

**Shawn Foster Inspections**  
419 Main St. #239  
Huntington Beach, CA 92648  
310-462-3601  
sfosterinspections1@outlook.com

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Inspection reference: 3844 E. 15th St., LB, CA 90804

# **Confidential Inspection Report**

**3844 E. 15th St.**  
**Long Beach CA 90804**

**February 29, 2024**



Prepared for:  
**Adam Cavan**

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## GENERAL INFORMATION

This confidential report is exclusively for our Client's own information and is subject to the terms and conditions of our agreement. This report is nontransferrable and may not be relied upon by any other person without express written permission from Bluewater Inspections.

*Inspection date* 02/29/2024.  
*Inspection Address* 3844 E. 15th St. Long Beach 90804.  
*Client* Adam Cavan

*Buyers Agent*

*Sellers Agent* Jessica Swarbrick Pacifica Roperties Group  
work 818-826-9440.

*Inspector* Shawn Foster.

### SITE

*Topography* Gentle slope.

### INSPECTED BUILDINGS

*Description* Single family house, and garage.

### ADDITIONAL INFORMATION

*Orientation* The front door is considered to be facing north for reporting purposes.

## NOTES

### ATTENDING THE INSPECTION

*Present during the inspection*

Seller's agent.

### WEATHER

*Weather*

Sunny.

### ACCESSIBILITY

*Occupancy*

Vacant.

## EXTERIOR COMPONENTS

Our inspection of the exterior components include wall cladding, veneers, flashings, trim, eaves, attached decks, porches, balconies, columns, stairs, guardrails and handrails. Special attention should be given where evidence of moisture intrusion, moisture damage, poor ventilation, or inadequate clearance between wood and soil is present, as concealed damage or environmental issues could be present. We recommend further evaluation of those areas by a licensed pest control operator.

### EXTERIOR WALLS

#### *Siding*

**MAINTENANCE:** Some loose or peeling paint viewed. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

**DEFERRED:** Insect damage or rot viewed.





*Ground Fault Circuit Interrupters* We recommend installing and maintaining GFCI protection at all exterior receptacles. (GFCI)

**TRIM AND EAVES**

*Eaves*

SERVICEABLE.

*Fascias*

East side tree rest on fascia.

DEFERRED: Rot/insect damage viewed one or more locations.

MAINTENANCE: Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.





**WINDOWS**

*Predominate type(s)*

Single hung.

*Observations*

MAINTENANCE: Screen was damaged at one or more windows sampled.





## GROUNDS

Anything beyond a distance of six-feet from the primary structure and the primary parking structure is not within the scope of our inspection, and is specifically excluded. As a courtesy, we may include our observation of conditions elsewhere on the property that we think might be useful to you in maintaining the property. We do not render opinions regarding soil quality or stability, or determine property lines or ownership of fences.

### **SURFACE GRADE AT THE STRUCTURES**

*Surface grade at the structure(s)*

SERVICEABLE.

### **GATES AND FENCES**

*Gates*

DEFECTIVE: Gate is in deteriorated condition and needs repair or replacement.

DEFERRED: Insect or moisture damage viewed.



*Wooden fences*

DEFERRED: Insect or moisture damage viewed.



*Concrete block fences*

DEFERRED: Settlement/soil movement cracks.

DEFECTIVE: Large cracks. We recommend further evaluation and corrections by a licensed masonry contractor.



*Chain link / Wire fences*

SERVICEABLE.

## DRIVEWAY / WALKS / SLABS

*Concrete*

**MONITOR:** Moderate size and amount of cracks viewed in the paving appear to be typical of settlement or shrinkage in areas of expansive soil. We suggest monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.

**MAINTENANCE:** Vertical displacement viewed appears to be caused by tree roots. We recommend consulting with a licensed landscaping contractor or arborist for remedial advice.





