



SUMMARY
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 90044
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1) Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational and represent a future to-do list rather than something you might use as a negotiation or Seller-repair item. Most items typically fall into this category.

2) Repair Recommendations - The item, component, or unit was inspected/tested and is not functioning as intended. A qualified specialist needs repair or replacement.

3) Health & Safety Concerns - This category comprises safety and or health concerns or items that could represent a significant expense to repair or replace.

This is a summary review of the inspectors' 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 as a listing of the items that merit further attention, investigation, or improvement in the opinion of your inspector. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. A homeowner such as yourself can easily handle others.



RECOMMENDATIONS



HEALTH & SAFETY
 CONCERNS

4.5.1 Electrical
LIGHT FIXTURES - DETERIORATED



One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace light fixtures where necessary.

Recommendation
 Contact a qualified electrical contractor.



Left Side

4.6.1 Foundation

FOOTING ABOVE GRADE



One or more sections of foundation footings are significantly above grade. Footings should be below grade so adequate lateral support is provided by the soil. Soil should be installed as necessary so footings are below grade.

Recommendation
Contact a qualified concrete contractor.



Garage

4.6.2 Foundation

POTENTIAL EXPANSIVE SOIL



The home was located in an area that is known to have deposits of expansive soils. Expansive soils are soils that increase to many times their original volume in response to increases in soil moisture levels, creating forces that can easily damage home foundations. The Inspector recommends that before the expiration of your Inspection inspection contingency deadline you ask to see any existing soil reports, or that you have soil testing performed by a soils (geotechnical) engineer, in order to determine the level of potential risk.

Recommendation
Contact a qualified structural engineer.



Outside Front



Outside Rear Garage



Left Side

4.9.2 Walkways
TRIP HAZARD

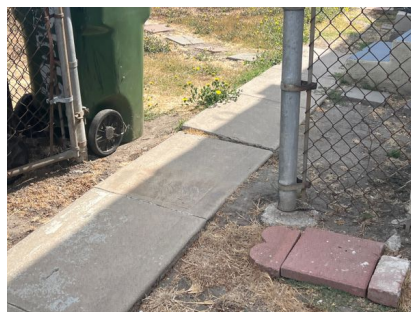


Due to cracks, settlement, or heaving, one or more trip hazards were found in walkways or patio sections. A qualified contractor should evaluate, repair, or replace sidewalk or patio sections to eliminate trip hazards.

Recommendation
Contact a qualified concrete contractor.



Left Side



Rear



Outside Front

4.21.1 Handrails

MISSING

 Health & Safety Concerns

One or more flights of stairs with four (4) or more risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Recommendation

Contact a qualified professional.



Outside Front



Outside Rear

4.23.1 Landings

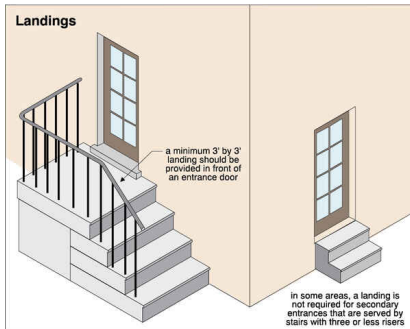
NO LANDING AT TOP OF STAIRS

 Health & Safety Concerns

One or more doors swing outward over stairs without a landing area in front of the door. This a safety hazard, specifically in the case of someone tripping or falling when standing on the stairs and opening the door while someone else walks through the door as it is opened. A qualified contractor should evaluate and make repairs as necessary. For example, installing a door that opens in the other direction (away from the stairs).

Recommendation

Contact a qualified door repair/installation contractor.



Outside Rear

6.9.1 Service Entrance Wires

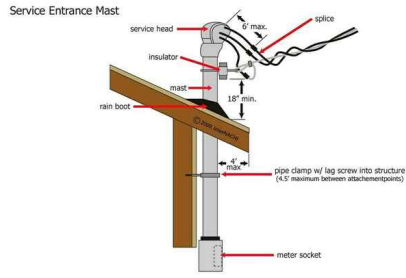
EXPOSED SPLICES

 Health & Safety Concerns

Spllices in the service conductors at the service masthead were exposed. The spllices should be covered with plastic insulators or tape to prevent exposed, energized wires. This is a potential shock hazard. Recommend that a licensed and qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.



