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Inspection reference: 3850 E. 15th St., LB, CA 90804

# **Confidential Inspection Report**

**3850 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.

<i>Inspection date</i>	02/29/2024.
<i>Inspection Address</i>	3850 E. 15th St. Long Beach 90804.
<i>Client</i>	Adam Cavan
<i>Buyers Agent</i>	
<i>Sellers Agent</i>	Jessica Swarbrick Pacifica Roperties Group work 818-826-9440.
<i>Inspector</i>	Shawn Foster.

### SITE

<i>Topography</i>	Gentle slope.
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### INSPECTED BUILDINGS

<i>Description</i>	Single family house, and garage.
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### ADDITIONAL INFORMATION

<i>Orientation</i>	The front door is considered to be facing north for reporting purposes.
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## NOTES

### ATTENDING THE INSPECTION

*Present during the inspection*

Seller.  
Occupants.

### WEATHER

*Weather*

Sunny.

### ACCESSIBILITY

*Occupancy*

Occupied, Crowded conditions. Over furnished or stored items, visually obscure portions.

## 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*

DEFERRED: Moisture damage.

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: Portions of the walls are covered with thick vegetation and were not viewed.







*Masonry*

MONITOR: Entry wall has been taken down or removed.  
End of corner has been patched/repaired.



*Ground Fault Circuit Interrupters  
(GFCI)*

DEFECTIVE: GFCI did not respond to the test button operation at one or more locations.



**TRIM AND EAVES**  
*Eaves*

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





*Fascias*

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



**WINDOWS**

*Predominate type(s)*

Single hung.

*Observations*

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





**PORCH**

*Concrete surface*

MONITOR: Hairline or moderate sized cracks observed. These appear to be typical settlement and shrinkage cracks. We suggest monitoring and obtaining further evaluation by a licensed waterproofing contractor if a change in size or number is noticed.

*Structure*

DEFERRED: Brick wall has been damaged, removed.

Rear patio structure.

DEFECTIVE: Substandard construction.

DEFERRED: Moisture/insect damage viewed.



## 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.



*Wooden fences*

MAINTENANCE: Some loose/rotted posts and/or broken/missing boards.

DEFERRED: Insect or moisture damage viewed.





*Chain link / Wire fences*

DEFERRED: Some of the fence is concealed with vegetation.  
SERVICEABLE.



*Concrete block and wood fences*

DEFECTIVE: Large cracks. We recommend further evaluation by a qualified masonry contractor.



## **DRIVEWAY / WALKS / SLABS**

*Concrete*

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend 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.

DEFERRED: Appears to slope towards the parking structure. We recommend asking the owner for any knowledge of water intrusion or further evaluation by a licensed concrete contractor.

Rear patio not viewed due to belongings.





## 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*

West side.

Small hairline crack(s).

Kitchen area level changes. Unable to tell if it is a crack because of the carpet. Recommend further inspection.



*Anchor bolting*

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

*Observations*

DEFERRED: Possible cracks noted in kitchen. Unable to tell the size or cause.

### BASEMENT

*Accessibility*

DEFERRED: Viewing was restricted by stored items and the smell and visible evidence of possible mold condition. We recommend further evaluation after items are removed.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.



## 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.

### ATTIC

*Access location*

Front bathroom.

*Ventilation*

**MAINTENANCE:** Ventilation screens are damaged or missing at one or more locations. Attic space should be well ventilated to remove excessive moisture and heat, which can have an adverse affect on framing members, reduce the life expectancy of roofing materials, compress insulation reducing its efficiency and create an environment favorable for mold and mildew. We recommend repairing or replacing ventilation screens to prevent rodents, insects or birds from entering and to allow for proper air circulation.



