

Inspection Report

Alish Vu

Property Address:

11725 209th St
Lakewood CA 90715



CR Home Inspections

Elias De Anda
7840 Third St.
Downey CA 90241
(562)5725022
INTERNACHI #16012207

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Invoice 70

Date: 12/10/2024	Time: 08:10 AM	Report ID: Vu11725
Property: 11725 209th St Lakewood CA 90715	Customer: Alish Vu	Real Estate Professional: Jean Che

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Customer and their agent	Type of building: Single Family (1 story)	Approximate age of building: Over 50 Years
Temperature: Over 60 (F) = 15.5 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Sewer Scope: No	Occupancy: Vacant/Satged, Recently Remodeled

✓ RESULTS AT A GLANCE

95

✓ ITEMS INSPECTED
Total number in report.

46

📄 SUMMARY COMMENTS
Total number in report.

224

📷 PHOTOS
Total number in report.

🏠 1. ROOFING

DESCRIPTION

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

STYLES & MATERIALS: ROOFING

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

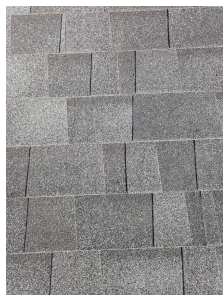
N/A

ITEMS: ROOFING

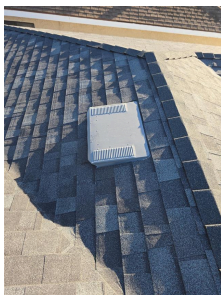
1.0 ROOF COVERINGS

INSPECTED

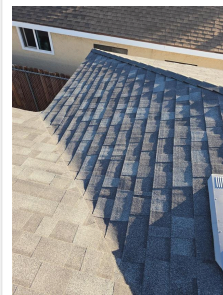
Roofing material to the home appears to be properly installed and does not appear to have any signs of granule loss.



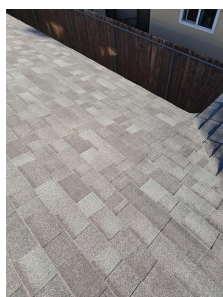
1.0 Item 1(Picture)



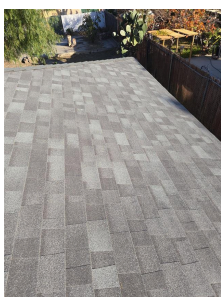
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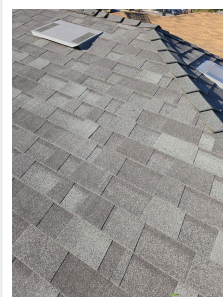
1.0 Item 3(Picture)



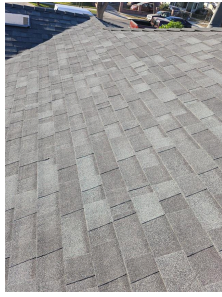
1.0 Item 4(Picture)



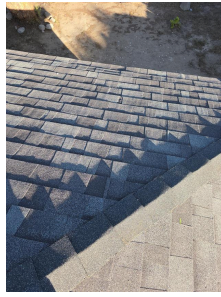
1.0 Item 5(Picture)



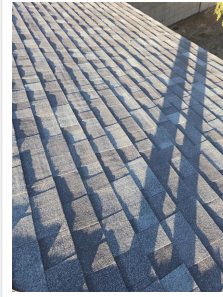
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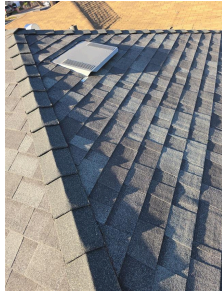
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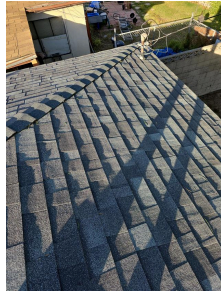
1.0 Item 8(Picture)



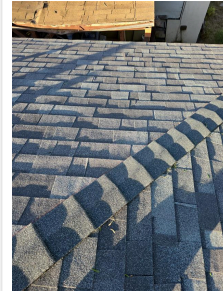
1.0 Item 9(Picture)



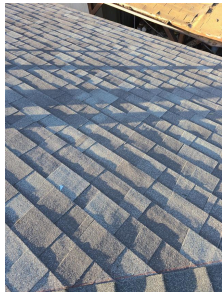
1.0 Item 10(Picture)



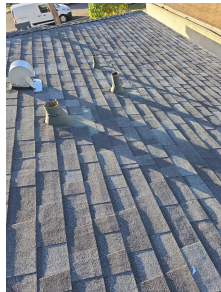
1.0 Item 11(Picture)



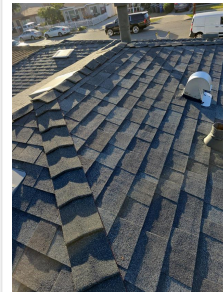
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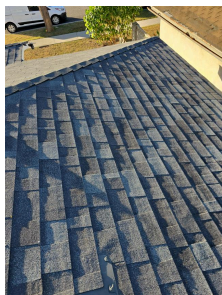
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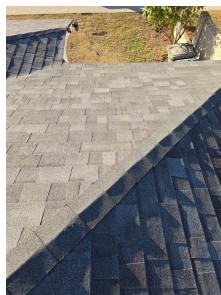
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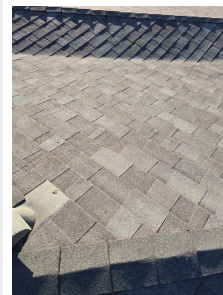
1.0 Item 15(Picture)



1.0 Item 16(Picture)



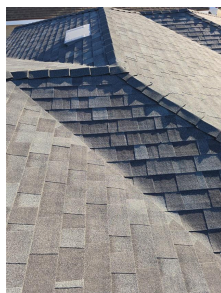
1.0 Item 17(Picture)



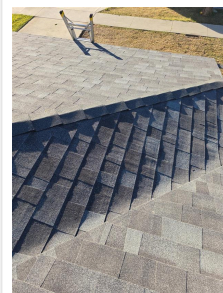
1.0 Item 18(Picture)



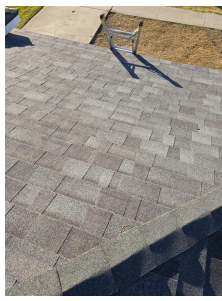
1.0 Item 19(Picture)



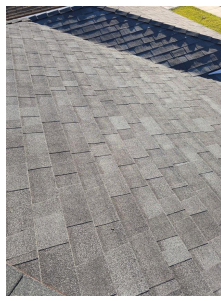
1.0 Item 20(Picture)



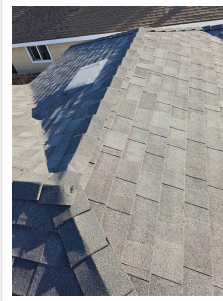
1.0 Item 21(Picture)



1.0 Item 22(Picture)



1.0 Item 23(Picture)



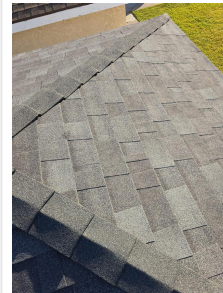
1.0 Item 24(Picture)



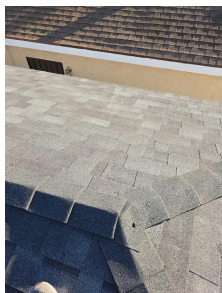
1.0 Item 25(Picture)



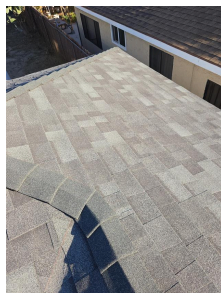
1.0 Item 26(Picture)



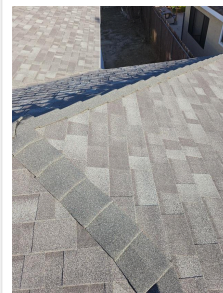
1.0 Item 27(Picture)



1.0 Item 28(Picture)



1.0 Item 29(Picture)



1.0 Item 30(Picture)

1.1 FLASHINGS

INSPECTED

All drip edge metals appear to be properly installed.