Garage

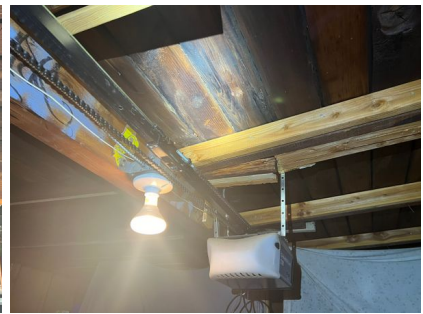
7.3.2 Interior / Walls / Ceiling

PRIOR CEILING/WALL REPAIRS NOTED

Recommendations

Prior ceiling and or wall repairs were noted in one or more areas. Recommend asking seller and or sellers agent for explanation of repairs.

Recommendation
Contact the seller for more info



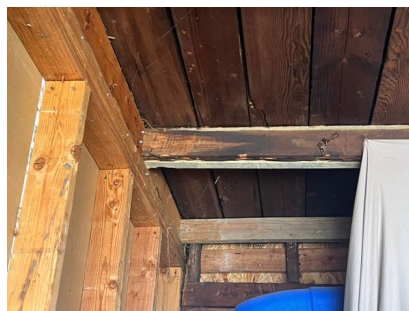
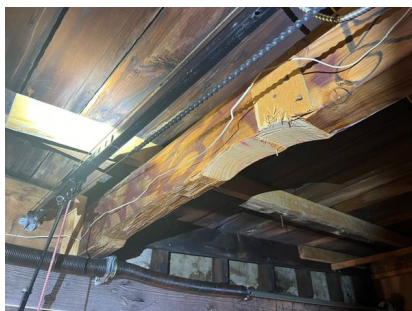
7.3.3 Interior / Walls / Ceiling

GARAGE JOIST/BEAM/RAFTER/TRUSS DAMAGE

Recommendations

Ceiling joist, rafter, truss and or beam in the garage is damaged. Recommend having a qualified professional repair and or replace.

Recommendation
Contact a qualified carpentry contractor



7.4.1 Floor
MODERATE CRACKS

Recommendations

Moderate cracks, heaving, and/or settlements were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.

Concrete Crack Repair | Signature Home Inspection



Watch on  YouTube

Recommendation
Contact a qualified concrete contractor.

7.6.1 Vehicle Door **NOT BALANCED**

 Health & Safety Concerns

The vehicle door isn't balanced. The door won't stay in place when it's partially opened and falls to the ground instead. This is a safety hazard since the door may fall when open. A qualified contractor should evaluate and make repairs as necessary.

[How to Level a Garage Door to Make It Balance](#)

Recommendation
Contact a qualified garage door contractor.



Example Repair



7.7.1 Automatic Door Opener **PHOTOELECTRIC SENSORS - TOO HIGH**

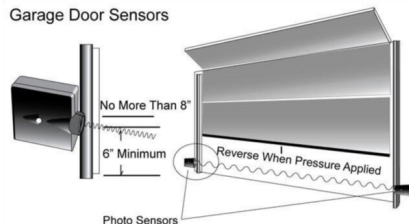
 Recommendations

The photoelectric sensors that trigger the auto-reverse feature on one or more garage vehicle doors' automatic openers were higher than 8 inches from the floor. This is a potential safety hazard. A licensed and qualified person should relocate sensors 6 to 8 inches (dependent on the manufacturer) from the floor per standard building practices

Recommendation

Contact a qualified garage door contractor.

Garage Door Sensors



Garage doors should have two safety devices. The electronic sensor causes the door to reverse motion when the photo sensor is broken. The pressure reverse should cause the door to reverse when the most minimum resistant pressure is applied during the door down motion.



8.3.1 Gas Water Heater

TEMP > 120

Health & Safety Concerns

The hot water temperature for the water heater is more significant than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

Recommendation

Contact a handyman or DIY project

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second



8.3.2 Gas Water Heater

NO INSULATED PAD

Recommendations

The water heater is installed in an unheated space and is not resting on an insulated pad. We recommend installing an insulated pad under the water heater for better energy efficiency.