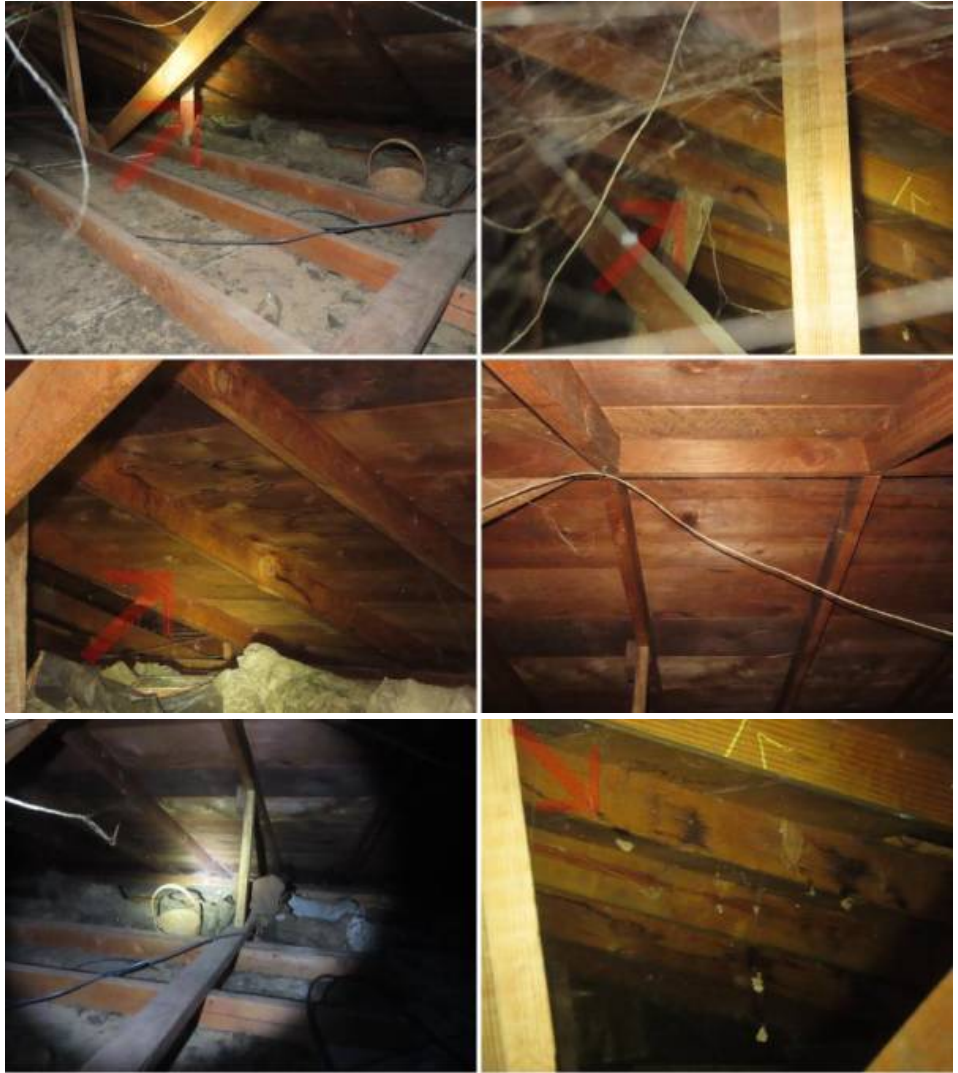
*Accessibility*

SERVICEABLE.

*Framing*

Conventional framing. Spaced sheathing.

**DEFERRED:** Water stains viewed. We can't tell the age of stains from appearance, however, we suspect possible current leakage. Also see roof covering notes below for additional information.



*Insulation*

None installed. We recommend installing insulation for energy conservation reasons.  
Over front bedroom.  
Type: Fiberglass batts. Approximate thickness: 1-2 inches. Minimal insulation. We suggest installing additional insulation to reduce heat loss.



*Observations*

SAFETY: Droppings or other evidence of rodents viewed.

**DRAINS / GUTTERS / DOWNSPOUTS**

*Roof or deck drains / Rain gutters*

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

MAINTENANCE: Rain gutters are improperly sloped or have come loose and do not drain properly. We recommend further evaluation and corrections as needed at this time.





**FLASHINGS**

*Flashings*

MAINTENANCE: Mastic is cracked/deteriorated at the pipe penetrations. We recommend applying fresh mastic as needed at this time to prevent leakage.



**COMPOSITION SHINGLES**

*Location*

House and garage.

*Style*

Hip.