## FOUNDATION / FLOOR FRAMING / BASEMENT

Foundations and footings are part of the building's structural components. Many of these components are buried below grade, inaccessible, or otherwise hidden from view. We report signs of movement and the general condition of the readily viewable portions. We can make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. We report the presence or absence of foundation bolting, but do not identify size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems. The older a building is the more likely it could benefit from seismic reinforcement or "retrofitting" and we routinely recommend further evaluation to determine if seismic upgrades are practical on pre WWII structures. We recommend further evaluation by a licensed pest control operator when moisture, moisture stains, insects, rot, or insufficient clearance or contact between soil and wood are reported; hidden damage or wood destroying insects or fungus may be present.

### SLAB FOUNDATION ON GRADE

*Location*

The entire dwelling is on a slab foundation.

*Foundation perimeter*

Most was not readily visible.

*Anchor bolting*

Foundation anchor bolts were observed at the main parking structure, not evaluated.



*Observations*

Main house.  
 SERVICEABLE. The slab was not visible due to floor coverings; however, no signs of significant defects were observed.  
 Addition.  
 MONITOR: Bedroom addition slopes slightly south.

## ROOF COMPONENTS

Our evaluation of the roof is based on our observation of the surface materials, penetrations, and drainage. It is not a certification or warranty as to whether the roof is, or will remain, free of leaks; no water testing is performed. We do not predict life expectancy nor verify that materials are installed according to the various manufactures' specifications; if you want a roof certification you need to consult with a licensed roofing contractor. We suggest asking the current owner for documents if any roofing company warranty is in effect and transferable. We recommend further evaluation by a licensed pest control operator of all areas or items where moisture, moisture stains or evidence of insects are reported; hidden damage may be present. **Tenting a structure for fumigation may cause roof damage.** If the structure is tented, we recommend a follow-up inspection of the roof after tenting has been removed and before the close of this transaction. We further recommend deferring any needed roof repairs until after tenting has been removed.

### DRAINS / GUTTERS / DOWNSPOUTS

*Roof or deck drains / Rain gutters*

Not fully guttered, partial system only.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.

*Downspouts*

DEFECTIVE: Downspout is missing at one or more locations.



### FLASHINGS

*Flashings*

SERVICEABLE.

### CAPSHEET

*Location*

House and garage.



*Style*

Flat or low slope.

*Method of inspection*

We were able to walk on the roof for our inspection.

*Description*

Rolled composition capsheet.

*Observations*

MONITOR: Older roof, at or near the end of its design life. We suggest budgeting for a new roof in the near future.

MAINTENANCE: Vegetation near or touching the roof surface. We recommend maintaining vegetation growth from reaching the roof as needed to prevent damage to the roofing materials.







## PARKING STRUCTURE

### VEHICLE DOOR

*Tilt-up*

DEFERRED: Support needed to keep right door open. Recommend repairs for safety reasons.



### INTERIOR

*Framing*

Conventional framing.  
DEFERRED: Insect/moisture damage.



*Floor*

MONITOR: Small cracks observed. These appear to be typical settlement/shrinkage cracks and generally do not have structural significance. We suggest monitoring them from time to time. If any changes are observed we recommend further evaluation by a licensed concrete contractor.  
DEFERRED: Pitted, corroded or damage to floor. Efflorescence noted.



*Ventilation*

DEFECTIVE: Screens were blocked, damaged or missing. We recommend maintaining screens in good repair for proper ventilation of possible combustible vapors and to prevent animal or rodent entry.

*Ground Fault Circuit Interrupters (GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.



**EXTERIOR**

*Stucco*

MAINTENANCE: Small cracks viewed. These cracks appear to be typical of settlement/shrinkage or seismic racking and are usually patched when painting.

*Siding*

MAINTENANCE: Some loose or peeling paint viewed. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.  
Tarp hanging over the back.





## ELECTRICAL SYSTEM

Our inspection of the electrical system includes the readily accessible components, service conductors, equipment panels, overcurrent protection and ground system. We look for unsafe wiring conditions and operate a representative sampling of the readily accessible switches, receptacles and lights. We recommend further evaluation and correction of all electrical defects and installing safety upgrades prior to occupancy. We suggest asking the seller to replace burned-out light bulbs so you can verify that all lights are operational, and recommend checking all receptacles for proper wiring and grounding prior to the close of this transaction. Landscape lights, lights on timers or sensors, alarm systems, intercoms, telephone wiring, cable TV and other low voltage systems and components are not evaluated. **Due to the complexity of the electrical system and possibly severe consequences of improper handling or workmanship we advise using a qualified licensed electrician for repairs, upgrades or modifications of the electrical system.**

### ELECTRICAL SERVICE

*Location*

West side of the main structure.