Recommendation

Contact a qualified plumbing contractor.



8.5.1 Seismic Straps

SUBSTANDARD BRACING

Health & Safety Concerns

The water heater's seismic straps or struts are substandard. For example, they may allow significant movement or use improper fasteners. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damaged wiring. Leaks may also occur in water supply pipes.

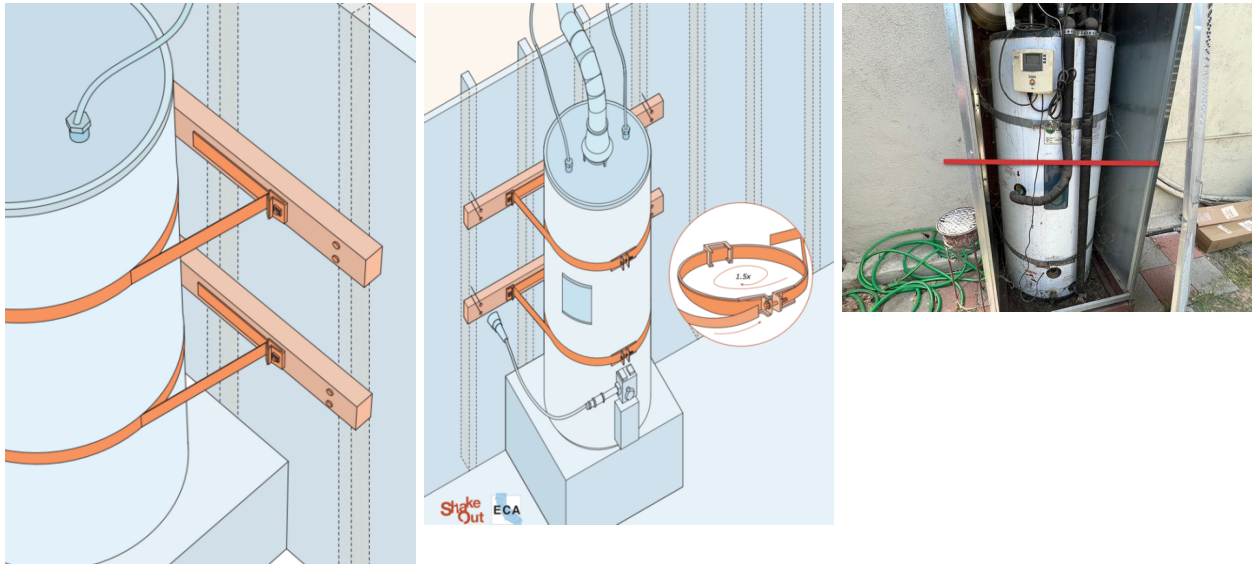
- There should be very little space between the water heater and the wall. If there are more than 1 or 2 inches, attach a wooden block to the wall studs with long lag screws. The purpose is to prevent the heater from tipping backward.
- Wrap the heavy-gauge metal strapping 1½ times around the tank. Start by placing the strapping at the back of the tank. Bring it to the front and back to the wall (see illustrations below).
- Secure this strapping to the wall studs or the woodblock using several 1/4" x 3" or longer lag screws with oversized washers. If you are securing it directly into concrete, use 1/4" expansion bolts in place of the screws.
- Replace all copper and metal piping with flexible natural gas and water line connectors.
- Three approved straps are required for 75-gallon tanks, and four approved straps for 100+ gallon tanks.
- A qualified contractor should evaluate and either repair existing straps or install new straps or struts as necessary and per standard building practices.

Please read our [blog post](#) for more information about water heater earthquake strapping.

[Get Water Heater Parts Here](#)

Recommendation

Contact a qualified plumbing contractor.



8.6.1 Age

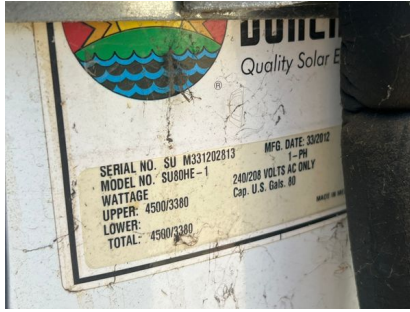
8-12 YEARS OR OLDER

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears at this age or older and may need replacing anytime. Recommend budgeting for a replacement soon.