*Method of inspection*

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

*Observations*

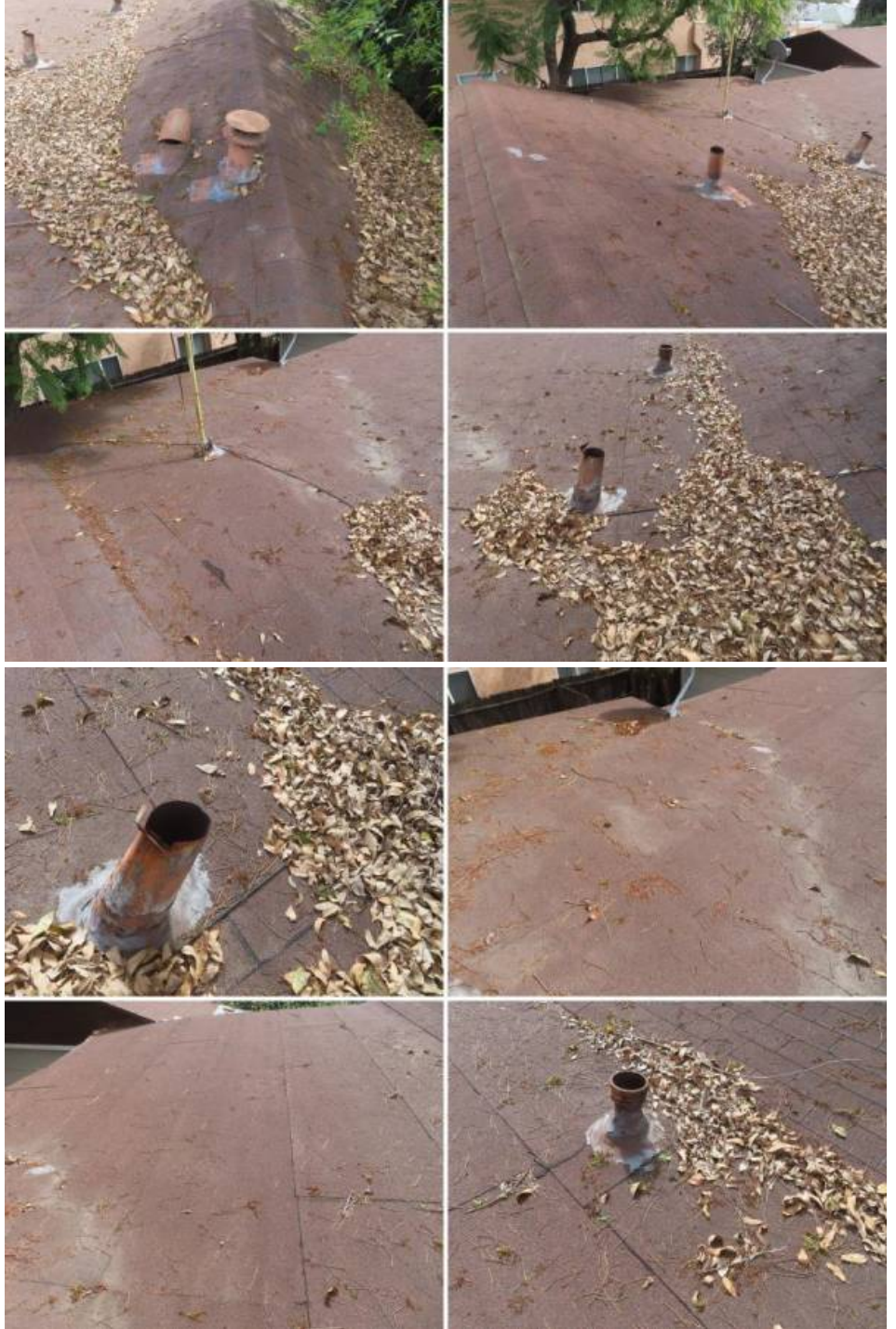
Evidence of possible leaking in garage and kitchen to back bedroom wall.

MAINTENANCE: Aging/weathering/deterioration of the ridge shingles.

MAINTENANCE: Aging/weathering, repairs needed, some cracked, broken, loose, missing or eroded shingles.

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











## PARKING STRUCTURE

### VEHICLE DOOR

*Sectional/Roll-up*

SERVICEABLE.



### PEDESTRIAN DOORS

*Exterior doors*

MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely at one or more doors sampled. Some minor shaving/trimming/adjustment is needed.

### INTERIOR

*Framing*

Conventional framing.

DEFERRED: Water stains observed on the framing. We are not able to determine if water stains are from active or repaired leaks.

Hole on rear wall, recommend closing hole to prevent bird entry.



*Interior surfaces*

DEFERRED: The walls were heavily obscured by stored items. We recommend further evaluation after stored items have been removed and prior to the close of this transaction.



*Floor*

DEFERRED: The floor was approximately 85% obscured by parked cars/stored items/or floor coverings. We recommend that you examine the floor when these items have been removed and before the close of this transaction.

*Ground Fault Circuit Interrupters (GFCI)*

We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

**EXTERIOR**

*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: Portions of the walls are covered with thick vegetation and were not viewed.



**ADDITIONAL INFORMATION**

*Inspector's comments*

Storage over bomb shelter.

Abandoned Transite pipes noted.