*Type of service*

Overhead service.  
120 Volt only.

*Service conductors*

SERVICEABLE. Copper.

*Service disconnect*

30 Amp. fuses.

*Branch circuit protection*

Fuses.

*Panel observations, exterior*

DEFERRED: Electrical panel is outdated by today's standards and will likely need to be upgraded if expanded.



*Panel observations, interior*

DEFECTIVE: Breaker (or fuse) amperage exceeds wire capacity. This condition can cause the wire to over heat, possibly resulting in a fire, and should be corrected.

**WIRING**

*Primary type*

DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician.  
Copper wire, non-grounded, polarized system in nonmetallic sheathing.

*Interior wiring observations*

SERVICEABLE.

*Exterior wiring observations*

SERVICEABLE.

*Attic wiring observations*

DEFERRED: Not viewed.

*Garage wiring observations*

SERVICEABLE.

**LIGHTS AND OUTLETS**

*Lights and switches*

DEFECTIVE: Light fixture is broken, missing the globe, or is not installed at one or more locations.



*Electrical outlets*

SAFETY: Some two-pronged receptacles viewed. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles where needed,

DEFECTIVE: Receptacle sampled was painted at one or more locations. Painting receptacles can block the openings or otherwise compromise the connection at the receptacle. We recommend having all painted receptacles replaced by a licensed electrician. especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

DEFECTIVE: 3-prong grounded type receptacle sampled at one or more locations was not properly grounded.

DEFECTIVE: Damaged receptacle viewed at one or more locations, risk of shock.





## PLUMBING SYSTEM

Our inspection of the plumbing system includes piping and connections of gas, water supply lines, waste and vent piping. We operate all plumbing fixtures using normal user controls and observe their performance for functional flow and drainage. The main water shutoff valve and shutoff valves to the fixtures are not operated, as they are prone to leakage if they have not been turned regularly. The interior of the sewer line can be observed for breaks and root intrusion by means of a video scan service provided by others, if desired. Whether the building drain is connected to a private disposal system or the public sewer cannot be determined visually; we recommend reviewing public records for that information.

### WATER SUPPLY

*Main shutoff location*

Front of the main structure.

*Main shutoff valve*

Present, not operated.



*Building supply line*

Galvanized steel. Supply line material was based on the visible portion at the main shutoff valve. Water meters are not inspected.

*Water lines*

Partial re pipe in kitchen; copper and galvanized mixed.

DEFECTIVE: Leak at laundry piping.

MONITOR: Moderate corrosion noted. Galvanized iron pipes may be near the end of their serviceable life. We suggest budgeting for new water supply lines in the not too distant future.



*Hose faucets*

DEFECTIVE: Did not operate at one or more locations sampled.

SAFETY: We recommend installing anti-siphon devices at all hose connections to protect the potable water supply from possible cross contamination. The common anti-siphon device for this purpose will screw onto the existing hose faucet. These are required on new construction and when replacing water pipes in older structures. They are available at most hardware stores in the plumbing department and can be easily installed by most homeowners with minimal or no tools.

**FUNCTIONAL FLOW AND PRESSURE**

*Water pressure*

SERVICEABLE.

*Functional flow*

SERVICEABLE.

**DRAIN, WASTE AND VENT SYSTEM**

*Type(s) material viewed*

Cast iron and galvanized steel.

*Observations*

Plumbing fixtures drained well at the time of our inspection with limited use. We recommend asking the current owner for any history of drain blockage or repair. Lines are mostly not visible.

**GAS FUEL SYSTEM**

*Gas shutoff at meter*

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake. (A seismic shutoff valve is required to be installed on the gas system of residences in the City of Los Angeles prior to the transfer of title.)