Recommendation

Recommend monitoring.





9.4.1 Dryer Venting **DRYER DUCT - NONE**

 Recommendations

No clothes dryer exhaust duct is installed. Clothes dryers produce large amounts of moisture, which should not enter structure interiors. Damage to building components may result. A rigid or semi-rigid metal exhaust duct should be installed as per standard building practices and by a qualified contractor if necessary.

[Dryer Duct and Vent Parts Here](#)

Recommendation
Contact a handyman or DIY project

9.5.1 Plumbing **GAS LINE CAP MISSING**

 Health & Safety Concerns

One or more propane or natural gas supply terminations in the property were found unused (no appliance connected) with no cap installed on the gas shut-off valve(s). This situation can lead to gas flowing directly out of the termination if the shut-off valve is opened, posing a potential fire hazard. It is recommended that a qualified individual install caps on the terminations where they are missing according to standard building practices.



Recommendation
Contact a handyman or DIY project

9.5.2 Plumbing **NO HOT WATER**

 Recommendations

No hot water was present at the faucet(s). A qualified plumber should evaluate and repair as necessary.

[Get Faucet Parts Here](#)

Recommendation
Contact a qualified plumbing contractor.

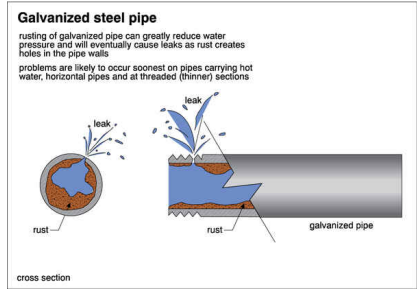
10.8.1 Galvanized Steel Supply

OLD, ADVISE, MONITOR

VARIOUS LOCATIONS

Some, most, or all of the water supply pipes in this structure are made of galvanized steel. Based on this structure's age, these pipes may be nearing or exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce these pipes' inside diameter over time, resulting in reduced flow and, eventually, leaks. The inspector performed a "functional flow test" during the inspection where multiple fixtures were run simultaneously and found the flow to be adequate. For example, the shower flow didn't decrease substantially when the toilet was flushed. Despite this, and because of their apparent age, these pipes may need replacing at any time.

Recommendation
Contact a qualified plumbing contractor.



11.4.1 Gas Heat

NO RESPONSE - HEATER

The heater did not respond when its controls were operated. This system was not thoroughly evaluated. The client(s) should consult with the property owner(s) about how it operates and have a qualified heating and cooling contractor evaluate and make repairs if necessary.

The air conditioning system's condensing unit was shut off or not accessible at the inspection time. For example, the electric supply was turned off, or no access was gained to the unit. As a result, the inspector was unable to evaluate this unit fully.

At a minimum, a \$200.00 trip charge applies if we need to return to the property.

Recommendation
Contact a qualified HVAC professional.



12.4.1 Exhaust Fan(s)

INOPERABLE

The range hood fan is inoperable. A qualified contractor should evaluate and repair or replace the fan or the range hood as necessary.

[Get Kitchen Exhaust Fan Parts Here](#)

Recommendation
Contact a qualified appliance repair



12.7.1 Range/Oven/Stove Top

NO ANTI-TIP BRACKET

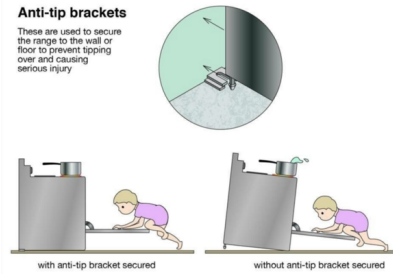


The range is not equipped with an anti-tip bracket, which poses a safety risk as it can tip forward when weight is applied to the open door, potentially causing accidents, especially if small children climb on it or heavy objects are dropped. Anti-tip brackets have been a standard safety feature in all free-standing ranges since 1985. It is crucial to install an anti-tip bracket to prevent accidents and ensure the safety of occupants in the home.

[Get Range and Oven Parts & Accessories Here](#)

Recommendation

Contact a qualified appliance repair



12.7.2 Range/Oven/Stove Top **DIGITAL DISPLAY DEFECTIVE**

Recommendations

The digital display on the oven is defective. The oven may be at or near the end of its useful life. A qualified appliance repair technician should evaluate and repair as necessary, or replace the oven.

[Get Range and Oven Parts & Accessories Here](#)

Recommendation

Contact a qualified appliance repair



13.3.1 Windows **GLASS - BROKEN** DINING ROOM

Recommendations

Glass in one or more windows is broken. A qualified contractor should replace glass where necessary.

Recommendation

Contact a qualified window repair/installation contractor.



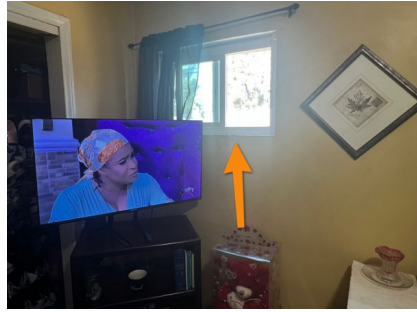
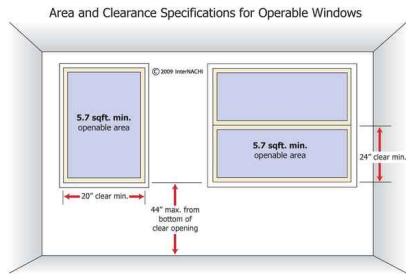
13.3.2 Windows **BEDROOM EGRESS - TOO HIGH**

Recommendations

One or more bedroom windows have inadequate egress in the event of a fire due to their being too high from the floor. Bedroom windows should have a maximum sill height of 44 inches from the floor. At a minimum, furniture such as a chair should be located immediately below the window to improve egress. Modifications, such as moving or replacing window(s), should be made as necessary to comply with these recommendations.

Recommendation

Contact a qualified window repair/installation contractor.



13.15.1 Ceiling
CRACKS/DAMAGE

Recommendations

VARIOUS LOCATIONS

Cracks were found in ceilings in one or more areas. They do not appear to be a significant structural concern. Still, the client(s) may wish to repair these for aesthetic reasons or have them further evaluated if they have additional concerns.

Recommendation
Contact a qualified drywall contractor.



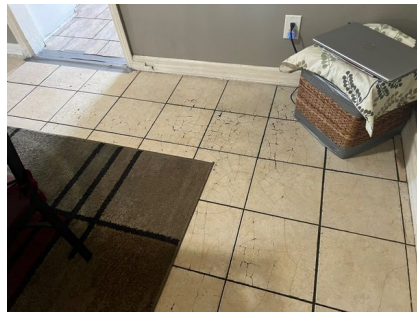
Living Room

13.17.2 Floors
TILE, STONE AND GROUT - DETERIORATED

Recommendations

Tile, stone and/or grout flooring is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary. For example, replacing broken tiles and deteriorated grout, and resealing grout.

Recommendation
Contact a qualified flooring contractor



Dining Room

14.10.1 Faucets
LOOSE OR MISSING HANDLE

Recommendations

One or more faucet handles are loose or missing and should be repaired or replaced as necessary. A qualified plumber should evaluate and repair as necessary.

[Get Faucet Parts Here](#)

Recommendation
Contact a qualified plumbing contractor.



Hallway Bathroom

14.10.2 Faucets

LEAKS WHEN ON

 Recommendations

One or more faucets leak by the handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

[Get Faucet Parts Here](#)

Recommendation
Contact a qualified plumbing contractor.



Hallway Bathroom



Hallway Bathroom

15.6.1 Gas

GAS LINE CAP MISSING

 Health & Safety Concerns

One or more propane or natural gas supply terminations were unused (no appliance connected), and no cap was installed on the gas shut-off valve(s). Gas can flow directly from the termination when the shut-off valve is opened. This is a potential fire hazard.

Recommend that a qualified person install missing caps per standard building practices.

Recommendation
Contact a qualified handyman.



16.15.1 Vents

SCREENS DETERIORATED OR MISSING

 Recommendations

Screens are missing and/or deteriorated at one or more soffit, gable, and/or ridge vents. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary or installed where missing.

Recommendation
Contact a handyman or DIY project



Right Side



Right Side