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



## 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*

East side of the main structure.

*Type of service*

Overhead service.  
120/240 Volt.

*Service conductors*

SERVICEABLE. Copper.

*Service disconnect*

100 Amp. main breaker.

*Branch circuit protection*

Circuit breakers.

*Panel observations, exterior*

**SAFETY:** Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.



### GROUNDING SYSTEM

*System ground*

SERVICEABLE.

### 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.  
Copper wires in metal conduit.

*Interior wiring observations*

West kitchen wall.

Extension cord wired improperly into and outlet junction box.

DEFECTIVE: Permanently installed (hard wired) lamp cord. This type of wire is not designed for permanent installation. Recommend further inspection and repairs as needed.



*Exterior wiring observations*

East porch to garage.

DEFECTIVE: Romex wiring is exposed to physical damage. This type of wiring is for use in concealed areas where it is not subject to physical damage.

East side.

DEFECTIVE: Conduit is separated and wires are exposed to physical damage and/or UV deterioration .

DEFECTIVE: Cover or knockout plugs missing at one or more junction boxes viewed. Covered junction boxes with no openings are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.







*Attic wiring observations*

DEFECTIVE: Cover or knockout plugs missing at one or more junction boxes viewed. Covered junction boxes with no openings are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.  
DEFERRED: Wiring is improperly abandoned. We did not see both ends of this wire and could not verify they were disconnected from a possible electrical source.



*Garage wiring observations*

DEFECTIVE: Cover or knockout plugs missing at one or more junction boxes viewed. Covered junction boxes with no openings are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.  
 DEFECTIVE: Extension cord ran through a knot hole in wall. Recommend removing cord.



**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: Two-pronged, ungrounded, polarized system. 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, 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: 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.

SAFETY: Non-grounded type receptacle at the refrigerator. We recommend upgrading to a grounded receptacle.

DEFECTIVE: Cover plate is missing or damaged at one or more locations. Risk of accidental contact with energized parts. We recommend installing or replacing damaged cover plates as needed at this time.

Kitchen. Stove and refrigerator share the same outlet.



## 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*

East side 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*

Galvanized steel.

Some copper noted.

**MAINTENANCE:** Mineral and corrosion buildup inside the galvanized iron water pipes can cause or contribute to volume loss at the fixtures. We recommend further evaluation by a licensed plumber.

*Hose faucets*

**SERVICEABLE:** Sampling operated was serviceable.

**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*

MONITOR: Slight drop in volume with simultaneous use of another fixture.

**DRAIN, WASTE AND VENT SYSTEM**

*Type(s) material viewed*

Cast iron and galvanized steel.

*Observations*

Lines are mostly not visible.  
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.

**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

<i>Location</i>	Laundry room.
<i>Year of manufacture</i>	2008.
<i>Capacity</i>	30 gallons.
<i>Fuel</i>	Natural gas.
<i>Seismic bracing</i>	SERVICEABLE.



<i>Safety relief valve</i>	Present, not tested.
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<i>Vent system</i>	<p>SERVICEABLE.</p> <p>SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.</p>
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*Water connections*

SERVICEABLE.



*Combustion air*

SERVICEABLE.

*Burner compartment*

SERVICEABLE.

*Platform*



DEFECTIVE: Not raised above the surrounding grade. We recommend raising the water heater at least 3-inches above the surrounding grade to guard against corrosion of the feet.

*Additional observations*

MAINTENANCE: Rumbling noise heard when the water heater was on might indicate mineral deposits or accumulated sediment in the tank that can affect the heater's efficiency. Accumulated sediment can also displace hot water volume.

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event the water heater leaks.



## 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.

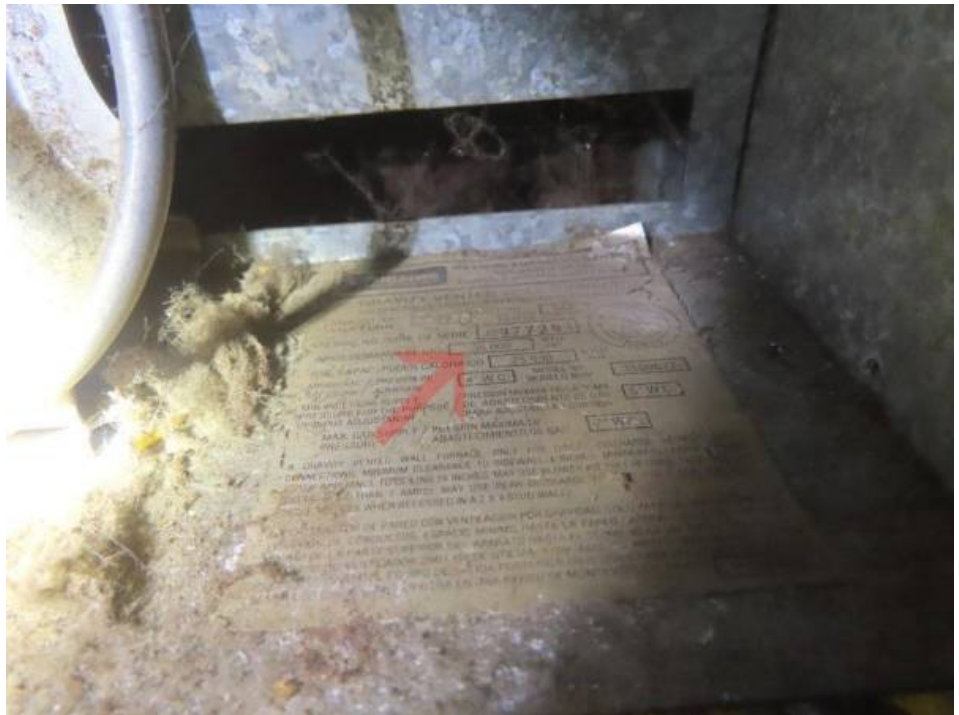
### HEATING / AIR DISTRIBUTION

*Location* Living room.

*Type* Wall furnace.

*Fuel* Natural gas.

*Rating* 1997  
BTU/H = 35,000.



*Clearance* SERVICEABLE.

*Burner* MAINTENANCE: Accumulated dust or animal hair in the burner control compartment. We recommend removing/vacuuming combustible debris now and annually for safe operation.

*Thermostat* SERVICEABLE. Heater responded to thermostat control.

*Exhaust flue* SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.  
DEFECTIVE: Vent cap is damaged, missing or improper type. We advise replacing missing or damaged vent caps to guard against wind and rain intrusion.

*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.

## CONDENSER

*Cooling system type*

Bedroom.

DEFERRED: Window mounted or other non central cooling present. These are not within the scope of our inspection and are not inspected.



## 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*

SERVICEABLE.

*Exterior doors*

DEFECTIVE: Laundry door deadbolt missing parts.  
 MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely at one or more doors sampled. Some minor shaving/trimming/adjustment is needed.  
 DEFERRED: Door was locked or blocked and not opened at one or more doors sampled.



*Screen door*

Front safety door.  
 MAINTENANCE: Missing strike plate.

*Interior doors*

MAINTENANCE: Some doors rub, stick or don't latch. Some shaving/trimming/adjustment is needed.



## WINDOWS

### *Interior observations*

**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.

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

Living room.

**DEFERRED:** Pane replaced with thin plexi glass.

**DEFERRED:** Water stains/damage present might indicate insect/moisture intrusion.

Many windows were not accessible due to belongings.



## WALLS AND CEILINGS

*Plaster*

DEFERRED: Many of the walls are covered with paneling and surface is not visible.  
DEFERRED: Stored items or furnishings prevent full inspection.



*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 contain asbestos, recommend further inspection by a licensed asbestos company.

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





*Wood or wood-like flooring*

DEFERRED: Buckled wood or open joints indicate excessive moisture.



*Carpeting*

MAINTENANCE: Possible stains/discoloration viewed.  
MAINTENANCE: Carpet is noticeably worn with some damage.



## SMOKE ALARMS

*Missing*

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

*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.

*Counter tops*

Formica or plastic laminate.

*Cabinets*

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.



*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. Fan to the exterior.

*Free standing range*

SERVICEABLE.  
Gas range.

## 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

#### *Utilities Present*

120 volt receptacle. Natural gas. Two water valves observed (hot and cold we assume; however, valves were not operated). Dryer vent.

#### *Observations*

MAINTENANCE: Unit drains into sink.

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.

MAINTENANCE: Draft diverter flapper valve at the exterior dryer vent hood is missing or does not close properly. These valves are for energy conservation and serve to prevent rodent entry.

DEFERRED: Laundry machines and appliances are not inspected or operated.

SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.





*Sink*

SERVICEABLE.

MAINTENANCE: Deteriorated caulking at the counter connection. We recommend re-caulking as needed to prevent water intrusion and subsequent damage.



*Faucet*

*Plumbing below sink*

SERVICEABLE.

MAINTENANCE: Wall has been opened for repairs/modifications and has not been properly closed/patched.