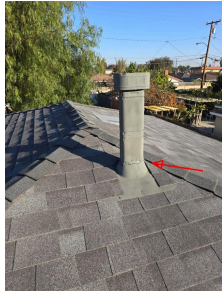
1.1 Item 1(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

REPAIR OR REPLACE

(1) Exhaust vent is missing a storm collar. A storm collar is a circular piece of metal that fits on the round pipe of a prefabricated chimney or metal exhaust vent just above the flashing system. It serves the

important purpose of keeping rain water from being able to enter through the opening where the pipe comes out of the flashing system.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) Water heater exhaust vent is missing a weather cap



1.2 Item 3(Picture)

(3) I recommend periodic inspection and maintenance of all roof sealant.

1.3 ROOF DRAINAGE SYSTEMS

☑ NOT PRESENT

I recommend installing rain gutters to prevent water intrusion into the foundation.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 2. EXTERIOR

📋 DESCRIPTION

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

🔧 STYLES & MATERIALS: EXTERIOR

Siding Style:

Cement stucco

Exterior Entry Doors:

Fiberglass

Appurtenance:

Covered porch

Driveway:

Concrete

👁️ ITEMS: EXTERIOR

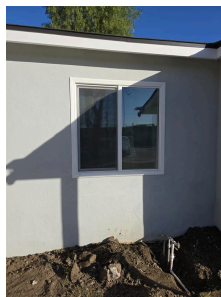
2.0 WALL CLADDING FLASHING AND TRIM

📋 REPAIR OR REPLACE

(1) No signs of structural cracks found on the exterior walls.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



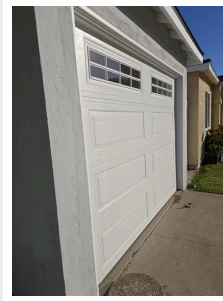
2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



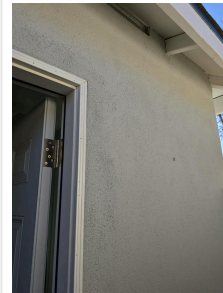
2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



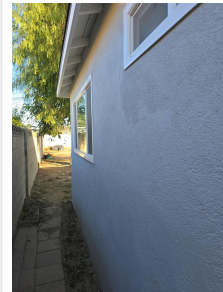
2.0 Item 9(Picture)



2.0 Item 10(Picture)



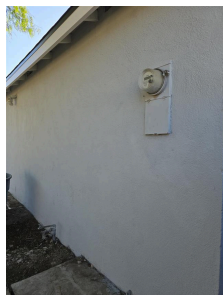
2.0 Item 11(Picture)



2.0 Item 12(Picture)



2.0 Item 13(Picture)



2.0 Item 14(Picture)



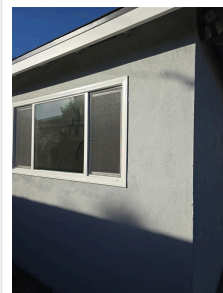
2.0 Item 15(Picture)



2.0 Item 16(Picture)



2.0 Item 17(Picture)



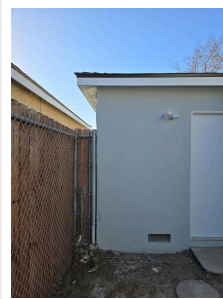
2.0 Item 18(Picture)



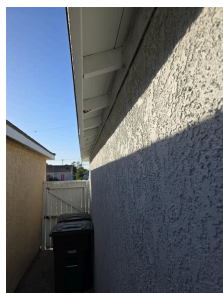
2.0 Item 19(Picture)



2.0 Item 20(Picture)



2.0 Item 21(Picture)



2.0 Item 22(Picture)

(2) Stucco appears to be popping off due to moisture absorption. This is a very common occurrence on older homes that have stucco all the way down to the bottom without a sill screed.



2.0 Item 23(Picture)

(3) An air conditioning register is being used as an access panel for the bathtub P-trap. At high risk for water intrusion. I recommend installing a proper panel cover



2.0 Item 24(Picture)

2.1 DOORS (EXTERIOR)

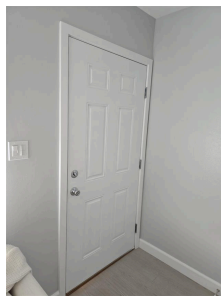
REPAIR OR REPLACE

(1) The main entry door strike plate is missing. Missing strike plate can cause the deadbolt to damage the

door jamb.. A qualified person should repair or replace as needed.

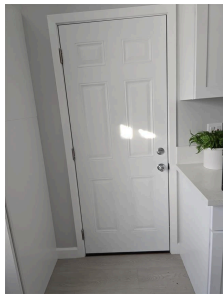


2.1 Item 1(Picture)

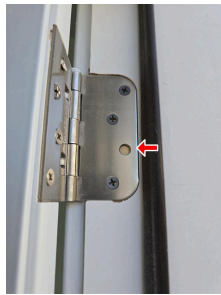


2.1 Item 2(Picture)

(2) Fasteners are missing at the door hinges.



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)

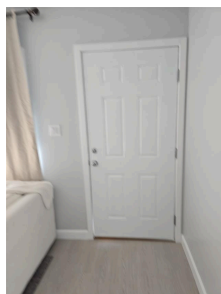


2.1 Item 6(Picture)

(3) The main entry door reveals daylight when latched at areas. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.

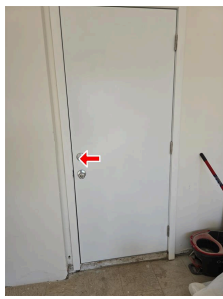


2.1 Item 7(Picture)



2.1 Item 8(Picture)

(4) Strike plate is in need of adjustment as it does not line up with the dead bolt.



2.1 Item 9(Picture)
garage

2.2 WINDOWS

☑ INSPECTED

Retrofit windows were present. Retrofit windows are for one application and one only. They are only to be installed over existing aluminum frame windows where the operable and fixed panels are removed and the new Retrofit window is installed over the old frame. If these windows were installed into a rough frame opening, these windows will have a high risk for water intrusion. I recommend buyer/agent discuss with the sellers agent and his client in order to determine if these windows were installed as designed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

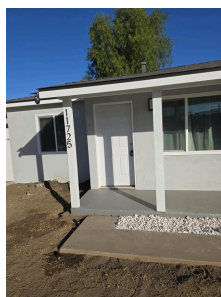
2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

☑ INSPECTED

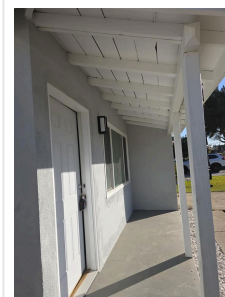
Front porch appears to be properly installed and maintained.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

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

REPAIR OR REPLACE

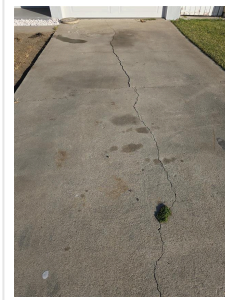
(1) A few cracks with signs of settling was observed at the concrete driveway



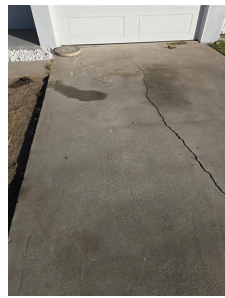
2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(2) There is a negative slope at the garage and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 5(Picture)

(3) There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 6(Picture)



2.4 Item 7(Picture)

(4) There is a negative slope at the right side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 8(Picture)

(5) There is a negative slope at the left side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 9(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

REPAIR OR REPLACE

(1) I recommend that all exterior eave trim be properly sealed, primed and painted to prevent deterioration from the elements.