*Gas lines*

SERVICEABLE.

# WATER HEATER

Our inspection of the water heater includes ventilation, energy source connections, seismic bracing and safety valves. The seller is required by the California Health and Safety Code to strap, anchor or brace the water heater to resist toppling or horizontal displacement during seismic motion in a manner approved by the Department of the State Architect (DSA). Water in the heater is potable and can be used if the municipal water supply is interrupted. Our comments regarding seismic bracing are based on DSA recommendations.

## WATER HEATER

*Location*

Rear closet.

*Year of manufacture*

1984.



*Capacity*

30 gallons.

*Fuel*

Natural gas.

*Seismic bracing*

**DEFECTIVE:** Not braced, anchored or strapped to resist toppling or horizontal displacement due to earthquake motion. Minimum requirements for water heaters to 50 gallons capacity are two approved straps properly located and anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option).



*Safety relief valve*

Present, not tested.

*Vent system*

SERVICABLE.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

*Water connections*

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing corroded components when observed as preventative maintenance.



*Burner compartment*

DEFECTIVE: Excessive rust flakes in the burner chamber. May have limited remaining life.

*Additional observations*

MAINTENANCE: Older unit is beyond its design life and can cause subsequent damage to the structure or personal belongings when it fails. We recommend replacing this water heater before it fails as a preventive maintenance measure.

## HEATING & COOLING SYSTEMS

We inspect and operate the heating and central air conditioning systems using normal user controls, including a representative sampling of ducting, ducting insulation and outlets. Adequacy, efficiency, or the even distribution of air throughout a building is not a part of our inspection and is not evaluated. Thermostats are not checked for calibration or timed functions. Window mounted or through wall non-central units are not inspected or operated.

### HEATING / AIR DISTRIBUTION

*Location* Living room.

*Type* Wall furnace.

*Fuel* Natural gas.

*Rating* BTU/H = 30,000.



*Clearance* SERVICEABLE.

*Burner* DEFERRED: Pilot or gas was off and the burner was not operated.



*Thermostat*

DEFERRED: Pilot or gas was off and the unit was not operated.

*Exhaust flue*

SERVICEABLE.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.



*Inspector's notes*



SAFETY: Heater appears serviceable; however, it is an older unit and is beyond its design life. We recommend calling the Gas Company to safety check the furnace prior to the close of this transaction. We further recommend turning off the pilot light at the end of each heating season to conserve energy and calling the Gas Company at the beginning of the each subsequent heating season to safety check and relight the furnace.

## INTERIOR COMPONENTS

We look at the general condition of walls and floors and operate random sampling of doors and windows and report any material defects. We do not operate or evaluate window treatments. Cosmetic conditions including soil, stains, small cracks and normal wear and tear may not be reported. Furniture, area rugs and other personal items may hide wall, floor, or floor covering stains or damage. We recommend that you look at the floor and wall condition, especially inside closets and cabinets after personal items have been removed, and check all door and window locks for security and operation prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectional odors are present, particularly if pets were kept on the premises.

### DOORS

*Main entry door*

DEFERRED: Recommend a different door handle.



*Exterior doors*

DEFERRED: No handle present, only deadbolt. Recommend adding a handle.



*Screen door*

MAINTENANCE: Door rubs.

*Interior doors*

SERVICEABLE.  
MAINTENANCE: Recommend paint.



**WINDOWS**

*Interior observations*

MAINTENANCE: One or more windows sampled were difficult to open or did not slide easily.

SAFETY: Counter balance at one or more windows sampled was broken. Counter balances hold the sash open. We recommend repairs as needed to prevent the sash from falling and possibly causing damage or personal injury.

**WALLS AND CEILINGS**

*Plaster*

MAINTENANCE: Some holes or damaged viewed needs repairing.



*Interior walls/ceiling*

SAFETY: Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: [www.cpsc.gov](http://www.cpsc.gov). We also have that document available as a .pdf file, which we will e-mailed to you upon request.

MONITOR: Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we recommend further evaluation by a structural engineer.