*Cabinets*

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.



*Ground Fault Circuit Interrupters (GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing

and maintaining GFCI protection at all laundry receptacles.



## 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*

3/4 Bath.

*Location*

2nd Bedroom.



*Ventilation*

2nd bedroom.  
Window is into hallway, not to exterior.  
SERVICEABLE. Ventilation shaft.



*Ground Fault Circuit Interrupters (GFCI)* 2nd bedroom.  
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*

Cabinets

SERVICEABLE.

Toilet

SERVICEABLE.

2nd bedroom.

DEFECTIVE: Toilet tank has been improperly cut/modified to fit into the corner. Recommend further inspection and repairs as needed.



Stall shower

2nd bedroom.

MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.

MAINTENANCE: Missing drain cover.





**BATHROOM**

*Description*

Master bathroom,  
Full bath.



*Location*

Bedroom.

*Ventilation*

SERVICEABLE. Window.

*Ground Fault Circuit Interrupters (GFCI)* Master bath.  
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.  
MAINTENANCE: Wall has been opened for repairs/modifications and has not been properly closed/patched.



*Cabinets* Master bath.  
MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.



Toilet

Bath tub

SERVICEABLE.

Master bath.  
Glaze is peeling.

SERVICEABLE. Finish is chipped, peeling or possibly stained.  
Tub only, no shower installed.



## 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:  
3850 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**

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

### **FOUNDATION / FLOOR FRAMING / BASEMENT**

#### BASEMENT

#### *Accessibility*

DEFERRED: Viewing was restricted by stored items and the smell and visible evidence of possible mold condition. We recommend further evaluation after items are removed.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.



**MAJOR CONCERNS**

\*\*\*\*\*

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

**EXTERIOR COMPONENTS**

EXTERIOR WALLS

*Ground Fault Circuit Interrupters (GFCI)*

DEFECTIVE: GFCI did not respond to the test button operation at one or more locations.

**ROOF COMPONENTS**

COMPOSITION SHINGLES

*Observations*

Evidence of possible leaking in garage and kitchen to back bedroom wall.

MAINTENANCE: Aging/weathering/deterioration of the ridge shingles.

MAINTENANCE: Aging/weathering, repairs needed, some cracked, broken, loose, missing or eroded shingles.

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

**PARKING STRUCTURE**

ADDITIONAL INFORMATION

*Inspector's comments*

Storage over bomb shelter.

Abandoned Transite pipes noted.

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

**ELECTRICAL SYSTEM**

ELECTRICAL SERVICE

*Panel observations, exterior*

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.

WIRING

*Interior wiring observations*

West kitchen wall.

Extension cord wired improperly into and outlet junction box.

DEFECTIVE: Permanently installed (hard wired) lamp cord. This type of wire is not designed for permanent installation. Recommend further inspection and repairs as needed.

*Exterior wiring observations*

East porch to garage.

DEFECTIVE: Romex wiring is exposed to physical damage. This type of wiring is for use in concealed areas where it is not subject to physical damage.

East side.

DEFECTIVE: Conduit is separated and wires are exposed to physical damage and/or UV deterioration .  
 DEFECTIVE: Cover or knockout plugs missing at one or more junction boxes viewed. Covered junction boxes with no openings are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.

*Attic wiring observations*

DEFECTIVE: Cover or knockout plugs missing at one or more junction boxes viewed. Covered junction boxes with no openings are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.  
 DEFERRED: Wiring is improperly abandoned. We did not see both ends of this wire and could not verify they were disconnected from a possible electrical source.

**LIGHTS AND OUTLETS**

*Electrical outlets*

SAFETY: Two-pronged, ungrounded, polarized system. 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, 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: 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.

SAFETY: Non-grounded type receptacle at the refrigerator. We recommend upgrading to a grounded receptacle.

DEFECTIVE: Cover plate is missing or damaged at one or more locations. Risk of accidental contact with energized parts. We recommend installing or replacing damaged cover plates as needed at this time.

Kitchen. Stove and refrigerator share the same outlet.

**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.

*Additional observations*

MAINTENANCE: Rumbling noise heard when the water heater was on might indicate mineral deposits or accumulated sediment in the tank that can affect the heater's efficiency. Accumulated sediment can also displace hot water volume.

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event the water heater leaks.

**HEATING & COOLING SYSTEMS**

**HEATING / AIR DISTRIBUTION**

*Exhaust flue*

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

DEFECTIVE: Vent cap is damaged, missing or improper type. We advise replacing missing or damaged vent caps to guard against wind and rain intrusion.

**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 contain asbestos, recommend further inspection by a licensed asbestos company.  
MAINTENANCE: Loose, displaced or damaged tile at one or more locations.

**LAUNDRY**

**LAUNDRY**

*Observations*

MAINTENANCE: Unit drains into sink.

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.

MAINTENANCE: Draft diverter flapper valve at the exterior dryer vent hood is missing or does not close properly. These valves are for energy conservation and serve to prevent rodent entry.

DEFERRED: Laundry machines and appliances are not inspected or operated.

SAFETY: We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.

**BATHROOMS**

**BATHROOM**

*Toilet*

2nd bedroom.

DEFECTIVE: Toilet tank has been improperly cut/modified to fit into the corner. Recommend further inspection and repairs as needed.

**MINOR CONCERNS**

\*\*\*\*\*

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

**NOTES**

**ACCESSIBILITY**

*Occupancy*

Occupied, Crowded conditions. Over furnished or stored items, visually obscure portions.

**EXTERIOR COMPONENTS**

EXTERIOR WALLS

*Siding*

DEFERRED: Moisture damage.

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: Portions of the walls are covered with thick vegetation and were not viewed.

*Masonry*

MONITOR: Entry wall has been taken down or removed.  
End of corner has been patched/repared.

TRIM AND EAVES

*Eaves*

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

*Fascias*

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

WINDOWS

*Observations*

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.

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

PORCH

*Concrete surface*

MONITOR: Hairline or moderate sized cracks observed. These appear to be typical settlement and shrinkage cracks. We suggest monitoring and obtaining further evaluation by a licensed waterproofing contractor if a change in size or number is noticed.

DEFERRED: Brick wall has been damaged, removed.

*Structure*

Rear patio structure.

DEFECTIVE: Substandard construction.

DEFERRED: Moisture/insect damage viewed.

**GROUNDS**

GATES AND FENCES

*Gates*

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

*Wooden fences*

MAINTENANCE: Some loose/rotted posts and/or broken/missing boards.

DEFERRED: Insect or moisture damage viewed.

*Chain link / Wire fences*

DEFERRED: Some of the fence is concealed with vegetation.

SERVICEABLE.

*Concrete block and wood fences*

DEFECTIVE: Large cracks. We recommend further evaluation by a qualified masonry contractor.

#### DRIVEWAY / WALKS / SLABS

*Concrete*

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend 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.

DEFERRED: Appears to slope towards the parking structure. We recommend asking the owner for any knowledge of water intrusion or further evaluation by a licensed concrete contractor.

Rear patio not viewed due to belongings.

### **FOUNDATION / FLOOR FRAMING / BASEMENT**

#### SLAB FOUNDATION ON GRADE

*Foundation perimeter*

West side.

Small hairline crack(s).

Kitchen area level changes. Unable to tell if it is a crack because of the carpet. Recommend further inspection.

*Observations*

DEFERRED: Possible cracks noted in kitchen. Unable to tell the size or cause.

### **ROOF COMPONENTS**

#### ATTIC

*Ventilation*

MAINTENANCE: Ventilation screens are damaged or missing at one or more locations. Attic space should be well ventilated to remove excessive moisture and heat, which can have an adverse affect on framing members, reduce the life expectancy of roofing materials, compress insulation reducing its efficiency and create an environment favorable for mold and mildew. We recommend repairing or replacing ventilation screens to prevent rodents, insects or birds from entering and to allow for proper air circulation.

*Framing*

Conventional framing. Spaced sheathing.

DEFERRED: Water stains viewed. We can't tell the age of stains from appearance, however, we suspect possible current leakage. Also see roof covering notes below for additional information.

*Insulation*

None installed. We recommend installing insulation for energy conservation reasons.

Over front bedroom.

Type: Fiberglass batts. Approximate thickness: 1-2 inches. Minimal insulation. We suggest installing additional insulation to reduce heat loss.

*Observations*

SAFETY: Droppings or other evidence of rodents viewed.

#### DRAINS / GUTTERS / DOWNSPOUTS

*Roof or deck drains / Rain gutters*

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

MAINTENANCE: Rain gutters are improperly sloped or have come loose and do not drain properly. We recommend further evaluation and corrections as needed at this time.

FLASHINGS

*Flashings*

MAINTENANCE: Mastic is cracked/deteriorated at the pipe penetrations. We recommend applying fresh mastic as needed at this time to prevent leakage.