2.5 Item 1(Picture)

(2) There are signs of termites. I recommend consulting with a qualified professional for further evaluation and repairs.



2.5 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 3. GARAGE

🔧 STYLES & MATERIALS: GARAGE

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CHAMBERLAIN

Ventilation:

No Vents

Garage Location:

Attached

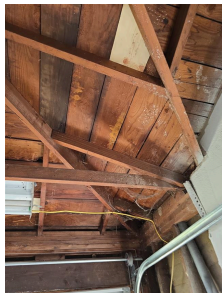
👁️ ITEMS: GARAGE

3.0 GARAGE CEILINGS

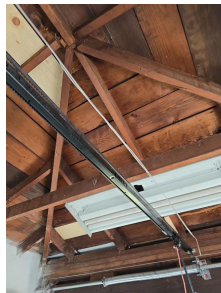
 INSPECTED

No signs of structural problems in the ceilings and roof structure.

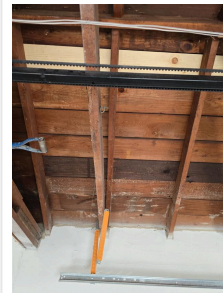
Please note, ceiling joists above to the garage are not designed for structural loads. I don't recommend using the ceiling for storage.



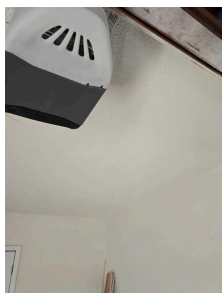
3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

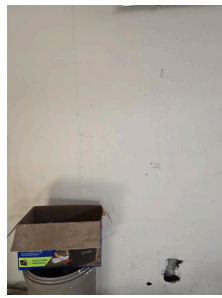
 REPAIR OR REPLACE

(1) No signs of structural problems in the garage walls.

I was unable to fully inspect the garage walls and electrical outlets due to the storage items in the garage.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

(2) Damaged drywall was observed



3.1 Item 3(Picture)



3.1 Item 4(Picture)



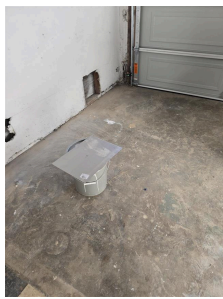
3.1 Item 5(Picture)

3.2 GARAGE FLOOR

☑ INSPECTED

Garage does not appear to have any signs of structural cracks.

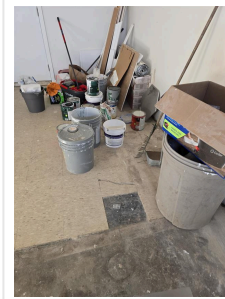
I was unable to fully inspect the garage due to the storage items.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.2 Item 4(Picture)

3.3 GARAGE DOOR (S)

INSPECTED

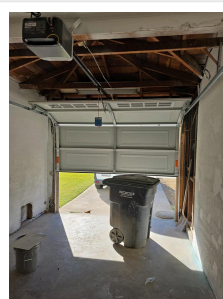
Garage door opens and closes as designed.



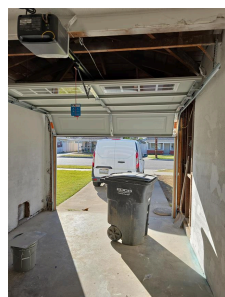
3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)

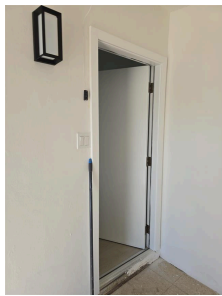


3.3 Item 5(Picture)

3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

REPAIR OR REPLACE

The occupant door from inside garage to inside the home is not self closing or a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Item 1(Picture)

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

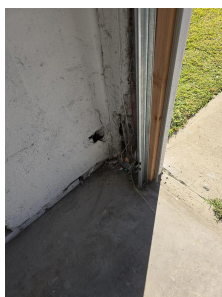
☑ INSPECTED

(1) Garage door opener appears to be properly installed.

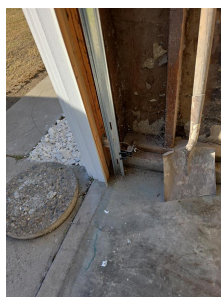


3.5 Item 1(Picture)

(2) The sensors are in place for garage door(s) and will reverse the door.



3.5 Item 2(Picture)



3.5 Item 3(Picture)

3.6 GARAGE WINDOW (S)

☑ NOT PRESENT

No window present.

3.7 GARAGE VENTILATION

☑ NOT PRESENT

I recommend installing proper garage ventilation as we tend to store chemicals and automobiles in the garage.

🏠 4. BUILT-IN KITCHEN APPLIANCES

✂ STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Disposer Brand:

IN SINK ERATOR

Dishwasher Brand:

NONE

Exhaust/Range hood:

VENTED

Range/Oven:

HOTPOINT

Built in Microwave:

NONE

Trash Compactors:

NONE

👁 ITEMS: BUILT-IN KITCHEN APPLIANCES

4.0 DISHWASHER

 NOT PRESENT

No dishwasher present.

4.1 RANGES/OVENS/COOKTOPS

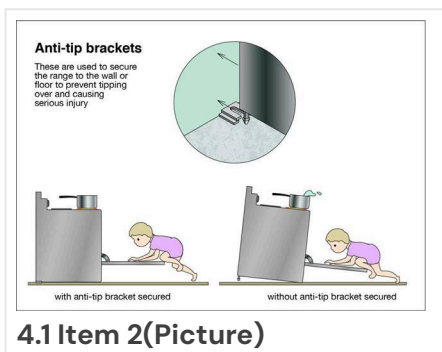
 REPAIR OR REPLACE

(1) Stove did not have any power or gas at the time of the inspection.



4.1 Item 1(Picture)

(2) Stove is missing it's anti trip brackets.



4.1 Item 2(Picture)

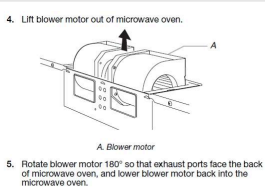
4.2 RANGE HOOD (S)

REPAIR OR REPLACE

Range hood fan has an existing exhaust vent but is set to recirculate mode. Fan can be set to vent through the existing vent by a qualified person.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

4.3 TRASH COMPACTOR

NOT PRESENT

No built in microwave present.

4.4 FOOD WASTE DISPOSER

REPAIR OR REPLACE

Garbage disposal makes a loud noise as if though there is a foreign object inside. I recommend further evaluation.

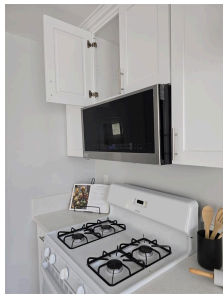


4.4 Item 1(Picture)

4.5 MICROWAVE COOKING EQUIPMENT

INSPECTED

No built in microwave present.



4.5 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 5. INTERIORS

📋 DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. **The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

✂ STYLES & MATERIALS: INTERIORS

Ceiling Materials:

Gypsum Board
Plaster

Wall Material:

Gypsum Board
Plaster

Floor Covering(s):

Laminated T&G

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Quartz

Refrigerator Opening Width:

35 1/2 inches

Refrigerator Opening Height:

71 1/2 inches

👁 ITEMS: INTERIORS

5.0 CEILINGS

☑ INSPECTED

No major visible defects observed at the time of inspection.

5.1 WALLS

☑ INSPECTED

No major visible defects observed at the time of inspection

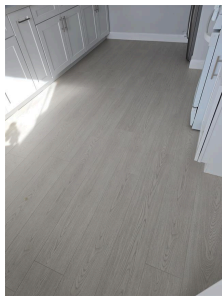
Some areas not accessible or visible due to access limitations or personal items/furnishings.

