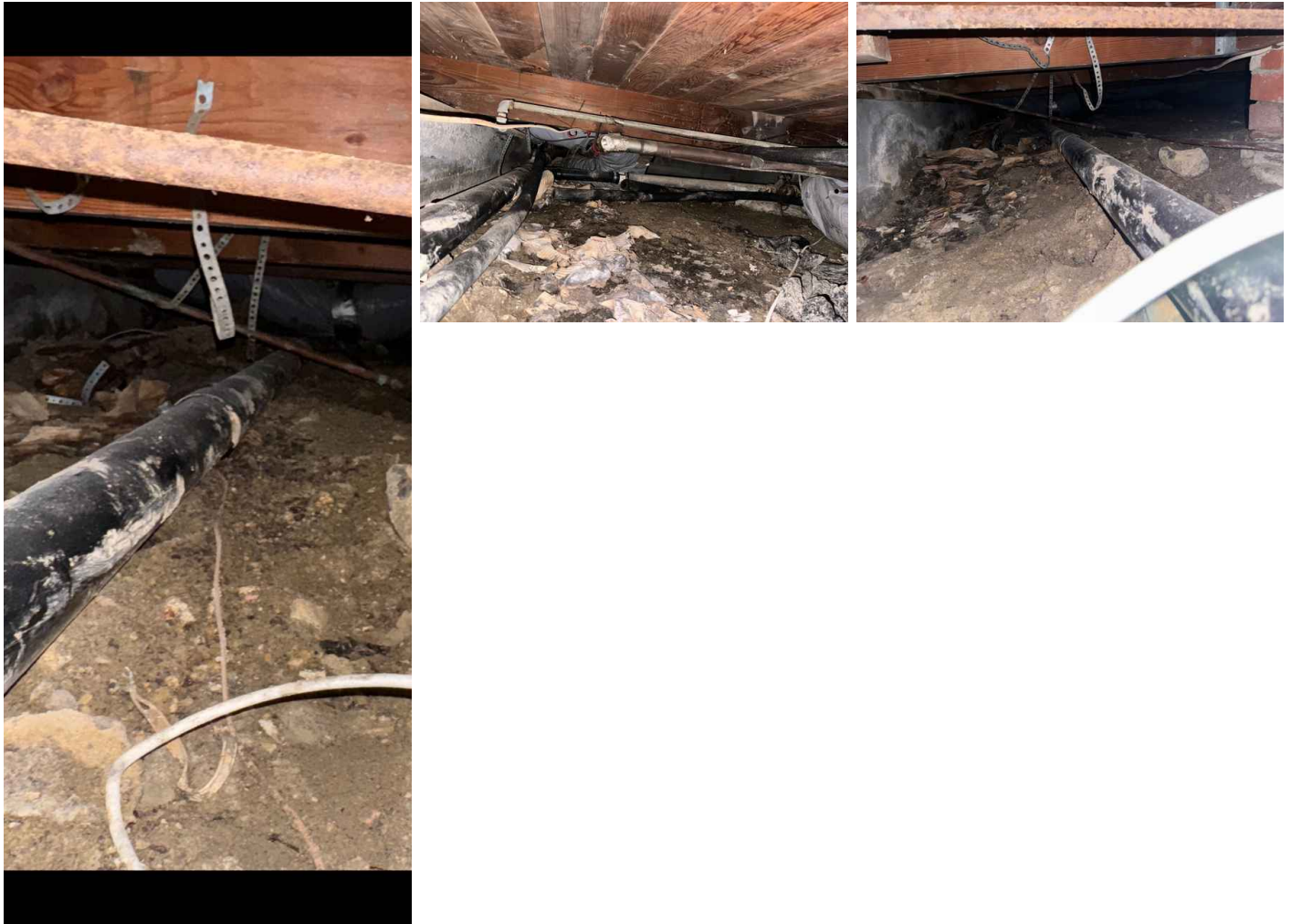
# 15: FOUNDATION & STRUCTURE

## Information

### Access: How Viewed

Viewed From Hatches

### Access: Crawlspace Views



### Foundation: Foundation/Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

### Foundation: Style

Crawlspace

### Foundation: Location of Crawl Space Entrance

NA

### Ventilation/Insulation: Insulated

No

## Ventilation/Insulation: Ventilation OK

The sub area ventilation was found to be installed properly and provides adequate ventilation to the area.

## Limitations

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Access

### **PARTIALLY INSPECTED**

The crawl space was only able to be partially inspected due to height, framing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned. The inspector makes every attempt to inspect the entire crawl space however, the comments herein are limited to what the inspector could gain access to when inspecting.

## Observations

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15.6.1 Ventilation/Insulation

### **DECORATIVE SCREEN COVERS**

NUMEROUS LOCATIONS

There are one or more decorative sub area ventilation screen covers installed. These restrict the flow of air to the sub area. We recommend removing these covers for better ventilation.

Recommendation

Contact a qualified professional.



Maintenance Item



# 16: FIREPLACE & CHIMNEY

## Information

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### General: NOTE:

We recommend that all wood burning fireplaces have a Level II Chimney Inspection performed by a certified chimney sweep prior to closing. The inspection of a chimney during a whole home inspection can account for less than 20% of the system.

### General: Serviceable Condition

The fireplace, and it's related components, are in in serviceable condition, with exceptions noted herein, at the time of the inspection.