**FLOORING**

*Vinyl Flooring*

DEFERRED: Older tiles may possibly contain asbestos. Recommend further inspection by a licensed asbestos company.

MAINTENANCE: Loose, displaced or damaged tile at one or more locations.





## SMOKE ALARMS

*Present*

Hallway or room adjoining the bedrooms,  
Each bedroom  
Carbon monoxide present.

*Safety recommendations*

DEFERRED: We only note the presence of smoke alarms; we do not test them. We recommend installing approved smoke alarms as per the manufacturer's specifications and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

SAFETY: The test button on smoke alarms only verifies that there is an active power source and that the sounding component works. It does not verify that the alarm will detect smoke particles in the air. The best method for testing smoke alarms is to perform a smoke test using real smoke or an aerosol spray specifically designed for this purpose. We recommend smoke testing all smoke alarms prior to occupancy and annually thereafter. (Note: When smoke tested alarms may sound for several minutes before resetting).

SAFETY: We suggest making sure that your family is prepared to quickly evacuate in the event of an emergency by making an escape plan and rehearsing it occasionally. Make sure that escape is possible from bedroom windows without the use of a key or tool, to an unimpeded path to a public way. Arrange to meet in a safe place away from the house after exiting.

# KITCHEN

## KITCHEN 1

*Sink*

SERVICEABLE.

*Faucet*

SERVICEABLE.

*Plumbing below sink*

SERVICEABLE.

*Garbage disposal*

None installed.

*Counter tops*

Formica or plastic laminate.  
DEFERRED: No back splash present.



*Cabinets*

SERVICEABLE.



*Ground Fault Circuit Interrupters (GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

*Range vent*

SERVICEABLE. Gravity vent through ceiling.

*Free standing range*

Gas range.  
SERVICEABLE.



## LAUNDRY

We look at the permanently installed cabinets and countertop surfaces and operate the accessible plumbing fixtures. We do not operate or inspect clothes washing or drying machines.

### LAUNDRY

*Location*

Hallway.

*Inspector's notes*

Wall is open, likely from repairs.

*Utilities Present*

120 volt receptacle. Two water valves observed (hot and cold we assume; however, valves were not operated). Stand pipe drain.



*Observations*

**DEFECTIVE:** Active drip leak in line. Recommend repairs at this time.

**SAFETY:** 120 volt electrical outlet is an non grounded type receptacle. We recommend installing a grounded receptacle at this location or properly grounding the washer and dryer to the cold water pipes as per the appliance manufacturer's instructions to protect against electric shock or electrocution.



## BATHROOMS

We inspect and operate the accessible plumbing fixtures at the sinks, bathtubs, showers and toilets and report any material defects viewed. Hairline cracks in tiles that are cosmetic may not be reported. We do not inspect saunas, steam-shower equipment, water filtering systems, or small ancillary appliances. We look for ventilation and at the general state of repair of the permanently installed cabinets and countertop surfaces.

### BATHROOM

*Description*

Full bath.



*Location*

Hallway to bedrooms.

*Ventilation*

DEFECTIVE: Inadequate or no ventilation provided. Bathrooms should be well ventilated to remove moist air to prevent mold or mildew from growing.

*Ground Fault Circuit Interrupters (GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

*Sink*

SERVICEABLE.

*Faucet*

SERVICEABLE.

*Plumbing below sink*

SERVICEABLE.

*Cabinets*

SERVICEABLE.

*Toilet*

SERVICEABLE.

*Bathtub*

Glaze is worn.  
 SERVICEABLE. Finish is chipped, peeling or possibly stained.  
 MAINTENANCE: Shower diverter valve does not fully divert water to the shower head.

We recommend repairs as needed for water and energy conservation.



## ENERGY CONSERVATION

These generally applicable notes are given as a courtesy and are items or conditions we have identified at this property where energy conservation improvements may be feasible.