No signs of moisture in and around the plumbing walls after being tested with a moisture meter.

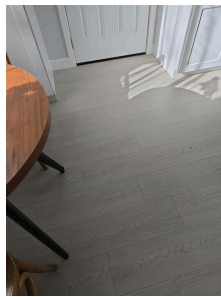
5.2 FLOORS

☑ INSPECTED

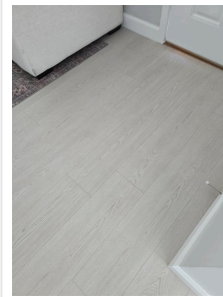
All flooring appears to be properly installed and maintained.



5.2 Item 1(Picture)



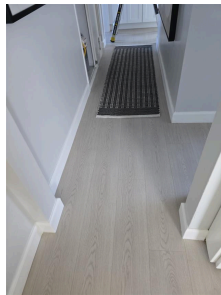
5.2 Item 2(Picture)



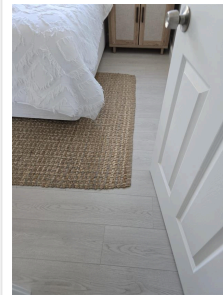
5.2 Item 3(Picture)



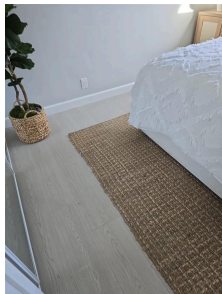
5.2 Item 4(Picture)



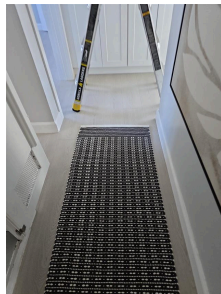
5.2 Item 5(Picture)



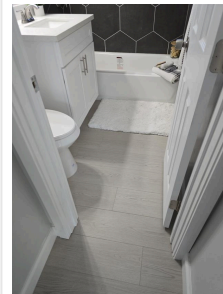
5.2 Item 6(Picture)



5.2 Item 7(Picture)



5.2 Item 8(Picture)



5.2 Item 9(Picture)



5.2 Item 10(Picture)



5.2 Item 11(Picture)

5.3 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

(1) All kitchen drawers and doors opened and closed properly. Some interior cabinet areas not visible for inspection due to personal storage(if present).



5.3 Item 1(Picture)



5.3 Item 2(Picture)

(2) No visible signs of a leak was observed underneath the kitchen sink cabinet



5.3 Item 3(Picture)



5.3 Item 4(Picture)

5.4 BATHROOM CABINETS, TUBS AND SHOWER

☑ INSPECTED

(1) Bathroom vanity doors and drawers open and close properly.

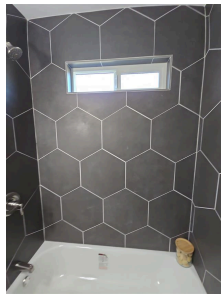


5.4 Item 1(Picture)

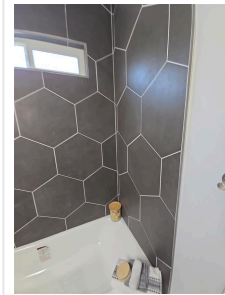
(2) No visible signs of deficiencies were observed at the bathroom walls and bathtub.



5.4 Item 2(Picture)



5.4 Item 3(Picture)



5.4 Item 4(Picture)



5.4 Item 5(Picture)

5.5 DOORS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

(1) Cracked door jamb was observed

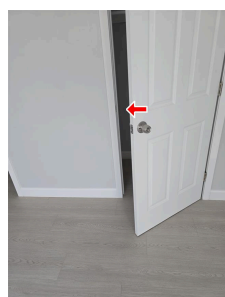


5.5 Item 1(Picture)



5.5 Item 2(Picture)

(2) Bedroom closet- **Strike plate is missing.**



5.5 Item 3(Picture)

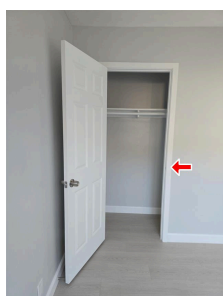


5.5 Item 4(Picture)

(3) Bedroom closet- **Strike plate is missing.**



5.5 Item 5(Picture)



5.5 Item 6(Picture)

5.6 WINDOWS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

All bedrooms- **Window does not appear to meet Egress requirements. Building Code advises that every bedroom must contain at least one egress window. It must be at least 5.7 square feet, 20 inches wide by 24 inches high, with an opening no higher than 44 inches from the floor. Egress windows are large openings that offer a secondary exit in case of an emergency.**



5.6 Item 1(Picture)



5.6 Item 2(Picture)



5.6 Item 3(Picture)

**5.6 Item 4(Picture)****5.6 Item 5(Picture)**

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 6. INSULATION AND VENTILATION

📄 DESCRIPTION

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. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

🔧 STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:

Cellulose

Ventilation:

Dormer Vents

Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

Metal

👁️ ITEMS: INSULATION AND VENTILATION

6.0 INSULATION IN ATTIC

✅ INSPECTED

Insulation appears to be properly installed.

I was only able to inspect the attic from a distance due to accessibility.

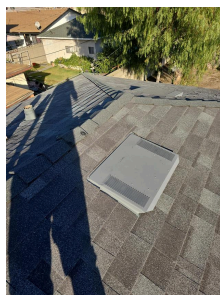
6.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

✅ INSPECTED

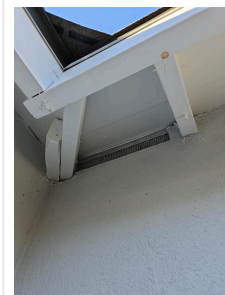
Attic appears to be well ventilated.



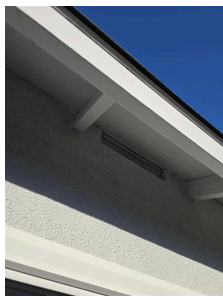
6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)

6.2 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

☑ INSPECTED

I recommend periodic cleaning of the laundry vent duct.



6.2 Item 1(Picture)

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.

🏠 7. STRUCTURAL COMPONENTS

☰ DESCRIPTION

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

✂ STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:

Poured concrete

Floor Structure:

Slab

Wall Structure:

2 X 4 Wood

Ceiling Structure:

2X6

Roof Structure:

2 X 4 Rafters

Roof-Type:

Hip

Method used to observe attic:

From entry

Attic info:

Attic access

👁 ITEMS: STRUCTURAL COMPONENTS

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

☑ INSPECTED

No signs of structural cracks at the foundation.

I recommend consulting with a termite company for a more in depth termite inspection. A home inspection is only a visual non invasive termite inspection.

7.1 WALLS (STRUCTURAL)

☑ INSPECTED

No visible signs of structural problems.

I recommend consulting with a termite company for a more in depth termite inspection. A home inspection is only a visual non invasive termite inspection.

7.2 FLOORS (STRUCTURAL)

☑ INSPECTED

No visible signs of structural problems.

7.3 CEILINGS (STRUCTURAL)

☑ INSPECTED

No visible signs of structural problems.

Limited review of the attic space due to restrictive clearances

7.4 ROOF STRUCTURE AND ATTIC

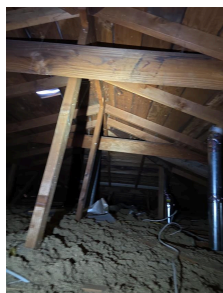
☑ INSPECTED

No signs of leaks or structural damage.

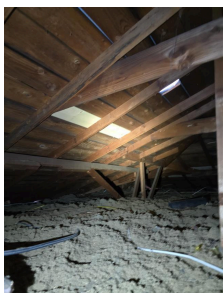
Limited review of the attic space due to restrictive clearances

Old water stains were detected in the attic area. Area was tested with a moisture meter and no elevated levels of moisture were detected.