### Gas Log: Photo of Gas Log(s)



## Limitations

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Gas Log

### NOT OPERATED

The gas burning fireplace was not tested as this is outside the scope of this type of inspection.

## Observations

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16.3.1 Gas Log

### FIREPLACE DAMPER - MISSING OR NOT LOCKED OPEN

 Safety Hazard

The damper clamp is missing or the fireplace damper is not locked in the open position. A damper is meant to open and close, but is meant for wood burning fireplaces. Once a gas log is installed, the damper should be locked in the open position. This is to prevent the gas log from being lit with the damper closed, which could cause carbon monoxide to back up into the home. I recommend having the fireplace evaluated and the damper locked in the open position by a qualified fireplace contractor.

[Click here](#) to find an NFI (National Fireplace Institute) Certified Specialist

16.3.2 Gas Log

### CLEAN & SERVICE

 Maintenance Item

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I recommend having the gas logs(s) cleaned and serviced by a qualified fireplace contractor.

Click [here](#) to find an NFI (National Fireplace Institute) Certified Fireplace Specialist.

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16.3.3 Gas Log



**FLIE DIRTY**

The chimney flue showed signs of excessive dirt and soot buildup. We recommend having a chimney expert come in further evaluating the chimney and having it cleaned.

# 17: CONCLUSION

## Information

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### General: Pre Closing Checklist

#### PRE-CLOSING WALK-THROUGH RECOMMENDATIONS

The following are recommendations for the pre-closing walk-through of your new house (if applicable).

The home inspection report states the condition of the home at the time of inspection. It does not state future events and the home is in the possession of the seller many times for 60 days or more after the inspection is complete. The inspection report does not predict or state the remaining life expectancy of any component of the home. It does state (when data plates are available) the date of manufacture for your water heater, heating and cooling air handler (in door unit) and condenser (outdoor unit). These major components are mechanical in nature and can fail without warning. Re-evaluating them at the closing walk through is a good idea.

Document your findings for future reference and address any new concerns with the seller prior to closing.

Check the heating and cooling system. By means of the thermostat, operate the heating and shut the system down, wait approximately 20 minutes and operate the cooling system. Operate all appliances.

Run the water at all fixtures including the hot water, check below sinks for new leaks and flush all toilets.

Operate all exterior doors, windows and locks. Ensure all exterior doors lock and consider installing new exterior door locks.

Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

Inspect areas that may have been blocked by furniture and personal property at the time inspection including electrical outlets. An outlet tester can be purchased for around \$15.00.

Operate any gas fireplaces by both remote and manually. Request operator's manuals for all appliances including the water heater, HVAC systems and gas fire places. In the event the seller does not have them; most can be found online by using the manufactures name and type of appliance.

Ask the seller questions about anything that was not covered during the home inspection.

Enjoy your new home!

### General: Refer to Summary

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Summary Section of the report. Please be sure to refer to this document for further useful information.



### **General: Home Reference Links**

The links listed below are provided to help you better understand the systems of your building.

[ROOFING](#)

[ELECTRICAL](#)

[EXTERIOR](#)

[STRUCTURE](#)

[HEATING](#)

[AIR CONDITIONING](#)

[INSULATION](#)

[PLUMBING](#)

[INTERIORS](#)

[APPLIANCES](#)

[SYSTEM LIFE CYCLES](#)

[SUPPLEMENTARY INFORMATION](#)

[HOME SETUP AND MAINTENANCE](#)

[MORE ABOUT THE HOME INSPECTION PROCESS](#)

### **General: Thank You!**

We appreciate your business!

# 18: VENDORS

## Information

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### Recommended Vendors: General Handyman/Contractor

D-Lux Home Services – Dean Lux  
310-890-8162  
deanlux4@gmail.com

Gerritse Construction – Corey Gerritse  
909-529-1056  
gerritseconstruction.com

### Recommended Vendors: Plumber      Recommended Vendors: Video Sewer Line Inspections

Al Garcia Plumbing  
310-533-9325

West Coast Sewer Inspection –  
Bronzon Pichlik  
310-876-4653

### Recommended Vendors: Roofing Contractor / Repairs Replacement

America's Best Roofing Ron Karu  
O – (310) 792-1261 C – (310) 405-5445  
Ronk.abrc@gmail.com www.americasbestroofco.com

### Recommended Vendors: Structural, soils or geotechnical engineer

L.A. Private Eyes Engineering  
866-436-3647

Alpha Structural, Inc  
(323) 258-5482  
www.alphastructural.com

### Recommended Vendors:      Recommended Vendors: Mold Foundation Inspection and Repair Remediation

Alpha Structural Inc.  
323-258-5482

Advanced Environmental  
310-378-6347  
www.moldwhatnow.com  
Ray Castro

### Recommended Vendors: Asbestos & Lead

JLM Environmental  
310-978-8281

### Recommended Vendors: Pool Services

Discount Pool & Spa Supply  
Mike Bullock  
310-3530-3393

### Recommended Vendors: Radiant      Recommended Vendors: Termite      Recommended Vendors: Chimney Heat (ceiling electric) Inspection and Repair Inspection

Tugman Radiant Heat, Southbay,  
John, @ 661-373-8633

All Cities Termite  
Corey Gerritse  
(714) 895-1113

Oliver Twist Chimney Sweep  
David Handel  
info@olivertwist.net  
310-377-8163

# STANDARDS OF PRACTICE

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