**PARKING STRUCTURE**

PEDESTRIAN DOORS

*Exterior doors*

MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely at one or more doors sampled. Some minor shaving/trimming/adjustment is needed.

INTERIOR

*Framing*

Conventional framing.

DEFERRED: Water stains observed on the framing. We are not able to determine if water stains are from active or repaired leaks.

Hole on rear wall, recommend closing hole to prevent bird entry.

*Interior surfaces*

DEFERRED: The walls were heavily obscured by stored items. We recommend further evaluation after stored items have been removed and prior to the close of this transaction.

*Floor*

DEFERRED: The floor was approximately 85% obscured by parked cars/stored items/or floor coverings. We recommend that you examine the floor when these items have been removed and before the close of this transaction.

*Ground Fault Circuit Interrupters (GFCI)*

We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

EXTERIOR

*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: Portions of the walls are covered with thick vegetation and were not viewed.

**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.

Copper wires in metal conduit.

*Garage wiring observations*

DEFECTIVE: Cover or knockout plugs missing at one or more junction boxes viewed. Covered junction boxes with no openings are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.

DEFECTIVE: Extension cord ran through a knot hole in wall. Recommend removing cord.

**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**

*Water lines*

Galvanized steel.

Some copper noted.

MAINTENANCE: Mineral and corrosion buildup inside the galvanized iron water pipes can cause or contribute to volume loss at the fixtures. We recommend further evaluation by a licensed plumber.

**FUNCTIONAL FLOW AND PRESSURE**

*Functional flow*

MONITOR: Slight drop in volume with simultaneous use of another fixture.

**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**

*Platform*

DEFECTIVE: Not raised above the surrounding grade. We recommend raising the water heater at least 3-inches above the surrounding grade to guard against corrosion of the feet.

**HEATING & COOLING SYSTEMS**

**HEATING / AIR DISTRIBUTION**

*Burner*

MAINTENANCE: Accumulated dust or animal hair in the burner control compartment. We recommend removing/vacuuming combustible debris now and annually for safe operation.

*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.

CONDENSER*Cooling system type*

Bedroom.

DEFERRED: Window mounted or other non central cooling present. These are not within the scope of our inspection and are not inspected.

**INTERIOR COMPONENTS**DOORS*Exterior doors*

DEFECTIVE: Laundry door deadbolt missing parts.

MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely at one or more doors sampled. Some minor shaving/trimming/adjustment is needed.

DEFERRED: Door was locked or blocked and not opened at one or more doors sampled.

*Screen door*

Front safety door.

MAINTENANCE: Missing strike plate.

*Interior doors*

MAINTENANCE: Some doors rub, stick or don't latch. Some shaving/trimming/adjustment is needed.

WINDOWS*Interior observations*

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.

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

DEFERRED: Pane replaced with thin plexi glass.

DEFERRED: Water stains/damage present might indicate insect/moisture intrusion.

Many windows were not accessible due to belongings.

WALLS AND CEILINGS*Plaster*

DEFERRED: Many of the walls are covered with paneling and surface is not visible.

DEFERRED: Stored items or furnishings prevent full inspection.

FLOORING*Wood or wood-like flooring*

DEFERRED: Buckled wood or open joints indicate excessive moisture.

*Carpeting*

MAINTENANCE: Possible stains/discoloration viewed.

MAINTENANCE: Carpet is noticeably worn with some damage.

**KITCHEN**KITCHEN 1*Cabinets*



MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.

*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.

**LAUNDRY**

LAUNDRY

*Sink*

SERVICEABLE.

MAINTENANCE: Deteriorated caulking at the counter connection. We recommend re-caulking as needed to prevent water intrusion and subsequent damage.

*Plumbing below sink*

MAINTENANCE: Wall has been opened for repairs/modifications and has not been properly closed/patched.

*Cabinets*

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.

*Ground Fault Circuit Interrupters (GFCI)*

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

**BATHROOMS**

BATHROOM

*Ventilation*

2nd bedroom.

Window is into hallway, not to exterior.

SERVICEABLE. Ventilation shaft.

*Ground Fault Circuit Interrupters (GFCI)*

2nd bedroom.

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

*Stall shower*

2nd bedroom.

MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.

MAINTENANCE: Missing drain cover.

BATHROOM

*Plumbing below sink*

SERVICEABLE.

MAINTENANCE: Wall has been opened for repairs/modifications and has not been properly closed/patched.

*Cabinets*

Master bath.

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.

*Bathub*

Master bath.

Glaze is peeling.

SERVICEABLE. Finish is chipped, peeling or possibly stained.

Tub only, no shower installed.

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