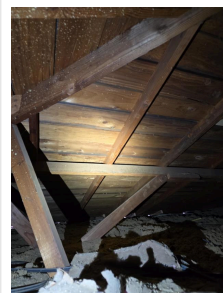
I recommend consulting with a termite company for a more in depth termite inspection. A home inspection is only a visual non invasive termite inspection.



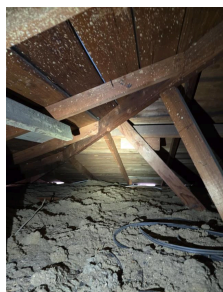
7.4 Item 1(Picture)



7.4 Item 2(Picture)



7.4 Item 3(Picture)



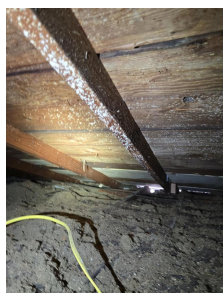
7.4 Item 4(Picture)



7.4 Item 5(Picture)



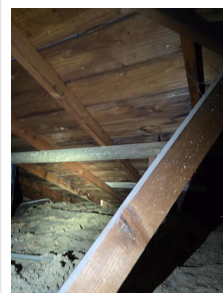
7.4 Item 6(Picture)



7.4 Item 7(Picture)



7.4 Item 8(Picture)



7.4 Item 9(Picture)



7.4 Item 10(Picture)



7.4 Item 11(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the

inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 8. PLUMBING SYSTEM

📋 DESCRIPTION

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

✂️ STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

Not visible

Plumbing Waste:

Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater Location:

Concealed hallway panel

Water Heater Capacity:

40 Gallon (1-2 people)

WH Manufacturer:

RHEEM

👁️ ITEMS: PLUMBING SYSTEM

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑️ INSPECTED

(1) No leaks found and there is a good drainage flow after running the water for about 5 minutes



8.0 Item 1(Picture)



8.0 Item 2(Picture)



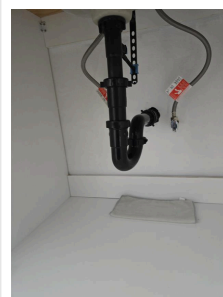
8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture)



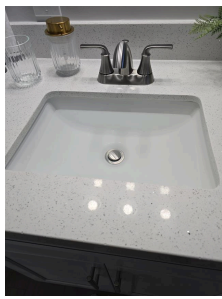
8.0 Item 7(Picture)

(2) Toilet appears to be properly secured and functioning as designed. No visible leaking at the time of inspection and flush testing

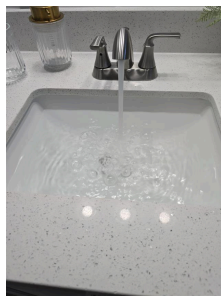


8.0 Item 8(Picture)

(3) Bathroom sink drains slow and is in need of repair. Possible clog at the P-trap.



8.0 Item 9(Picture)



8.0 Item 10(Picture)

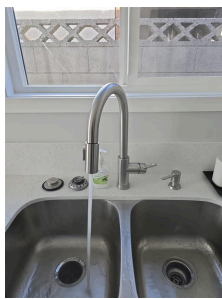
8.1 SEWER CAMERA INSPECTION

☑ NOT INSPECTED

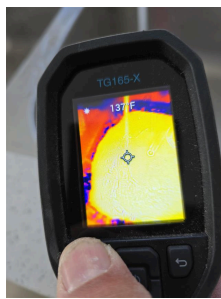
8.2 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☐ REPAIR OR REPLACE

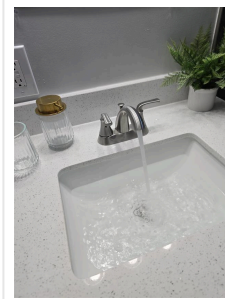
(1) I did not find any leaks after running the water for about 5 minutes at all the faucets.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



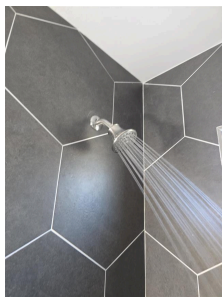
8.2 Item 4(Picture)



8.2 Item 5(Picture)

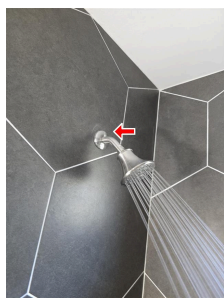


8.2 Item 6(Picture)



8.2 Item 7(Picture)

(2) Shower head goose neck is loose inside the wall.

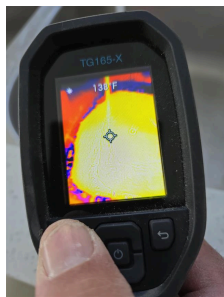


8.2 Item 8(Picture)

8.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

REPAIR OR REPLACE

(1) Water temperature from the water heater to the kitchen sink is at 138°. That is 18° above the maximum safe zone of 120°. Temperature can be controlled at the dial located towards the bottom of the water heater.

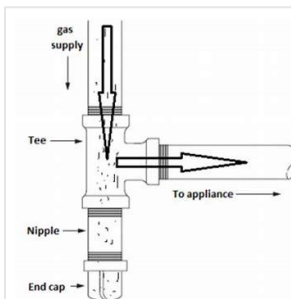


8.3 Item 1(Picture)
138°

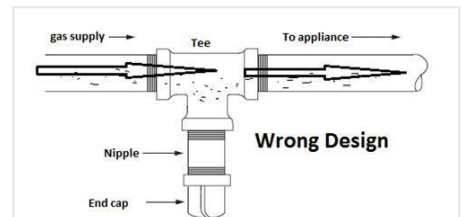
(2) I recommend installing a sediment trap at the gas line to the water heater. Sediment traps are intentionally installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and fouling things up. May not have been required at the time of the inspection but we recommend that one be installed.



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)



8.3 Item 5(Picture)

(3) No seismic straps present



8.3 Item 6(Picture)

(4) Being that the water heater is on an interior part of the home, I recommend installing a Watts 210 Valve to prevent water damage. A Watts 210 Valve will shut off the gas in case of an emergency where a pressure relief valve will release water.

I recommend that the pressure release valve pipe extend to the outside of the water heater closet in a downward fashion no higher than 6 inches above the floor. Water heater pressure release valve pipe Draining into the water heater closet will eventually lead to sub floor damage.

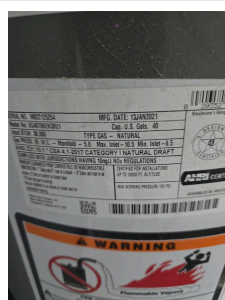


8.3 Item 7(Picture)



8.3 Item 8(Picture)

(5) Water heater was manufactured in 2021. Water heaters have an average lifespan of 11yrs with decent water quality. *I recommend draining the water heater once a year to help extend the life of the unit.*



8.3 Item 9(Picture)

(6) Water heater is missing a drain pan. I recommend that one be installed to prevent water damage to the platform.

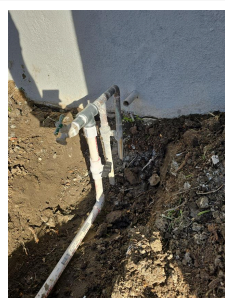


8.3 Item 10(Picture)

8.4 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ INSPECTED

(1) The main shut off is the lever located at the front of the home.. This is for your information.



8.4 Item 1(Picture)

(2) Water pressure gauge reads 55psi at time of inspection. Normal range is from 45–80psi. No hazards presented at time of inspection.



8.4 Item 2(Picture)

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

INSPECTED

No signs of gas leaks at all accessible gas lines after being tested with a gas leak detector.

8.6 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

REPAIR OR REPLACE

No signs of gas leaks at the gas meter after being tested with a gas leak detector.