### RESOURCES FOR LOWERING YOUR ENERGY COSTS

#### UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database:  
[www.consumerenergycenter.org](http://www.consumerenergycenter.org)

California Department of Consumer Affairs: [www.dca.ca.gov/energy-challenge.htm](http://www.dca.ca.gov/energy-challenge.htm)

California Energy Commission, 1-800-772-3300 or [www.consumerenergycenter.org](http://www.consumerenergycenter.org) for information on utility bill assistance programs

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or [www.cpuc.ca.gov](http://www.cpuc.ca.gov) for information on baseline and other optional rates and bill assistance programs

Local Utility Companies, So. Calif. Edison 1-800-655-4555, So. Calif. Gas Company 1-800-427-2200, City of Los Angeles, Department of Water and Power 1-800-342-5397

#### HELP FOR LOW INCOME RESIDENTS

California Department of Community Services and Development, 1-800-433-4327 or [www.csd.ca.gov/liheap.htm](http://www.csd.ca.gov/liheap.htm) for Low Income Home Energy Assistance Program

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

#### SENIORS AND SPECIAL NEEDS

Medical Baseline Emergencies: People of all ages and income levels on life-support or with certain medical conditions where a loss of electricity could be a threat to their lives should contact their electric company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating power outages. A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electric bills is available at [www.dca.ca.gov/energy\\_emergency\\_tips.pdf](http://www.dca.ca.gov/energy_emergency_tips.pdf).

# Report Summary

Client:  
Adam Cavan

Buyers Agent:

Seller's Agent:  
Jessica Swarbrick Pacifica Roperties Group  
work 818-826-9440.

Inspection Address:  
3844 E. 15th St. Long Beach 90804.

Inspection Date: 02/29/2024.

Inspector: Shawn Foster.

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as areas of concern. This summary is not comprehensive, and should not be used as a substitute for reading the entire report. The report is based on a visual inspection of the above referenced property at the time of the inspection only. hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the Inspection Agreement.

We would like to bring the following items to your attention.

## **POSSIBLE SAFETY HAZARDS**

\*\*\*\*\*

Items that are possible SAFETY HAZARDS and should be addressed immediately by qualified licensed trades people:

### **WATER HEATER**

#### WATER HEATER

#### *Seismic bracing*

DEFECTIVE: Not braced, anchored or strapped to resist toppling or horizontal displacement due to earthquake motion. Minimum requirements for water heaters to 50 gallons capacity are two approved straps properly located and anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option).

**MAJOR CONCERNS**

\*\*\*\*\*

Items that are a MAJOR CONCERN and require further evaluation and repair by qualified licensed trades people:

**ELECTRICAL SYSTEM**

ELECTRICAL SERVICE

*Panel observations, exterior*

DEFERRED: Electrical panel is outdated by today's standards and will likely need to be upgraded if expanded.

*Panel observations, interior*

DEFECTIVE: Breaker (or fuse) amperage exceeds wire capacity. This condition can cause the wire to over heat, possibly resulting in a fire, and should be corrected.

LIGHTS AND OUTLETS

*Electrical outlets*

SAFETY: Some two-pronged receptacles viewed. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle.

However, we recommend upgrading to properly grounded three-pronged receptacles where needed, DEFECTIVE: Receptacle sampled was painted at one or more locations. Painting receptacles can block the openings or otherwise compromise the connection at the receptacle. We recommend having all painted receptacles replaced by a licensed electrician. especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

DEFECTIVE: 3-prong grounded type receptacle sampled at one or more locations was not properly grounded. DEFECTIVE: Damaged receptacle viewed at one or more locations, risk of shock.

**PLUMBING SYSTEM**

WATER SUPPLY

*Water lines*

Partial re pipe in kitchen; copper and galvanized mixed.

DEFECTIVE: Leak at laundry piping.

MONITOR: Moderate corrosion noted. Galvanized iron pipes may be near the end of their serviceable life. We suggest budgeting for new water supply lines in the not too distant future.

**HEATING & COOLING SYSTEMS**

HEATING / AIR DISTRIBUTION

*Exhaust flue*

SERVICEABLE.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

**INTERIOR COMPONENTS**

WALLS AND CEILINGS

*Interior walls/ceiling*

**SAFETY:** Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: [www.cpsc.gov](http://www.cpsc.gov). We also have that document available as a .pdf file, which we will e-mailed to you upon request.

**MONITOR:** Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking. We suggest monitoring and if any changes are observed we recommend further evaluation by a structural engineer.

**FLOORING**

*Vinyl Flooring*

**DEFERRED:** Older tiles may possibly contain asbestos. Recommend further inspection by a licensed asbestos company.

**MAINTENANCE:** Loose, displaced or damaged tile at one or more locations.

**LAUNDRY**

**LAUNDRY**

*Observations*

**DEFECTIVE:** Active drip leak in line. Recommend repairs at this time.

**SAFETY:** 120 volt electrical outlet is an non grounded type receptacle. We recommend installing a grounded receptacle at this location or properly grounding the washer and dryer to the cold water pipes as per the appliance manufacturer's instructions to protect against electric shock or electrocution.

**MINOR CONCERNS**

\*\*\*\*\*

Items that are a MINOR CONCERN and warrant attention, repair and/or monitoring by qualified licensed trades or maintenance professionals:

**EXTERIOR COMPONENTS**

**EXTERIOR WALLS**

*Siding*

**MAINTENANCE:** Some loose or peeling paint viewed. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

**DEFERRED:** Insect damage or rot viewed.

*Ground Fault Circuit Interrupters (GFCI)*

We recommend installing and maintaining GFCI protection at all exterior receptacles.

**TRIM AND EAVES**

*Fascias*

East side tree rest on fascia.

**DEFERRED:** Rot/insect damage viewed one or more locations.

**MAINTENANCE:** Paint is deteriorated, loose or peeling. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.



WINDOWS

*Observations*

MAINTENANCE: Screen was damaged at one or more windows sampled.

**GROUNDS**

GATES AND FENCES

*Gates*

DEFECTIVE: Gate is in deteriorated condition and needs repair or replacement.

DEFERRED: Insect or moisture damage viewed.

*Wooden fences*

DEFERRED: Insect or moisture damage viewed.

*Concrete block fences*

DEFERRED: Settlement/soil movement cracks.

DEFECTIVE: Large cracks. We recommend further evaluation and corrections by a licensed masonry contractor.

DRIVEWAY / WALKS / SLABS

*Concrete*

MONITOR: Moderate size and amount of cracks viewed in the paving appear to be typical of settlement or shrinkage in areas of expansive soil. We suggest monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.

MAINTENANCE: Vertical displacement viewed appears to be caused by tree roots. We recommend consulting with a licensed landscaping contractor or arborist for remedial advice.

**FOUNDATION / FLOOR FRAMING / BASEMENT**

SLAB FOUNDATION ON GRADE

*Observations*

Main house.

SERVICEABLE. The slab was not visible due to floor coverings; however, no signs of significant defects were observed.

Addition.

MONITOR: Bedroom addition slopes slightly south.

**ROOF COMPONENTS**

DRAINS / GUTTERS / DOWNSPOUTS

*Roof or deck drains / Rain gutters*

Not fully guttered, partial system only.

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed.

*Downspouts*

DEFECTIVE: Downspout is missing at one or more locations.

CAPSHEET

*Observations*

MONITOR: Older roof, at or near the end of its design life. We suggest budgeting for a new roof in the near future.

MAINTENANCE: Vegetation near or touching the roof surface. We recommend maintaining vegetation growth from reaching the roof as needed to prevent damage to the roofing materials.

**PARKING STRUCTURE**

VEHICLE DOOR

*Tilt-up*

DEFERRED: Support needed to keep right door open. Recommend repairs for safety reasons.

INTERIOR

*Framing*

Conventional framing.

DEFERRED: Insect/moisture damage.

*Floor*

MONITOR: Small cracks observed. These appear to be typical settlement/shrinkage cracks and generally do not have structural significance. We suggest monitoring them from time to time. If any changes are observed we recommend further evaluation by a licensed concrete contractor.

DEFERRED: Pitted, corroded or damage to floor. Efflorescence noted.

*Ground Fault Circuit Interrupters (GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

EXTERIOR

*Stucco*

MAINTENANCE: Small cracks viewed. These cracks appear to be typical of settlement/shrinkage or seismic racking and are usually patched when painting.

*Siding*

MAINTENANCE: Some loose or peeling paint viewed. We recommend painting at this time to protect the wood from further deterioration and to enhance its appearance.

Tarp hanging over the back.

**ELECTRICAL SYSTEM**

WIRING

*Primary type*

DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician. Copper wire, non-grounded, polarized system in nonmetallic sheathing.

LIGHTS AND OUTLETS

*Lights and switches*

DEFECTIVE: Light fixture is broken, missing the globe, or is not installed at one or more locations.

**PLUMBING SYSTEM**

WATER SUPPLY

*Hose faucets*

DEFECTIVE: Did not operate at one or more locations sampled.

SAFETY: We recommend installing anti-siphon devices at all hose connections to protect the potable water supply from possible cross contamination. The common anti-siphon device for this purpose will screw onto the existing hose faucet. These are required on new construction and when replacing water pipes in older structures. They are available at most hardware stores in the plumbing department and can be easily installed by most homeowners with minimal or no tools.

GAS FUEL SYSTEM

*Gas shutoff at meter*

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake. (A seismic shutoff valve is required to be installed on the gas system of residences in the City of Los Angeles prior to the transfer of title.)

**WATER HEATER**

WATER HEATER

*Vent system*

SERVICEABLE.

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

*Water connections*

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing corroded components when observed as preventative maintenance.

*Burner compartment*

DEFECTIVE: Excessive rust flakes in the burner chamber. May have limited remaining life.

*Additional observations*

MAINTENANCE: Older unit is beyond its design life and can cause subsequent damage to the structure or personal belongings when it fails. We recommend replacing this water heater before it fails as a preventive maintenance measure.

**HEATING & COOLING SYSTEMS**

HEATING / AIR DISTRIBUTION

*Burner*

DEFERRED: Pilot or gas was off and the burner was not operated.

*Thermostat*

DEFERRED: Pilot or gas was off and the unit was not operated.

*Inspector's notes*

SAFETY: Heater appears serviceable; however, it is an older unit and is beyond its design life. We recommend calling the Gas Company to safety check the furnace prior to the close of this transaction. We further recommend turning off the pilot light at the end of each heating season to conserve energy and calling the Gas Company at the beginning of the each subsequent heating season to safety check and relight the furnace.

## **INTERIOR COMPONENTS**

### DOORS

*Main entry door*

DEFERRED: Recommend a different door handle.

*Exterior doors*

DEFERRED: No handle present, only deadbolt. Recommend adding a handle.

*Screen door*

MAINTENANCE: Door rubs.

*Interior doors*

SERVICEABLE.

MAINTENANCE: Recommend paint.

### WINDOWS

*Interior observations*

MAINTENANCE: One or more windows sampled were difficult to open or did not slide easily.

SAFETY: Counter balance at one or more windows sampled was broken. Counter balances hold the sash open. We recommend repairs as needed to prevent the sash from falling and possibly causing damage or personal injury.

### WALLS AND CEILINGS

*Plaster*

MAINTENANCE: Some holes or damaged viewed needs repairing.

## **KITCHEN**

### KITCHEN 1

*Counter tops*

Formica or plastic laminate.

DEFERRED: No back splash present.

*Ground Fault Circuit Interrupters (GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

## **BATHROOMS**

### BATHROOM

*Ventilation*

DEFECTIVE: Inadequate or no ventilation provided. Bathrooms should be well ventilated to remove moist air to

prevent mold or mildew from growing.

*Ground Fault Circuit Interrupters (GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

*Bathtub*

Glaze is worn.

SERVICEABLE. Finish is chipped, peeling or possibly stained.

MAINTENANCE: Shower diverter valve does not fully divert water to the shower head. We recommend repairs as needed for water and energy conservation.

This report is only a summary of findings from the inspection completed today. Please read the full Inspection Report when it is provided later.