For your information, gas meter does not have an automatic seismic gas shut-off valve on the main gas line.

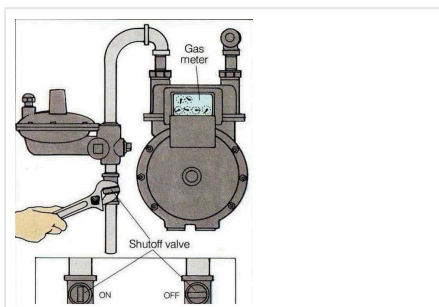
We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy.

I recommend that all exterior gas lines be properly painted to prevent corrosion from the elements.

The main fuel shut off is at gas meter located on the west side of the home.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair

issues as it relates to the comments in this inspection report.

🏠 9. ELECTRICAL SYSTEM

📋 DESCRIPTION

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service

Conductors:

Overhead service

Panel Capacity:

(inadequate)

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Cloth Covered Non-metallic/
First generation Romex

Legend:

Electrical panel is not labeled.

👁️ ITEMS: ELECTRICAL SYSTEM

9.0 SOLAR PANELS

☑️ NOT PRESENT

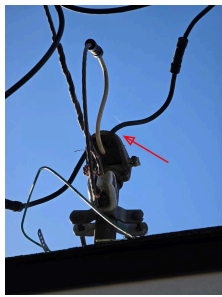
9.1 SERVICE ENTRANCE CONDUCTORS

📋 REPAIR OR REPLACE

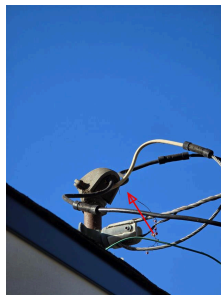
No drip Loop present at the weather head.

The weatherhead helps prevent rain and other weather related elements like hail and snow from going down the inside of the meter loop. It is common to also make what is called a drip loop with the ends of the

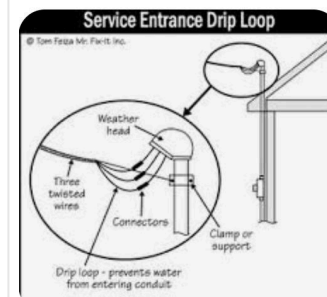
service drop and meter loop conductors where they connect together near the weatherhead.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)

9.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

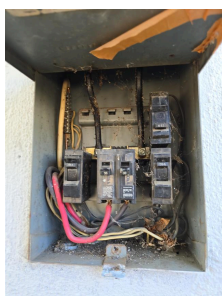
☐ REPAIR OR REPLACE

(1) The electrical panel is bonded to an old galvanized water supply line that is no longer in use



9.2 Item 1(Picture)

(2) I recommend consulting with a qualified electrician for further evaluation and repairs as the electrical panel is undersized for today's electrical demand. Only three circuit breakers are feeding the entire home



9.2 Item 2(Picture)

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

☐ REPAIR OR REPLACE

(1) I recommend consulting with a qualified electrician as the electrical panel appears to have a limited amount of branch circuits(circuit breakers) for todays electrical demand.

No signs of stressed, arcing or any past electrical fires at the conductors and circuit breakers in the

electrical panel.

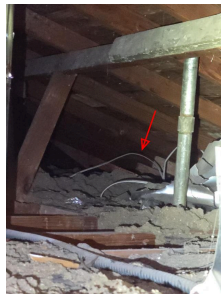


9.3 Item 1(Picture)

(2) Electrical conductors need to be properly fastened/secured

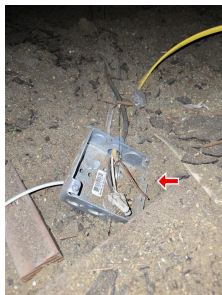


9.3 Item 2(Picture)



9.3 Item 3(Picture)

(3) All junction boxes must have a proper cover plate for safety reasons.



9.3 Item 4(Picture)



9.3 Item 5(Picture)



9.3 Item 6(Picture)

(4) Unused electrical conductors need to be properly secured(junction box) or removed



9.3 Item 7(Picture)

(5) Unused electrical conductors in the garage need to be properly secured or removed

9.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF

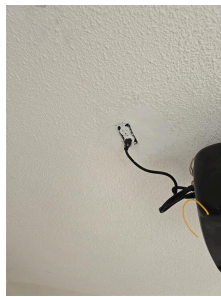
CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

📁 REPAIR OR REPLACE

(1) I recommend that all electrical outlets and light switches have a proper cover plate for safety reasons.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

(2) The home does not have a doorbell.



9.4 Item 3(Picture)

(3) Most electrical outlets are not grounded as they are still wired with the original cables from the time of when the home was built. Older wiring never contained a ground wire so any ungrounded outlets in your home were originally wired in this manner and are considered acceptable, but they do have their safety issues. Many ungrounded outlets have been installed in the older homes, but as the years went by the electrical standards have changed and are absolutely required in newer homes. While it is not usually required to upgrade ungrounded outlets in your home today, it is still a good idea because a properly wired home is a much safer home for you and your family.

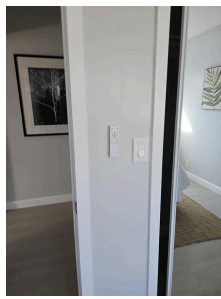


9.4 Item 4(Picture)

(4) All bedrooms- **Light fixture and ceiling fan is hardwired and not connected to a switch**



9.4 Item 5(Picture)

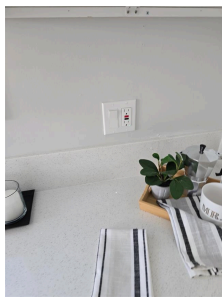


9.4 Item 6(Picture)

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

INSPECTED

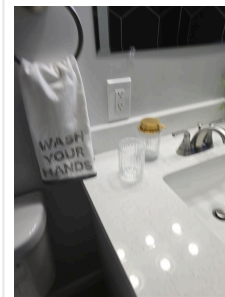
GFCI electrical outlets are working properly.



9.5 Item 1(Picture)



9.5 Item 2(Picture)



9.5 Item 3(Picture)

9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

REPAIR OR REPLACE

(1) **Electrical panel is not labeled.**

Electrical panel is at the back of the home.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

(2) Electrical panel has incorrect panel screws. Many faults related to damage to conductors inside the panel are caused by either the wrong screws being used, or the correct screws running up against the live conductors and causing a dead short against the panelboard.

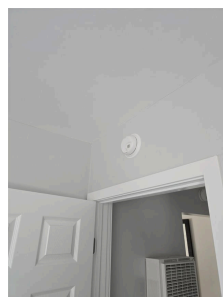


9.6 Item 3(Picture)

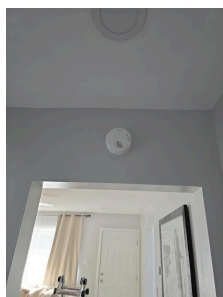
9.7 SMOKE DETECTORS

REPAIR OR REPLACE

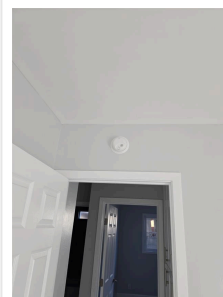
(1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



9.7 Item 1(Picture)



9.7 Item 2(Picture)



9.7 Item 3(Picture)

(2) Smoke alarm(s) are missing in the bedroom

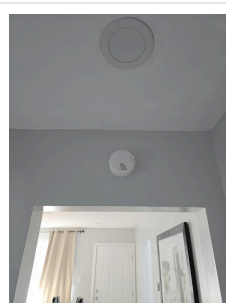


9.7 Item 4(Picture)

9.8 CARBON MONOXIDE DETECTORS

INSPECTED

Carbon monoxide alarm is working properly.



9.8 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. HEATING / CENTRAL AIR CONDITIONING

DESCRIPTION

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:

Furnace

Energy Source:

Gas

**Number of Heat Systems
(excluding wood):**

One

Heat System Brand:

WILLIAMS

Ductwork:

N/A

Filter Type:

N/A

Filter Size:

N/A

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

Number of AC Only Units:

None

ITEMS: HEATING / CENTRAL AIR CONDITIONING

10.0 HEATING EQUIPMENT

REPAIR OR REPLACE

Wall furnace did not turn on at the time of the inspection.



10.0 Item 1(Picture)

10.1 COOLING AND AIR HANDLER EQUIPMENT

☑ NOT PRESENT

There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

SUMMARY

CR Home Inspections
 7840 Third St.
 Downey CA 90241
 (562)5725022
 INTERNACHI #16012207

Customer

Alish Vu

Address

11725 209th St
 Lakewood CA 90715

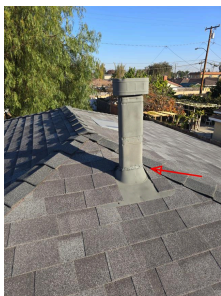
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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.

1. ROOFING

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

REPAIR OR REPLACE

(1) Exhaust vent is missing a storm collar. A storm collar is a circular piece of metal that fits on the round pipe of a prefabricated chimney or metal exhaust vent just above the flashing system. It serves the important purpose of keeping rain water from being able to enter through the opening where the pipe comes out of the flashing system.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) Water heater exhaust vent is missing a weather cap



1.2 Item 3(Picture)

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

REPAIR OR REPLACE

(2) Stucco appears to be popping off due to moisture absorption. This is a very common occurrence on older homes that have stucco all the way down to the bottom without a sill screed.



2.0 Item 23(Picture)

(3) An air conditioning register is being used as an access panel for the bathtub P-trap. At high risk for water intrusion. I recommend installing a proper panel cover



2.0 Item 24(Picture)

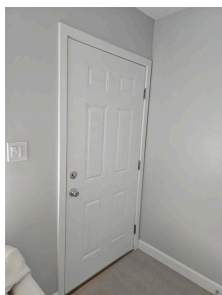
2.1 DOORS (EXTERIOR)

REPAIR OR REPLACE

(1) The main entry door strike plate is missing. Missing strike plate can cause the deadbolt to damage the door jamb.. A qualified person should repair or replace as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

(2) Fasteners are missing at the door hinges.



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)

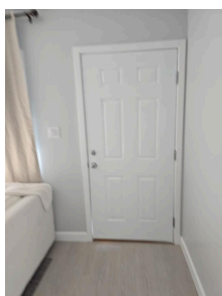


2.1 Item 6(Picture)

(3) The main entry door reveals daylight when latched at areas. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.

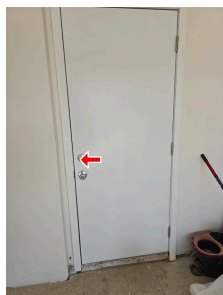


2.1 Item 7(Picture)



2.1 Item 8(Picture)

(4) Strike plate is in need of adjustment as it does not line up with the dead bolt.



2.1 Item 9(Picture)
garage

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

☐ REPAIR OR REPLACE

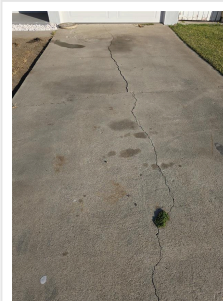
(1) A few cracks with signs of settling was observed at the concrete driveway



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(2) There is a negative slope at the garage and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



(3) There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



(4) There is a negative slope at the right side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



(5) There is a negative slope at the left side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.5 EAVES, SOFFITS AND FASCIAS

REPAIR OR REPLACE

(1) I recommend that all exterior eave trim be properly sealed, primed and painted to prevent deterioration from the elements.



(2) There are signs of termites. I recommend consulting with a qualified professional for further evaluation and repairs.



3. GARAGE

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

REPAIR OR REPLACE

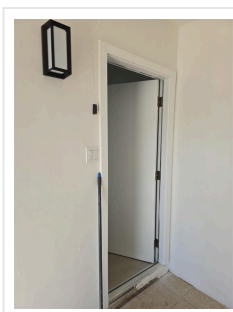
(2) Damaged drywall was observed



3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

REPAIR OR REPLACE

The occupant door from inside garage to inside the home is not self closing or a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Item 1(Picture)

4. BUILT-IN KITCHEN APPLIANCES

4.1 RANGES/OVENS/COOKTOPS

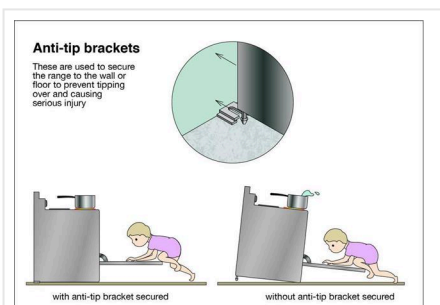
REPAIR OR REPLACE

(1) Stove did not have any power or gas at the time of the inspection.



4.1 Item 1(Picture)

(2) Stove is missing it's anti trip brackets.



4.1 Item 2(Picture)

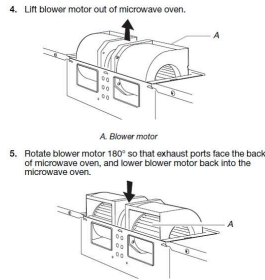
4.2 RANGE HOOD (S)

REPAIR OR REPLACE

Range hood fan has an existing exhaust vent but is set to recirculate mode. Fan can be set to vent through the existing vent by a qualified person.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

4.4 FOOD WASTE DISPOSER

REPAIR OR REPLACE

Garbage disposal makes a loud noise as if though there is a foreign object inside. I recommend further evaluation.



4.4 Item 1(Picture)

5. INTERIORS

5.5 DOORS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

(1) Cracked door jamb was observed



5.5 Item 1(Picture)

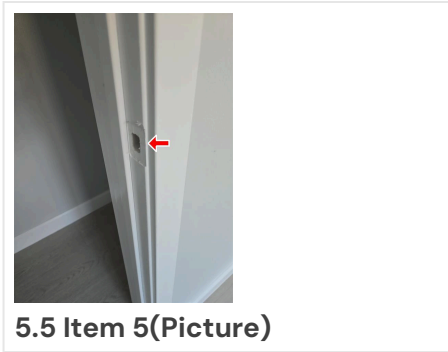


5.5 Item 2(Picture)

(2) Bedroom closet- Strike plate is missing.



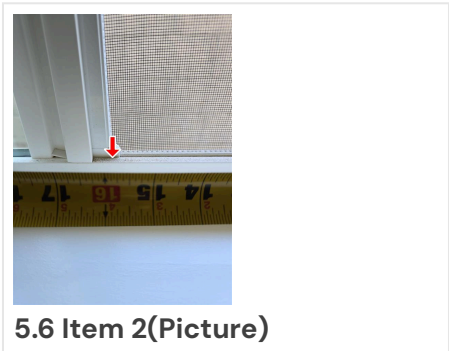
(3) Bedroom closet- **Strike plate is missing.**



5.6 WINDOWS (REPRESENTATIVE NUMBER)

REPAIR OR REPLACE

All bedrooms- **Window does not appear to meet Egress requirements. Building Code advises that every bedroom must contain at least one egress window. It must be at least 5.7 square feet, 20 inches wide by 24 inches high, with an opening no higher than 44 inches from the floor. Egress windows are large openings that offer a secondary exit in case of an emergency.**





5.6 Item 4(Picture)



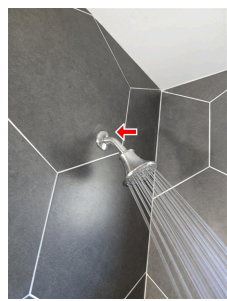
5.6 Item 5(Picture)

8. PLUMBING SYSTEM

8.2 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

REPAIR OR REPLACE

(2) Shower head goose neck is loose inside the wall.

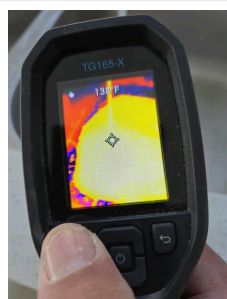


8.2 Item 8(Picture)

8.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

REPAIR OR REPLACE

(1) Water temperature from the water heater to the kitchen sink is at 138°. That is 18° above the maximum safe zone of 120°. Temperature can be controlled at the dial located towards the bottom of the water heater.



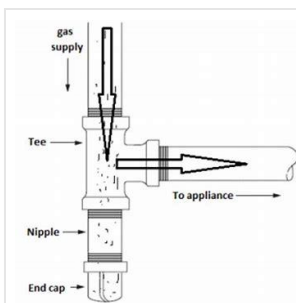
8.3 Item 1(Picture)
138°

(2) I recommend installing a sediment trap at the gas line to the water heater. Sediment traps are intentionally installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and fouling things up. May not have been required at the time of the inspection but we recommend

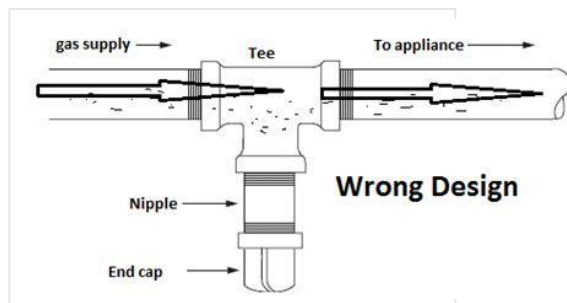
that one be installed.



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)



8.3 Item 5(Picture)

(3) No seismic straps present



8.3 Item 6(Picture)

(4) Being that the water heater is on an interior part of the home, I recommend installing a Watts 210 Valve to prevent water damage. A Watts 210 Valve will shut off the gas in case of an emergency where a pressure relief valve will release water.

I recommend that the pressure release valve pipe extend to the outside of the water heater closet in a downward fashion no higher than 6 inches above the floor. Water heater pressure release valve pipe Draining into the water heater closet will eventually lead to sub floor damage.



8.3 Item 7(Picture)



8.3 Item 8(Picture)

(6) Water heater is missing a drain pan. I recommend that one be installed to prevent water damage to the platform.



8.3 Item 10(Picture)

8.6 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

REPAIR OR REPLACE

No signs of gas leaks at the gas meter after being tested with a gas leak detector.

For your information, gas meter does not have an automatic seismic gas shut-off valve on the main gas line.

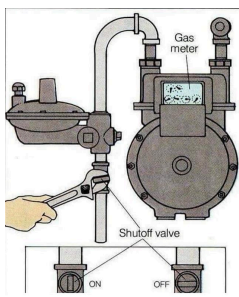
We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy.

I recommend that all exterior gas lines be properly painted to prevent corrosion from the elements.

The main fuel shut off is at gas meter located on the west side of the home.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

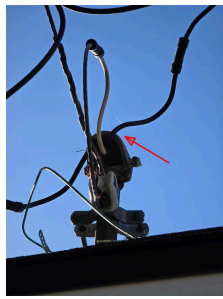
9. ELECTRICAL SYSTEM

9.1 SERVICE ENTRANCE CONDUCTORS

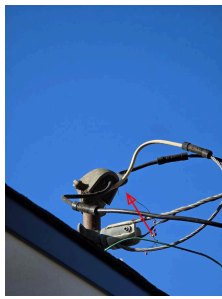
REPAIR OR REPLACE

No drip Loop present at the weather head.

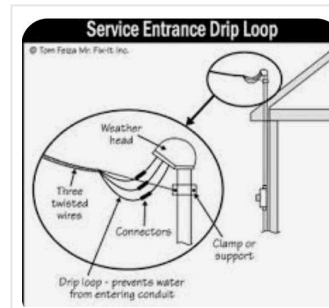
The weatherhead helps prevent rain and other weather related elements like hail and snow from going down the inside of the meter loop. It is common to also make what is called a drip loop with the ends of the service drop and meter loop conductors where they connect together near the weatherhead.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)

9.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

REPAIR OR REPLACE

(1) The electrical panel is bonded to an old galvanized water supply line that is no longer in use



9.2 Item 1(Picture)

(2) I recommend consulting with a qualified electrician for further evaluation and repairs as the electrical panel is undersized for today's electrical demand. Only three circuit breakers are feeding the entire home

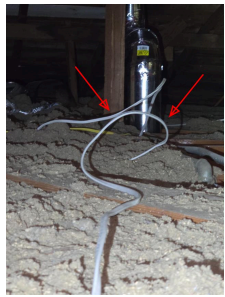


9.2 Item 2(Picture)

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

☐ REPAIR OR REPLACE

(2) Electrical conductors need to be properly fastened/secured



9.3 Item 2(Picture)



9.3 Item 3(Picture)

(3) All junction boxes must have a proper cover plate for safety reasons.



9.3 Item 4(Picture)



9.3 Item 5(Picture)



9.3 Item 6(Picture)

(4) Unused electrical conductors need to be properly secured(junction box) or removed



9.3 Item 7(Picture)

(5) Unused electrical conductors in the garage need to be properly secured or removed

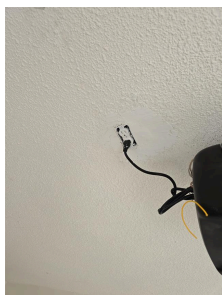
9.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

☐ REPAIR OR REPLACE

(1) I recommend that all electrical outlets and light switches have a proper cover plate for safety reasons.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

(2) The home does not have a doorbell.

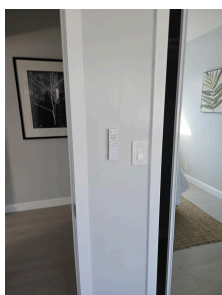


9.4 Item 3(Picture)

(4) All bedrooms- Light fixture and ceiling fan is hardwired and not connected to a switch



9.4 Item 5(Picture)



9.4 Item 6(Picture)

9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

REPAIR OR REPLACE

(1) Electrical panel is not labeled.

Electrical panel is at the back of the home.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

(2) Electrical panel has incorrect panel screws. Many faults related to damage to conductors inside the panel are caused by either the wrong screws being used, or the correct screws running up against the live conductors and causing a dead short against the panelboard.



9.6 Item 3(Picture)

9.7 SMOKE DETECTORS

☐ REPAIR OR REPLACE

(2) Smoke alarm(s) are missing in the bedroom



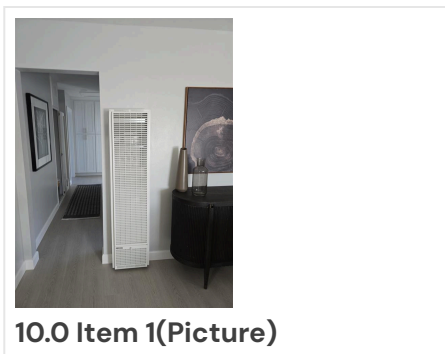
9.7 Item 4(Picture)

10. HEATING / CENTRAL AIR CONDITIONING

10.0 HEATING EQUIPMENT

☐ REPAIR OR REPLACE

Wall furnace did not turn on at the time of the inspection.



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

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INVOICE

CR Home Inspections
 7840 Third St.
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 INTERNACHI #16012207
 Inspected By: Elias De Anda

Inspection Date: 12/10/2024
 Report ID: Vu11725

Customer Info:	Inspection Property:
Alish Vu	11725 209th St Lakewood CA 90715
Customer's Real Estate Professional: Jean Che	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0-1,000	450.00	1	450.00

Tax \$0.00
Total Price \$450.00

Payment Method:

Payment Status: Paid

Note: