



**KEYS  
PROPERTY INSPECTIONS**

# Inspection Report

## Casey Covenant

**Property Address:**  
6557 Babcock Ave  
North Hollywood CA 91606



**Keys Property Inspections**

**Taylor Poage**  
**E: [KeysPropertyInspections@gmail.com](mailto:KeysPropertyInspections@gmail.com)**  
**P: (818)679-6608**



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<b>Date:</b> 6/5/2024	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 2024060501
<b>Property:</b> 6557 Babcock Ave North Hollywood CA 91606	<b>Customer:</b> Casey Covenant	<b>Real Estate Professional:</b> Casey Covenant

**Comment Key or Definitions**

**This report is for the use of the herein-named client only and is not to be relied upon in any way by any third parties.**

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

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

**Restricted Access (RA)** = Viewing of the item, component, or unit was constrained by personal items, obstructions, or conditions noted during the inspection.

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

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

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

**In Attendance:**

Seller and listing agent

**Type of building:**

Single Family (1 story)

**Lot Type:**

Mild grade

**Approximate age of building:**

80 Years or Older

**Temperature (Fahrenheit):**

70 to 80 degrees

**Weather:**

Clear

**Rain in last 3 days:**

No

## Summary



### Keys Property Inspections

**E: KeysPropertyInspections@gmail.com**  
**P: (818)679-6608**

**Customer**  
Casey Covenant

**Address**  
6557 Babcock Ave  
North Hollywood CA 91606

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.




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## 1. Roofing

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### 1.0 Roof Coverings

#### Restricted Access

-  (2) Areas of temporary repairs, missing / damaged roofing material, uplifted roofing material and general wear observed at rooftop surfaces. Maintenance and further review by a qualified roofer is recommended at this time.
-  (4) Improper shingle installation observed at low sloped rear bonus area rooftop. Recommend correcting or verifying installation with a qualified roofer.
-  (5) The tree limbs that are in contact with roof or hanging near roof should be trimmed.


### 1.1 Flashings

#### Repair or Replace

 Improper flashing installations observed in a number of areas. Recommended correcting.

### 1.3 Gutters and Downspouts

#### Restricted Access

 (1) Rear gutter is rusted / deteriorated and missing end cap. Recommend maintenance.

 (3) Kickouts are not installed to divert water away from the structure. Recommend installing.

 (4) Missing downspout observed at the garage rear gutter. Recommend correcting.

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## 2. Exterior

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings


#### Repair or Replace

 (1) Deterioration/damaged observed at patio trellis framing and cover. Recommend repairs.

 (2) Deterioration observed at the front porch railings. Recommend correcting.


### 2.4 Grading, Planters, Drainage, Driveways, Patio, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Restricted Access

 (1) Inadequate slope observed at front, rear, sides, and garage. This can cause or contribute to water intrusion or deterioration. I recommend correcting landscape or the installation of area drains to divert moisture away from structure.


### 2.5 Eaves, Soffits and Fascias

#### Inspected

 (2) Wood damage/deterioration observed in a number of areas. Further review by a qualified termite specialist is recommended at this time.

### 2.7 Exterior comments

#### Restricted Access

 (2) Inspection of outbuildings and storage sheds are beyond the scope of this inspection. However deterioration was observed at the rear studio doors, wood siding, windows frame, and overhang. Recommend repairs.

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## 3. Garage

### 3.0 Garage Framing


#### Repair or Replace

 (1) Storage racks are hung from roof framing at garage. Recommend correcting or installing supporting structural members by a qualified contractor/roofer.

 (2) Wood shakes/shingles are installing under newer roofing material. Recommend correcting.

### 3.1 Garage Walls (including Firewall Separation)

#### Repair or Replace


 Moisture damage/moisture intrusion observed at the garage wall. Recommend repairs.

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## 4. Interiors

### 4.0 Walls and Ceilings

#### Restricted Access

 (1) Moisture staining observed at the kitchen ceiling. Recommend repair and correcting condition.

**4.5 Windows (representative number)****Restricted Access**



-  (2) Moisture staining/leak observed at kitchen garden window. Recommend repair.

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## 5. Structural Components

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**5.0 Foundations, Basement and Crawlspace****Restricted Access**

-  (1) Damaged section of stem wall observed at front left side. Recommend maintenance.
-  (2) Deterioration observed in areas. Recommend maintenance.



**5.2 Floors (Structural)****Restricted Access**

-  (2) Moisture damage/deterioration observed at the subfloor. Recommend repairs.

**5.5 Roof Structure and Attic****Restricted Access**

-  Moisture stains observed at the attic framing/sheathing. Further review by a qualified roofer is recommended at this time.

**5.6 Attic Comments****Restricted Access**


-  (1) Evidence of rodents/traps observed in attic. Further review by a qualified pest control specialist is recommended at this time.
-  (2) Due to restrictive clearances, the attic could not be fully entered/ evaluated. Limited inspection.

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## 6. Plumbing System

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**6.1 Water Supply/Distribution System****Repair or Replace**

-  Copper supply piping is in contact with galvanized material or unlike metal observed at the crawlspace. This can corrode copper piping through electrolysis. Recommend correcting.



**6.3 Faucets, Fixtures and Drains****Inspected**

-  (1) Water hammer / vibrations observed at laundry area bathroom sink faucet. Recommend correcting.

**6.4 Sinks, Showers, Bathtubs and Toilets****Inspected**

-  (1) The hallway bathroom tub drains slowly. Recommend maintenance.

**6.5 Gas Meter and Distribution Piping****Restricted Access**

-  (1) Gas lines are not properly secured at crawlspace. Recommend correcting.
-  (2) Gas piping is installed through concrete or foundation walls without protection. Recommend correcting.




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## 7. Electrical System


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**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and**

**Voltage****Inspected**

-  (2) Exposed/unprotected wiring observed at kitchen stovetop cabinet. Recommend correcting.
-  (3) Electrical wiring/ conduit is improperly secured and lying on crawl space floor. Recommend correcting.
-  (4) Exposed/unprotected wiring observed at the garage . Recommend correcting.

**7.4 Outlets****Restricted Access**


-  (2) Ground fault circuit interrupted protected outlets (GFCI) are not installed at hallway bathroom cabinet and garage. Recommend correcting.

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## 8. Water heater(s)

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**8.0 Vent pipe/combustion air****Repair or Replace**

-  The vent pipe is improperly secured. Recommend correcting.

**8.2 Temperature pressure relief valve and drain line****Repair or Replace**



-  A temperature pressure release valve drain line is not installed- safety issue. Recommend installing.

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## 9. Heating / Central Air Conditioning

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**9.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Restricted Access**

-  (2) Ductwork is deteriorated and improperly supported at rooftop. Recommend correcting.
-  (4) The debris seen in the vents indicates the need for cleaning ducts. Recommend maintenance.

**9.4 HVAC Platform****Restricted Access**

-  (3) Exposed nails / improperly sealed penetrations observed at HVAC platform. Recommend correcting.

**9.5 Cooling and Air Handler Equipment****Restricted Access**

-  (1) Electrical disconnect is not installed within direct sight of the HVAC unit. Recommend installing.
-  (3) The central air conditioning unit was not cooling to an adequate temperature (less than 15 degrees fahrenheit measured from the return air duct to supply registers). Recommend servicing and further review by a qualified HVAC specialist.
-  (4) Improper breaker /fuse size installation observed for air conditioning unit per manufacturers installation requirements. Recommend correcting.

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## 11. Built-In Kitchen Appliances

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**11.3 Food Waste Disposer****Repair or Replace**

-  The garbage disposer is hard wired. Recommend installing a U.L. listed cord and outlet.



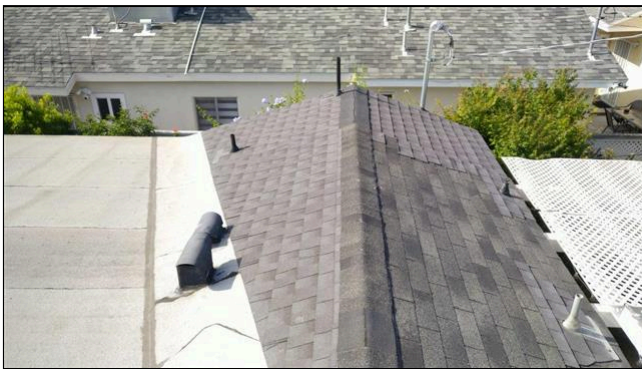
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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Taylor Poage*

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



### Styles & Materials

**Roof Covering:**

3 Tab Shingle  
Modified bitumen

**Viewed roof covering from:**

Walked roof

**Number Of Layers:**

1

**Sky Light(s):**

None  
Fixed

**Gutters and Downspouts:**

Partially Installed

### Items

## 1.0 Roof Coverings

**Comments:** Restricted Access

(1) We strive to thoroughly examine all accessible parts of the roof system. Please note that our inspection includes assessing the roof for signs of deterioration, as well as examining installation methods and materials. It's important to understand that while we look for visible signs of leaking during the inspection, there may not always be observable indications at that time. As a result, determining definitively whether the roof leaks is outside the scope of our inspection.

📌 (2) Areas of temporary repairs, missing / damaged roofing material, uplifted roofing material and general wear observed at rooftop surfaces. Maintenance and further review by a qualified roofer is recommended at this time.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



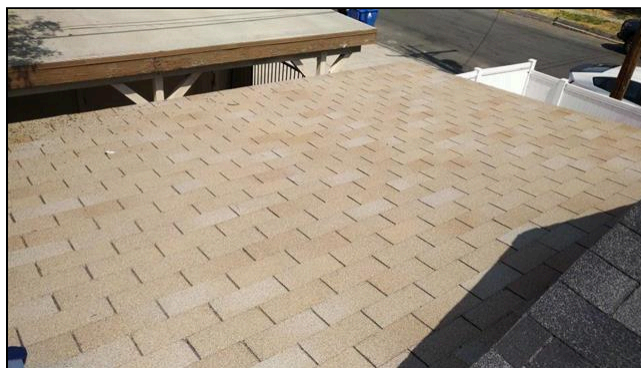
1.0 Item 5(Picture)

(3) Evidence of repairs observed. We are unable to determine the cause or effectiveness of these repairs.



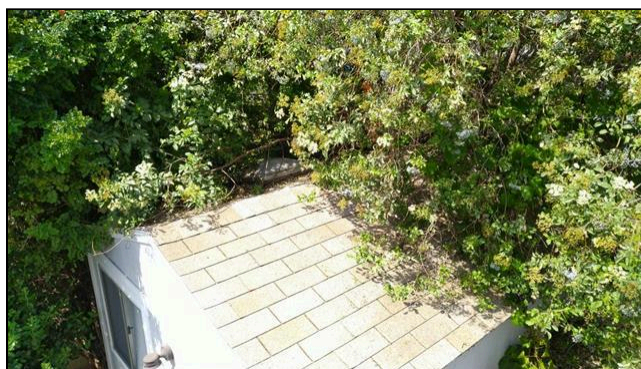
1.0 Item 6(Picture)

🏠 (4) Improper shingle installation observed at low sloped rear bonus area rooftop. Recommend correcting or verifying installation with a qualified roofer.



1.0 Item 7(Picture)

🏠 (5) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 8(Picture)

**1.1 Flashings**

**Comments:** Repair or Replace

🏠 Improper flashing installations observed in a number of areas. Recommended correcting.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected, Restricted Access

Skylight observed at the rear shed, there were no signs of leakage at the time of the inspection. Suggest monitoring for changes in condition.



1.2 Item 1(Picture)

**1.3 Gutters and Downspouts**

**Comments:** Restricted Access

🏠 (1) Rear gutter is rusted / deteriorated and missing end cap. Recommend maintenance.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

(2) Garage roof gutter is clogged / covered with debris. Suggest maintenance.



1.3 Item 4(Picture)

🏠 (3) Kickouts are not installed to divert water away from the structure. Recommend installing.



1.3 Item 5(Picture)



1.3 Item 6(Picture)

🏠 (4) Missing downspout observed at the garage rear gutter. Recommend correcting.

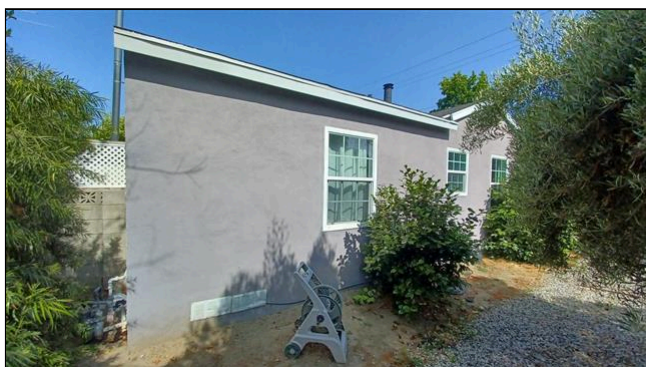


1.3 Item 7(Picture)

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

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



### Styles & Materials

**Siding Style:**

Shiplap  
Cement stucco

**Siding Material:**

Cement-Fiber

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Covered porch

**Driveway:**

Concrete

### Items

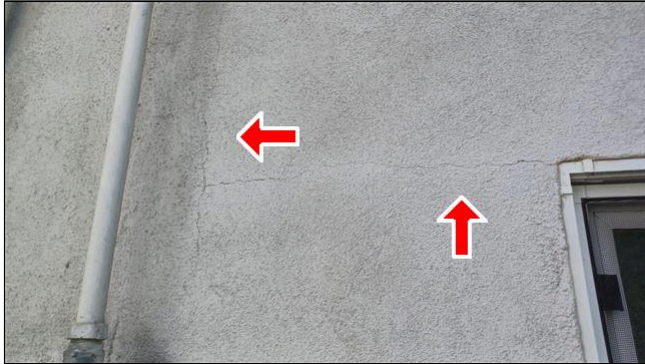


2.0 Wall Cladding

Comments: Restricted Access

(1) Limited review of wall claddings due to personal items and/or vegetation.

(2) Cracks observed at the wall cladding in a number of areas. Suggest maintenance.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

(3) Vegetation is contact with the wall cladding in areas. Suggest maintenance.



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

**2.1 Doors (Exterior)**

**Comments:** Inspected

The rear exterior door/door frame is weathered and generally worn. Suggest maintenance.




2.1 Item 1(Picture)

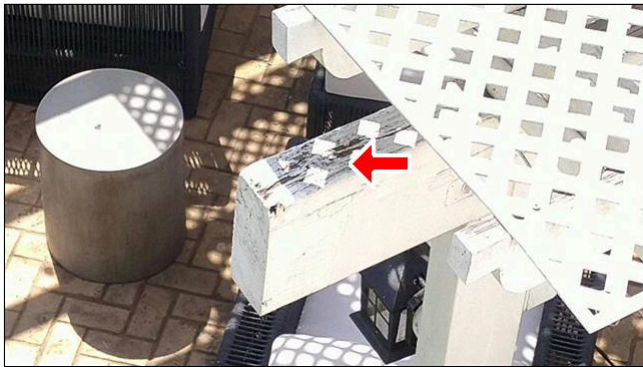
**2.2 Windows**

**Comments:** Inspected

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Repair or Replace

 (1) Deterioration/damaged observed at patio trellis framing and cover. Recommend repairs.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

📍 (2) Deterioration observed at the front porch railings. Recommend correcting.



2.3 Item 3(Picture)



2.3 Item 4(Picture)

**2.4 Grading, Planters, Drainage, Driveways, Patio, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

Comments: Restricted Access

📍 (1) Inadequate slope observed at front, rear, sides, and garage. This can cause or contribute to water intrusion or deterioration. I recommend correcting landscape or the installation of area drains to divert moisture away from structure.

(2) Cracks observed at the walkways/ driveway. Suggest sealing/repairs as necessary.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(3) Sub-surface lot drainage system is present. The client is advised to have a qualified drainage contractor verify its overall condition.



2.4 Item 3(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected

(1) Improper plywood soffit application observed at left side. Suggest correcting.



2.5 Item 1(Picture)

📍 (2) Wood damage/deterioration observed in a number of areas. Further review by a qualified termite specialist is recommended at this time.



2.5 Item 2(Picture)



2.5 Item 3(Picture)



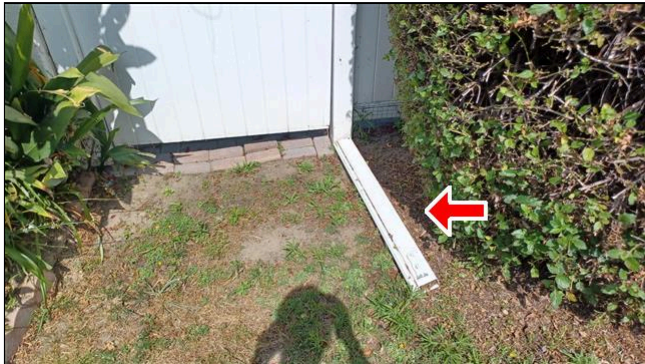
2.5 Item 4(Picture)

2.6 Fencing/Gates

Comments: Restricted Access

(1) Limited review of fencing or property walls due to vegetation.

(2) The vinyl fencing and gates are deteriorated/generally worn in a number of areas. Suggest maintenance.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

**2.7 Exterior comments**

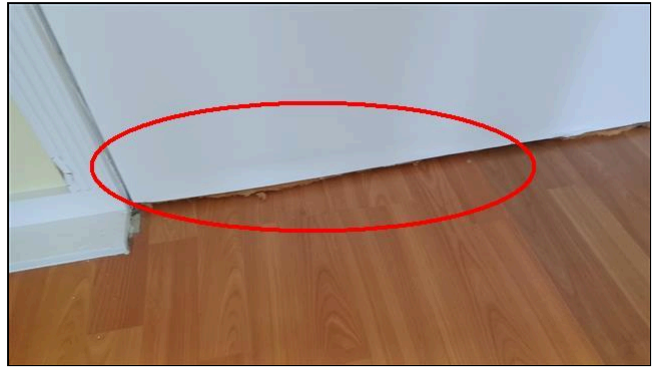
**Comments:** Restricted Access

(1) No matter the age of the building, we recommend requesting information on permits and inspection records, including final signatures, for the building itself and for any alterations, renovations, or additions that may have been undertaken.

🏠 (2) Inspection of outbuildings and storage sheds are beyond the scope of this inspection. However deterioration was observed at the rear studio doors, wood siding, windows frame, and overhang. Recommend repairs.



2.7 Item 1(Picture)



2.7 Item 2(Picture)



2.7 Item 3(Picture)



2.7 Item 4(Picture)



2.7 Item 5(Picture)



2.7 Item 6(Picture)



2.7 Item 7(Picture)

(3) Exposed framing components observed at the front. Suggest correcting.



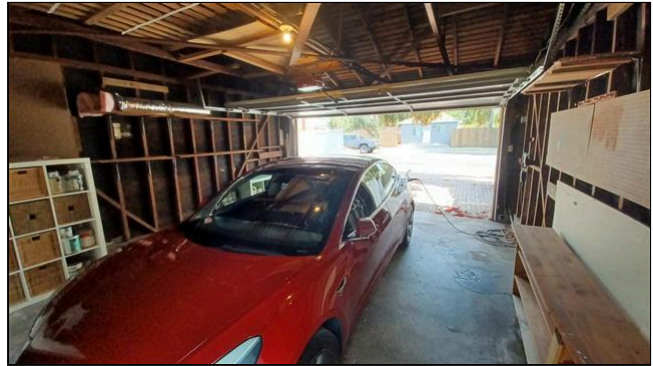
2.7 Item 8(Picture)

(4) No matter the age of the building, we recommend requesting information on permits and inspection records, including final signatures, for the building itself and for any alterations, renovations, or additions that may have been undertaken.

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

### 3. Garage

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices



#### Styles & Materials

**Garage:**

Detached

**Interior:**

Inspected

**Garage Door Type:**

Two automatic

**Garage interior:**

Limited Review

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

GENIE

**Reverse Safety Mechanisms:**

Photo sensor responded when tested

#### Items

### 3.0 Garage Framing

**Comments:** Repair or Replace



🏠 (1) Storage racks are hung from roof framing at garage. Recommend correcting or installing supporting structural members by a qualified contractor/roofer.



3.0 Item 1(Picture)

🏠 (2) Wood shakes/shingles are installing under newer roofing material. Recommend correcting.



3.0 Item 2(Picture)

**3.1 Garage Walls (including Firewall Separation)**

**Comments:** Repair or Replace

🏠 Moisture damage/moisture intrusion observed at the garage wall. Recommend repairs.



3.1 Item 1(Picture)

**3.2 Garage Floor**

**Comments:** Restricted Access

Cracks observed at garage slab. Suggest sealing/repairs.



3.2 Item 1(Picture)

**3.3 Garage Door (s)**

**Comments:** Inspected

**3.4 Garage Exterior Service Door**

**Comments:** Inspected

Deterioration observed at the garage service door. Suggest maintenance.



3.4 Item 1(Picture)

**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

**Comments:** Restricted Access

As of July 1, 2019, all garage door openers must have a battery backup that functions during an electrical outage. If you replace a garage door connected to an automatic opener, you must upgrade to a model with a battery backup. Verifying compliance with this requirement is beyond the scope of this inspection. We advise the client to ensure compliance and make updates if necessary.

**3.6 Garage comments**

**Comments:** Restricted Access

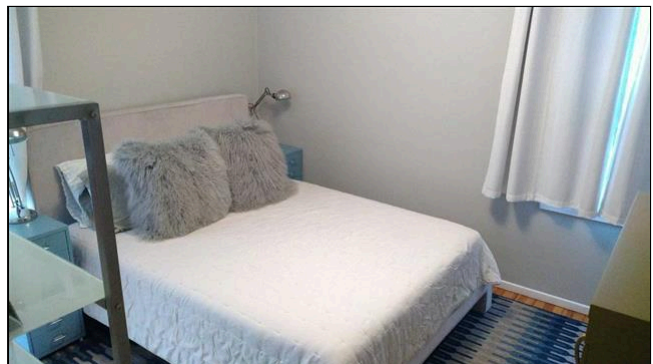
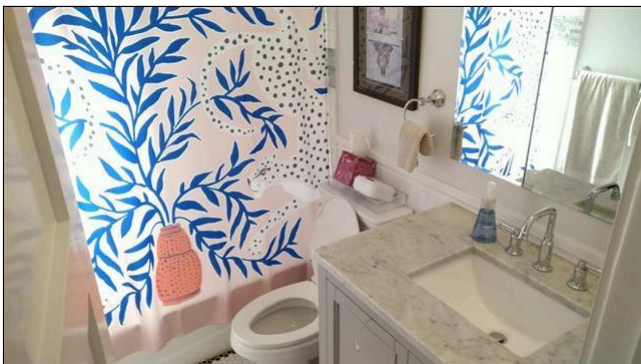
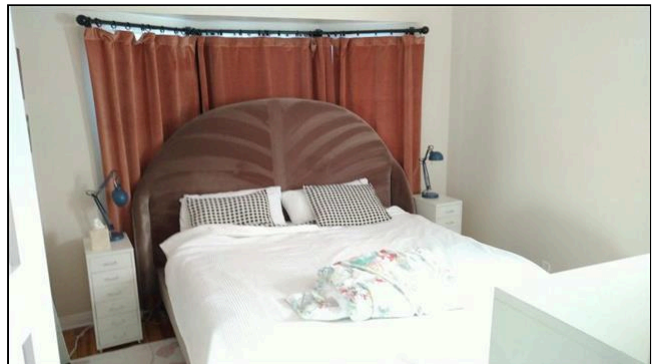
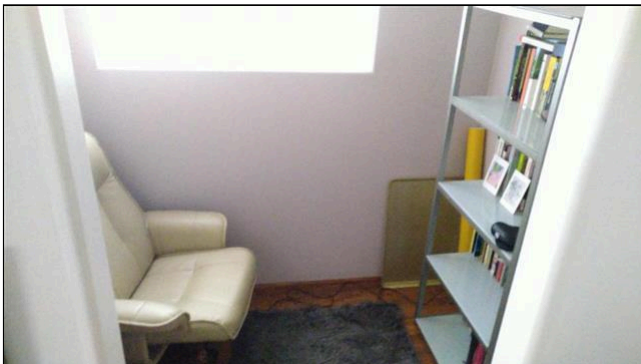
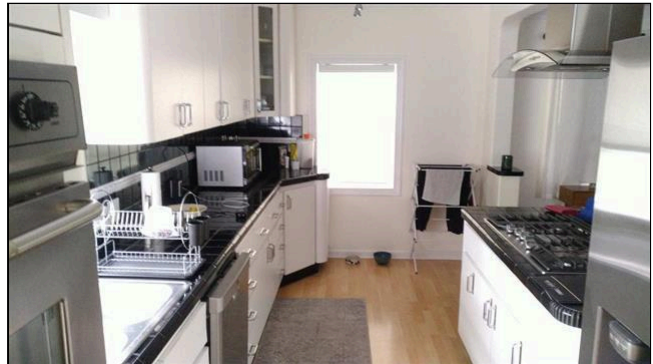
Limited review of garage area due to items stored inside and/or vehicle.

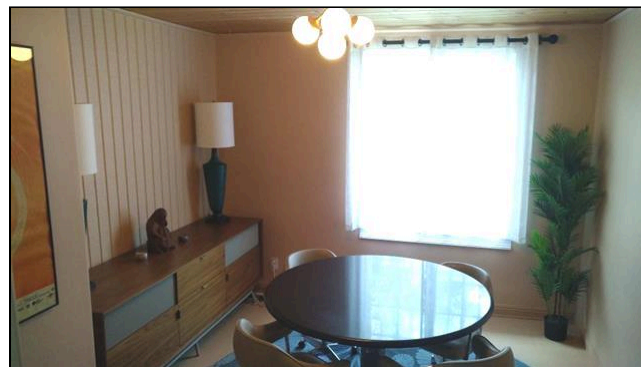
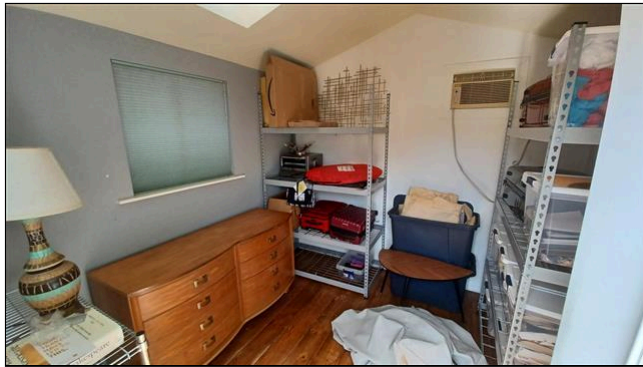
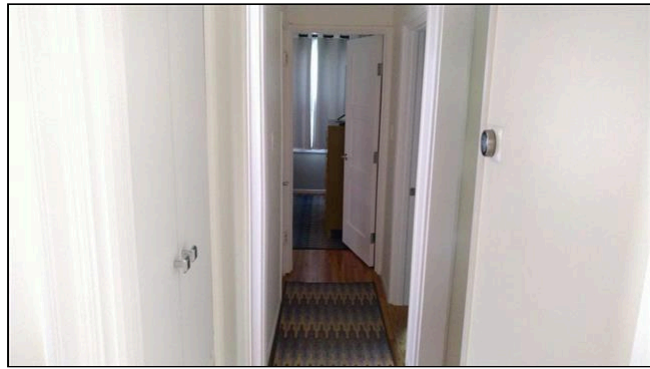
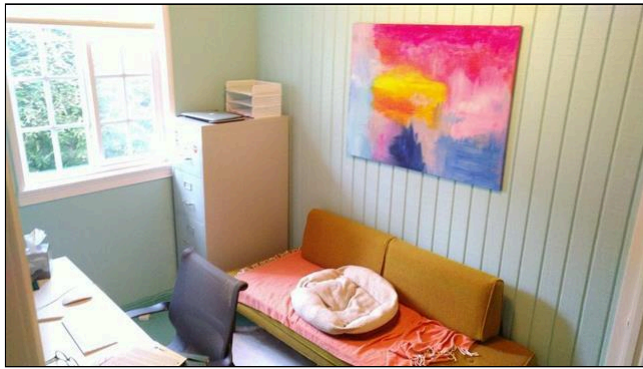
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The garage(s) of the property has been inspected and reported on with the information provided above. While the inspector strives to identify all areas of concern, some aspects may go unnoticed due to factors such as stored personal items, vehicles, pets, or locked access, which can limit the evaluation of the garage. Rest assured, the inspector has your best interests in mind. Any repair items mentioned in this report should be addressed before finalizing the purchase. It is recommended that qualified contractors be engaged for further evaluation or repairs based on the inspection findings. If a limited evaluation of any area of the garage was conducted during the inspection, it is advised that a qualified professional verify the overall condition before the contingency period expires.

# 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.





*Styles & Materials*

**Wall Material:**

- Drywall/Sheet Rock
- Plaster
- Paneling

**Floor Covering(s):**

- Hardwood T&G
- Tile
- Wood

**Interior Doors:**

- Solid
- Wood

**Window Types:**

- Sliding
- Single-hung
- Stationary

**Cabinetry:**

- Wood

**Countertop:**

- Tile
- Corian

*Items*

**4.0 Walls and Ceilings**

**Comments:** Restricted Access

🏠 (1) Moisture staining observed at the kitchen ceiling. Recommend repair and correcting condition.



4.0 Item 1(Picture)

(2) Typical cracking observed at the walls/ceiling in a number of areas. Repairs are suggested.

(3) Minor damage and blemishes observed in a number of areas. Suggest maintenance.



4.0 Item 2(Picture)

**4.1 Floors**

**Comments:** Inspected

(1) The hardwood flooring is generally worn and squeaks in areas. Suggest maintenance.

(2) Minor deterioration observed at hallway bathroom floor trim next to tub. Suggest maintenance.



4.1 Item 1(Picture)

(3) Damaged/lifted floor trim observed at laundry exterior door. Suggest maintenance.



4.1 Item 2(Picture)

#### 4.2 Counters and Cabinets (representative number)

Comments: Restricted Access

(1) Limited review of cabinet areas due to personal items.



4.2 Item 1(Picture)

(2) The cabinetry is older and generally worn. Suggest maintenance or updating.



4.2 Item 2(Picture)

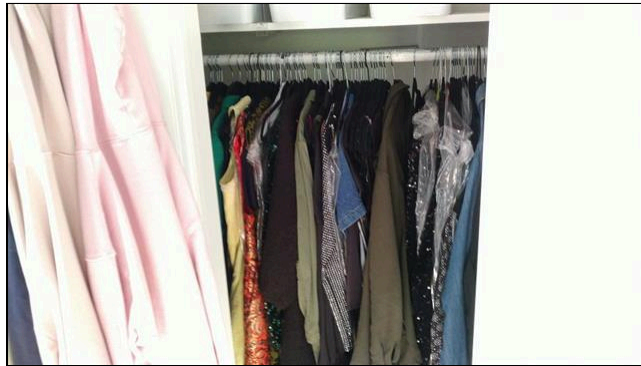


4.2 Item 3(Picture)

**4.3 Closets**

**Comments:** Restricted Access

Limited review of closet spaces due to personal items.



4.3 Item 1(Picture)

**4.4 Doors (representative number)**

**Comments:** Inspected

Door swings over step at office area. Suggest correcting.



4.4 Item 1(Picture)

**4.5 Windows (representative number)**

**Comments:** Restricted Access



(1) Limited review of windows due to window treatments or personal items.

📍 (2) Moisture staining/leak observed at kitchen garden window. Recommend repair.



4.5 Item 1(Picture)

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

# 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



*Styles & Materials*

**Foundation:**

Raised foundation  
Poured concrete

**Method used to observe**

**Crawlspace:**

Crawled  
Limited access

**Floor Structure:**

2 X 6  
Bolted

**Wall Structure:**

Wood

**Columns or Piers:**

Concrete piers

**Ceiling Structure:**

2X4  
2X6

**Roof Structure:**

2 X 4 Rafters

**Roof-Type:**

Gable  
Hip  
Flat

**Method used to observe attic:**

From entry


**Attic info:**

Attic hatch

*Items*


**5.0 Foundations, Basement and Crawlspace**

**Comments:** Restricted Access

 (1) Damaged section of stem wall observed at front left side. Recommend maintenance.



5.0 Item 1(Picture)

 (2) Deterioration observed in areas. Recommend maintenance.



5.0 Item 2(Picture)

(3) Efflorescence observed at foundation stem walls. See exterior drainage category.



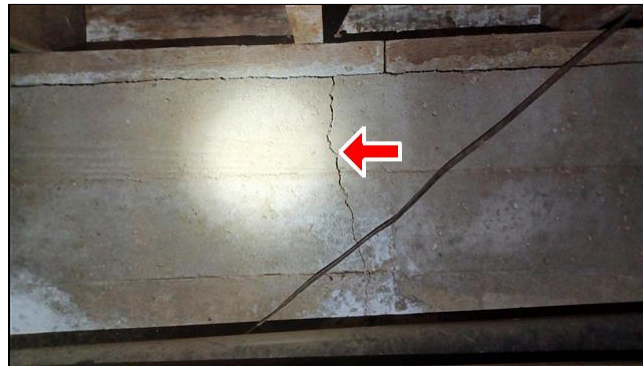
5.0 Item 3(Picture)



5.0 Item 4(Picture)

(4) The view of the subfloor and exterior stem walls of the raised foundation is restricted by interior floor coverings, personal items, wall claddings, and exterior vegetation.

(5) Hairline cracks observed at foundation stem wall. Suggest repairs/sealing.



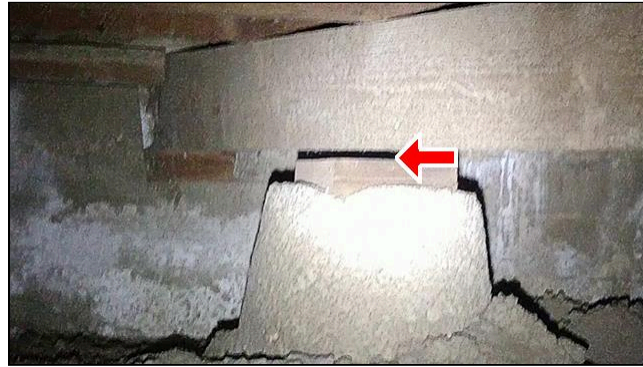
5.0 Item 5(Picture)

(6) Due to restrictive clearances, the crawlspace could not be fully entered/ evaluated. Limited inspection.

**5.1 Columns or Piers**

**Comments:** Restricted Access

Inadequate floor support/gap observed between floor beam and pier at rear left post. Suggest correcting.

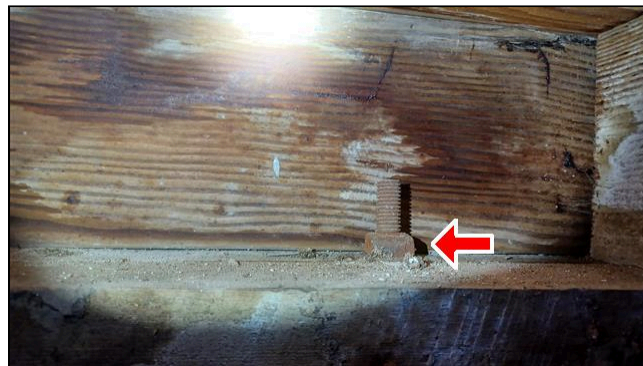


5.1 Item 1(Picture) Kitchen

**5.2 Floors (Structural)**

Comments: Restricted Access

(1) The sill plate is bolted to the foundation. Determining the required number of bolts are not within the scope of this inspection.



5.2 Item 1(Picture)

📌 (2) Moisture damage/deterioration observed at the subfloor. Recommend repairs.



5.2 Item 2(Picture)



5.2 Item 3(Picture)

**5.3 Foundation Comments**

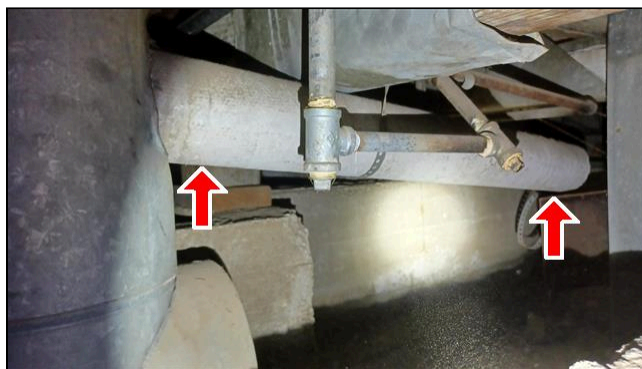
Comments: Inspected

(1) Abandoned furnace observed at the crawlspace. Suggest removal.



5.3 Item 1(Picture)

(2) Abandoned transite (asbestos) material observed in the crawlspace. Suggest removal.



5.3 Item 2(Picture)

(3) Debris observed in the crawlspace. Suggest removal.



5.3 Item 3(Picture)

**5.4 Ceilings (Structural)**

Comments: Restricted Access

**5.5 Roof Structure and Attic**

Comments: Restricted Access

🏠 Moisture stains observed at the attic framing/sheathing. Further review by a qualified roofer is recommended at this time.

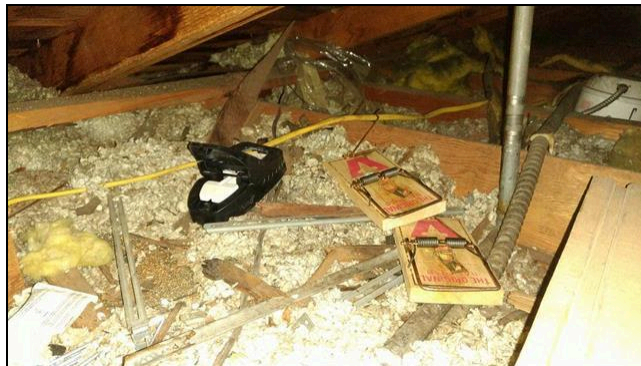


5.5 Item 1(Picture)

## 5.6 Attic Comments

**Comments:** Restricted Access

🏠 (1) Evidence of rodents/traps observed in attic. Further review by a qualified pest control specialist is recommended at this time.



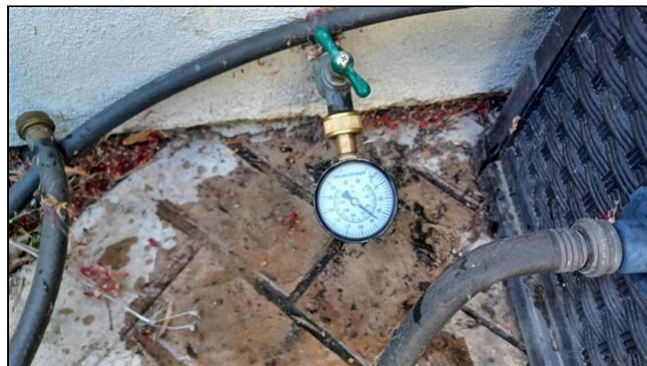
5.6 Item 1(Picture)

🏠 (2) Due to restrictive clearances, the attic could not be fully entered/ evaluated. Limited inspection.

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

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



### Styles & Materials

**Water Shut off Location:**

Left Side

**Water Pressure Regulator:**

Installed

**Water Pressure:**

70 to 75 PSI

**Water Distribution Piping:**

Copper  
PVC

**Main Sewer Cleanout Location:**

Left Side

**Plumbing Waste Lines:**

ABS  
Cast Iron/Galvanized

**Gas Meter Location:**

Rear

**Gas Piping:**

Galvanized

**Seismic Shutoff Valve:**

Installed

**Water Filtration System:**

Not Installed

**Dryer Connection:**

Gas

**Fire Sprinkler System:**

Not Installed

### Items

#### 6.0 Main Water Supply/Shut Off Valve

**Comments:** Inspected



The water meter at the curbside was partially buried. Suggest exposing and verifying condition.

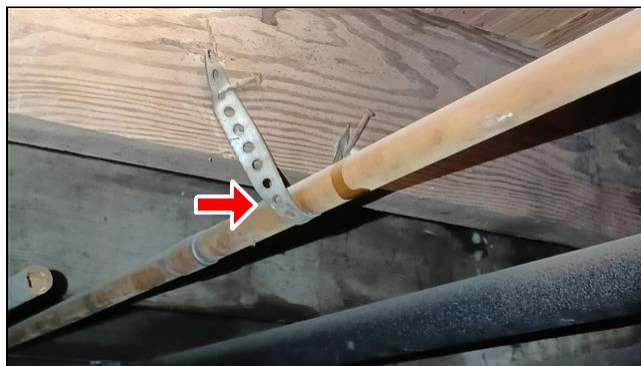


6.0 Item 1(Picture)

**6.1 Water Supply/Distribution System**

**Comments:** Repair or Replace

📌 Copper supply piping is in contact with galvanized material or unlike metal observed at the crawlspace. This can corrode copper piping through electrolysis. Recommend correcting.



6.1 Item 1(Picture)

**6.2 Plumbing Drain, Waste and Vent Systems (visible)**

**Comments:** Inspected

Cast iron/galvanized waste lines are beyond their intended service life. Suggest verifying overall condition and remaining life with a qualified plumber.



6.2 Item 1(Picture)

**6.3 Faucets, Fixtures and Drains**

**Comments:** Inspected

🏠 (1) Water hammer / vibrations observed at laundry area bathroom sink faucet. Recommend correcting.



6.3 Item 1(Picture)

(2) Outdated valves observed at a number of plumbing fixture shut off locations. Suggest updating.



6.3 Item 2(Picture)

**6.4 Sinks, Showers, Bathtubs and Toilets**

Comments: Inspected

🏠 (1) The hallway bathroom tub drains slowly. Recommend maintenance.



6.4 Item 1(Picture)

(2) Deteriorated sealant/caulking observed at hallway bathroom tub surround. Suggest maintenance.

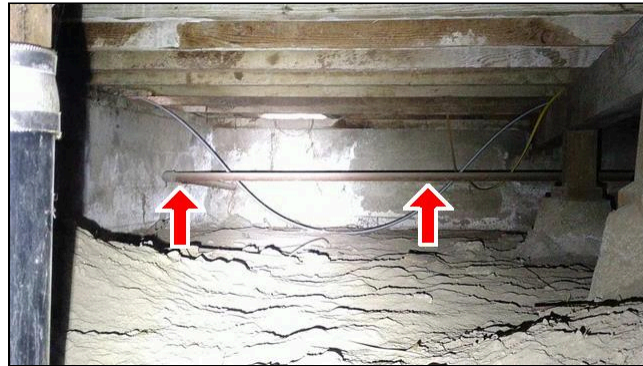


6.4 Item 2(Picture)

**6.5 Gas Meter and Distribution Piping**

**Comments:** Restricted Access

🏠 (1) Gas lines are not properly secured at crawlspace. Recommend correcting.



6.5 Item 1(Picture)

🏠 (2) Gas piping is installed through concrete or foundation walls without protection. Recommend correcting.



6.5 Item 2(Picture)

(3) An automatic seismic shut off valve is installed. Testing these devices and testing for gas leaks throughout the system is beyond the scope of the general inspection.



6.5 Item 3(Picture)

(4) Gas piping is corroded at a number of areas. Suggest maintenance.



6.5 Item 4(Picture)



6.5 Item 5(Picture)

### 6.6 Laundry Location

Comments: Restricted Access

(1) Washer connections located. The faucet and drain were not tested. Suggest verifying condition prior to the end of the inspection period.



6.6 Item 1(Picture)

(2) Gas connection observed for dryer. Testing appliance and connection is beyond the scope of the general inspection.

## 6.7 Irrigation System

**Comments:** Restricted Access

The sprinkler system is controlled by a timing device, which falls outside the scope of this inspection. It is Suggested to verify the system's performance.



6.7 Item 1(Picture)

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

# 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



### Styles & Materials

**Electrical Service Conductors:**

Overhead service

**Main Panel Location:**

Rear

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SIEMENS

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

- Romex
- Conduit
- Plastic Covered

**Grounding Locations:**

2 locations

**Smoke and carbon monoxide detectors:**

Installed

**Security System:**

Installed

### Items

**7.0 Service Entrance Conductors**

**Comments:** Inspected

**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

Comments: Inspected

AFCI breakers are not installed on all required branch circuits. Suggest installing.



7.1 Item 1(Picture)

**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

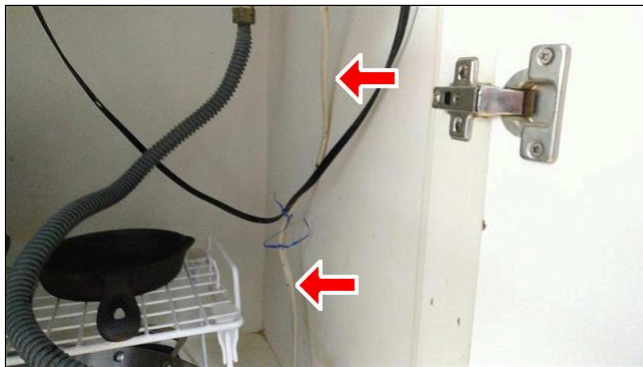
Comments: Inspected

(1) Electrical wiring is improperly secured in the attic. Suggest correcting.



7.2 Item 1(Picture)

📌 (2) Exposed/unprotected wiring observed at kitchen stovetop cabinet. Recommend correcting.



7.2 Item 2(Picture)



7.2 Item 3(Picture)

🏠 (3) Electrical wiring/ conduit is improperly secured and lying on crawl space floor. Recommend correcting.



7.2 Item 4(Picture)

🏠 (4) Exposed/unprotected wiring observed at the garage . Recommend correcting.



7.2 Item 5(Picture)

**7.3 Light Switches/Light Fixtures and Ceiling Fans**

**Comments:** Restricted Access

Exterior lights on timers/sensor equipment (low voltage) are beyond the scope of this inspection.

**7.4 Outlets**

**Comments:** Restricted Access



(1) Limited review of outlets due to furniture/personal items blocking access.

📌 (2) Ground fault circuit interrupted protected outlets (GFCI) are not installed at hallway bathroom cabinet and garage. Recommend correcting.



7.4 Item 1(Picture)

## 7.5 Smoke/Carbon Monoxide Detectors

**Comments:** Restricted Access

The smoke and carbon monoxide detectors should be tested at common hallway to bedrooms prior to moving into home.

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

## 8. Water heater(s)

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



### Styles & Materials

**Location:**

Exterior closet/metal cabinet

**Power Source:**

Natural Gas

**Capacity:**

40 gallon

**Strapping:**

Correct

**Water and fuel/power connections:**

Flexible pipe


**Water heater age:**

2 to 5 years old

### Items

#### 8.0 Vent pipe/combustion air

**Comments:** Repair or Replace

 The vent pipe is improperly secured. Recommend correcting.



8.0 Item 1(Picture)

8.1 Water Supply Pipe/Gas Connection/Electrical

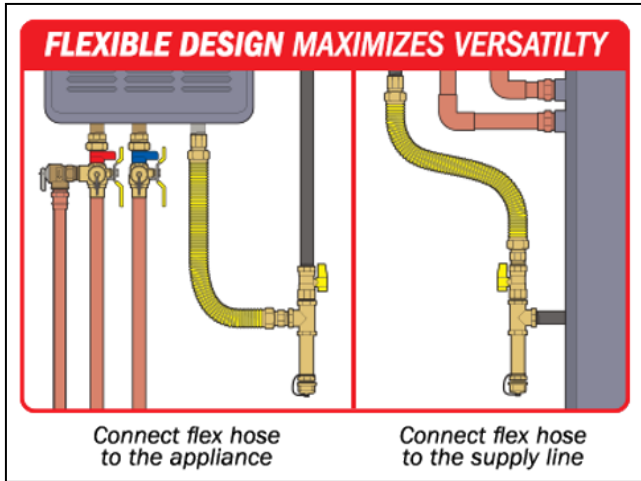
Comments: Restricted Access

(1) Limited review of supply lines due to insulation wrap.



8.1 Item 1(Picture)

(2) Sediment trap is not installed at the gas line. Installation is advised.



8.1 Item 2(Picture) Sed Trap



8.1 Item 3(Picture)

8.2 Temperature pressure relief valve and drain line

Comments: Repair or Replace

🏠 A temperature pressure release valve drain line is not installed- safety issue. Recommend installing.



8.2 Item 1(Picture)

**8.3 Strapping**

**Comments:** Inspected

**8.4 Closet/cabinet and platform**

**Comments:** Restricted Access

**8.5 Water Heater Comments**

**Comments:** Restricted Access

The water heater is installed less than 5 feet from the adjacent property. Suggest relocating.



8.5 Item 1(Picture)

The inspection report covers the water heating system of the property, including the information provided above. While the inspector strives to identify all areas of concern, some aspects may be overlooked due to factors such as restrictive clearances, interior/exterior finishes, or stored personal items. Rest assured, the inspector has your best interests in mind. Any repairs mentioned in this report should be addressed before finalizing the purchase. It is advisable to enlist qualified contractors for further evaluation or repairs based on the inspection findings. If certain areas of the water heating system were not fully evaluated during the inspection, it is recommended that a qualified plumber verify the system's overall condition before the contingency period expires.

## 9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



### Styles & Materials

<b>Heat Type:</b> Packaged Unit Mini Split (ductless)	<b>Heater Location:</b> Roof	<b>Number of Heat Systems:</b> One
<b>Heat System Brand:</b> RHEEM	<b>Ductwork:</b> Insulated	<b>Cooling Equipment Type:</b> Air conditioner unit Window AC Mini Split (ductless)
<b>AC Unit Location:</b> Roof Exterior	<b>Number of AC Units:</b> One	<b>Central Air Brand:</b> RHEEM
<b>Primary Condensate Termination Point:</b> Exterior	<b>Heater respond to test:</b> Yes	<b>AC respond to test:</b> Not Adequate

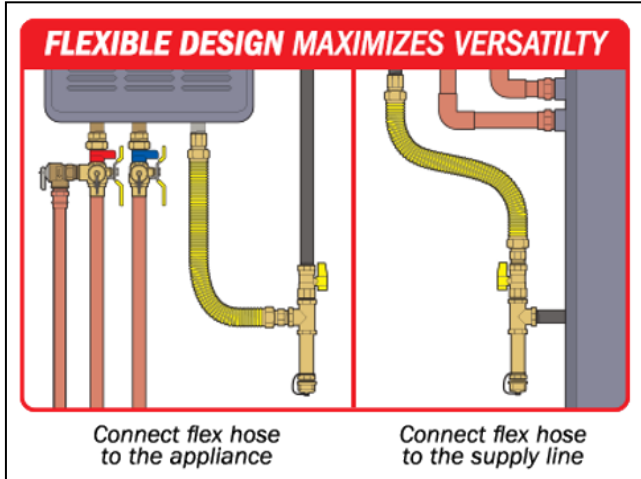
### Items

#### 9.0 Heating Equipment

**Comments:** Restricted Access

(1) A package heating and air conditioning combination unit has been installed. Due to its sealed nature, only a basic visual inspection was possible. The client is advised to engage a qualified HVAC contractor to ensure its proper operation before the contingency period expires.

(2) Sediment trap is not installed at the gas line. Installation is advised.



9.0 Item 1(Picture) Sed trap



9.0 Item 2(Picture)

(3) Gas line connection at rooftop is rusted. Suggest updating.

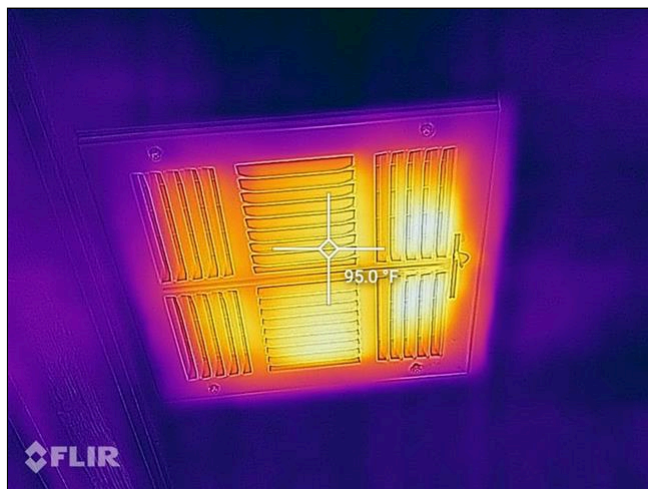


9.0 Item 3(Picture)

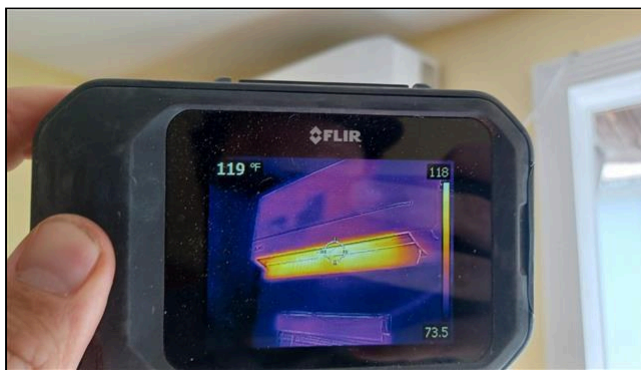


9.0 Item 4(Picture)

(4) The heating units responded when tested.



9.0 Item 5(Picture)



9.0 Item 6(Picture)

**9.1 Exhaust Vent**

**Comments:** Inspected


**9.2 Automatic Safety Controls**

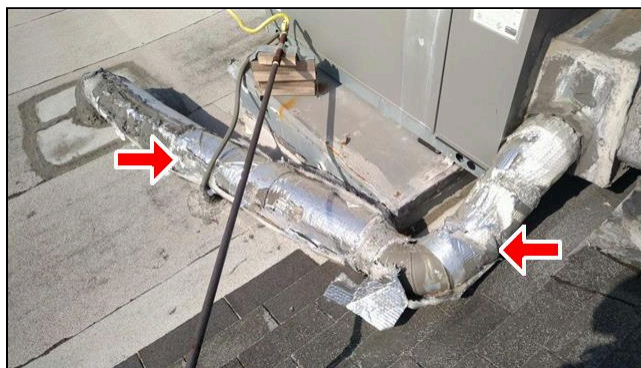
**Comments:** Not Present

**9.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Restricted Access

(1) Not all ductwork could be inspected as some may be concealed or inaccessible. It is advised that the buyer verify the overall condition of the ducting with a qualified HVAC contractor before the end of the inspection period.

 (2) Ductwork is deteriorated and improperly supported at rooftop. Recommend correcting.



9.3 Item 1(Picture)

(3) The ductwork is improperly supported/lying on attic floor. Suggest correcting.



9.3 Item 2(Picture)

🏠 (4) The debris seen in the vents indicates the need for cleaning ducts. Recommend maintenance.



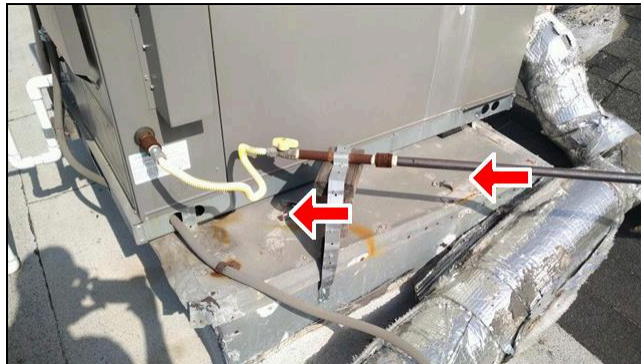
9.3 Item 3(Picture)

**9.4 HVAC Platform**

**Comments:** Restricted Access

(1) HVAC system or components are installed at the rooftop. We are unable to determine if adequate bracing or reinforcement has been installed to the roof framing to accommodate for added weight. Suggest verifying condition by a qualified contractor or roofer.

(2) A flat HVAC platform may not be conducive for proper drainage at roof. Suggest correcting.



9.4 Item 1(Picture)



🏠 (3) Exposed nails / improperly sealed penetrations observed at HVAC platform. Recommend correcting.



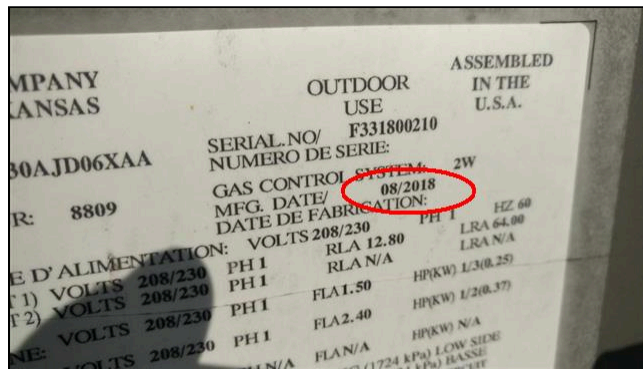
9.4 Item 2(Picture)

9.5 Cooling and Air Handler Equipment

Comments: Restricted Access

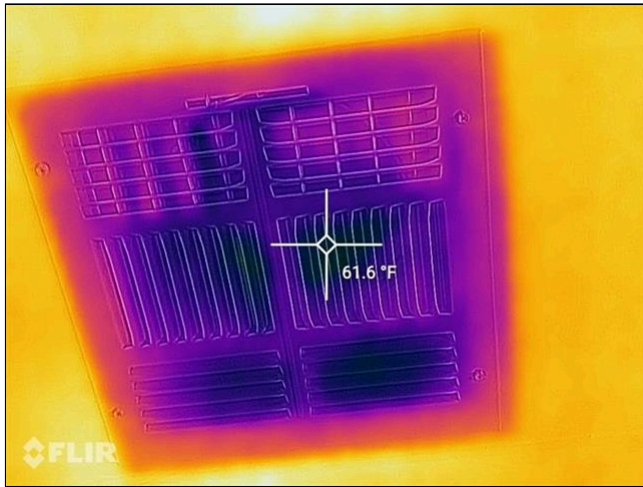
🏠 (1) Electrical disconnect is not installed within direct sight of the HVAC unit. Recommend installing.

(2) The information plate states this unit was manufactured in 2018.

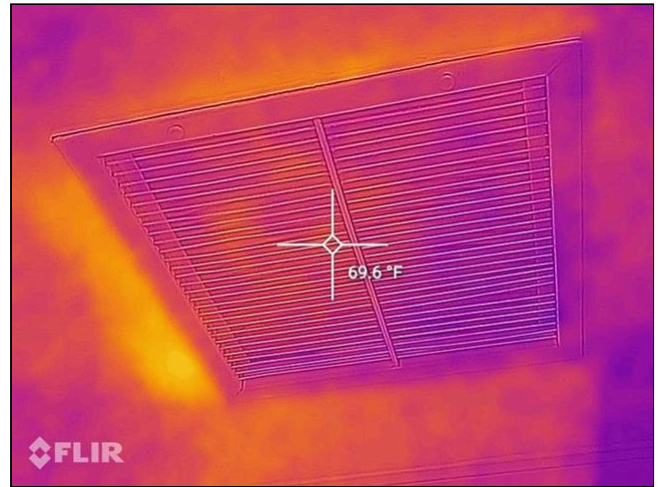


9.5 Item 1(Picture)

🏠 (3) The central air conditioning unit was not cooling to an adequate temperature (less than 15 degrees fahrenheit measured from the return air duct to supply registers). Recommend servicing and further review by a qualified HVAC specialist.

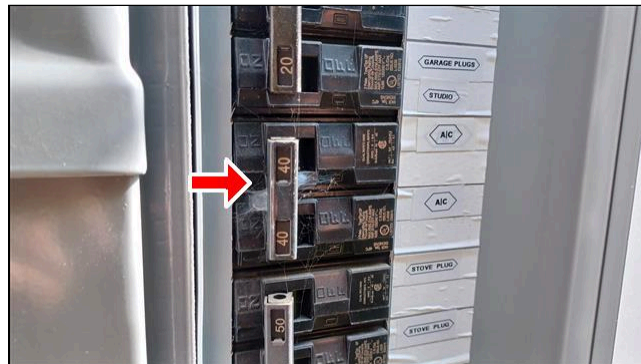


9.5 Item 2(Picture)



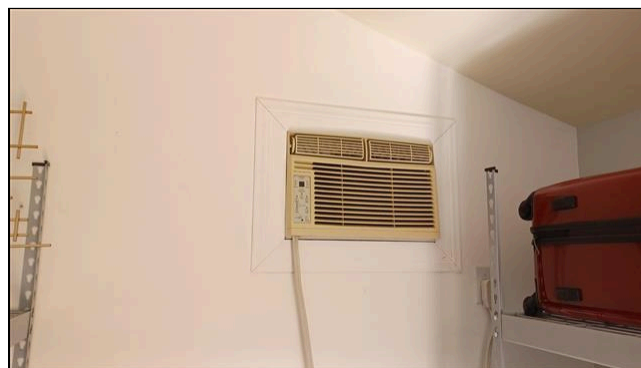
9.5 Item 3(Picture)

🏠 (4) Improper breaker /fuse size installation observed for air conditioning unit per manufacturers installation requirements. Recommend correcting.



9.5 Item 4(Picture)

(5) Testing AC window unit is beyond the scope of this Inspection. Suggest verifying operation and condition.



9.5 Item 5(Picture)

(6) The rear studio mini split responded to test in AC mode.

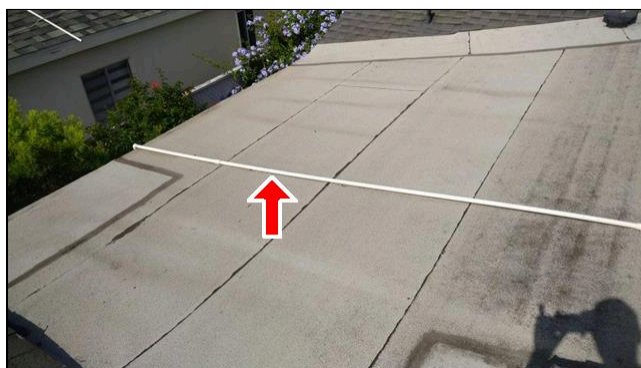


9.5 Item 6(Picture)

**9.6 Condensate Removal**

**Comments:** Inspected

The condensate drain line is lying directly on rooftop surface. Suggest elevating.



9.6 Item 1(Picture)

**9.7 Thermostat(s)**

**Comments:** Inspected

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

# 10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

## Styles & Materials

**Attic Insulation:**

Blown  
Fiberglass

**Ventilation:**

Turbines

**Exhaust Fans:**

Fan only

**Floor System Insulation:**

NONE

## Items

### 10.0 Insulation in Attic

**Comments:** Restricted Access

The attic insulation is outdated and generally worn/matted down in areas. Suggest updating.



10.0 Item 1(Picture)

### 10.1 Ventilation of Attic and Foundation Areas

**Comments:** Inspected

### 10.2 Venting Systems (Kitchens, Baths and Laundry)

**Comments:** Restricted Access

### 10.3 Ventilation Fans and Thermostatic Controls in Attic

**Comments:** Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



### Styles & Materials

**Dishwasher Brand:**

MAYTAG

**Disposer Brand:**

BADGER

**Exhaust/Range hood:**

VENTED

**Range/Oven:**

Installed

### Items

#### 11.0 Dishwasher

**Comments:** Inspected

#### 11.1 Ovens/Cooktops

**Comments:** Inspected

Gas line is exposed/vulnerable to damage at stovetop cabinet. Suggest correcting.




11.1 Item 1(Picture)

### 11.2 Range Hood (s)

**Comments:** Restricted Access

### 11.3 Food Waste Disposer

**Comments:** Repair or Replace

 The garbage disposer is hard wired. Recommend installing a U.L. listed cord and outlet.



11.3 Item 1(Picture)

### 11.4 Kitchen Appliance Comments

**Comments:** Restricted Access

The kitchen appliances were tested in normal operating modes. Inspecting the refrigerator, ice makers/water lines, and appliance auxiliary features are beyond the scope of this inspection.

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

# 12. Main Sewer Line



### Styles & Materials

**Sewer Line Types:**

Clay  
ABS

**Sewer Access Method:**

Main Clean-out

**Main Access Location:**

Left Side

**Pipe Size:**

4 Inch

### Items

#### 12.0 MAIN SEWER LINE ACCESS

**Comments:** Inspected

Thank you for using Keys Sewer Scope. Your video can be viewed by clicking the following link:

[CLICK HERE FOR SEWER VIDEO](#)

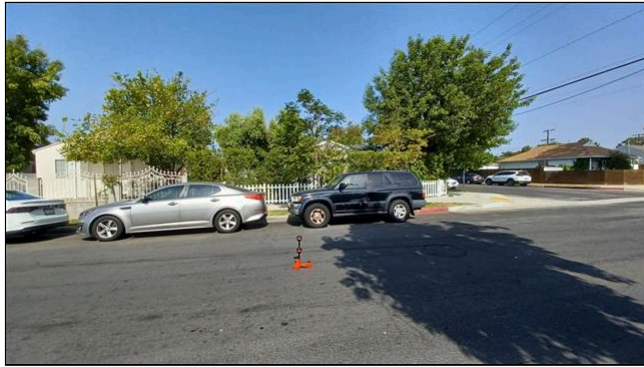
<https://youtu.be/prgr53d-oak>

If you have any questions, please do not hesitate to contact me

#### 12.1 LENGTH OF SEWER LINE

**Comments:** Inspected

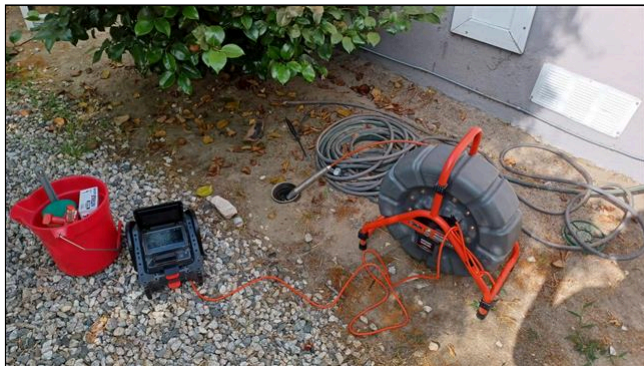
The sewer line from the left side clean-out access to the city sewer, measured at a length of 46.1 feet at a depth of 9.4 feet.



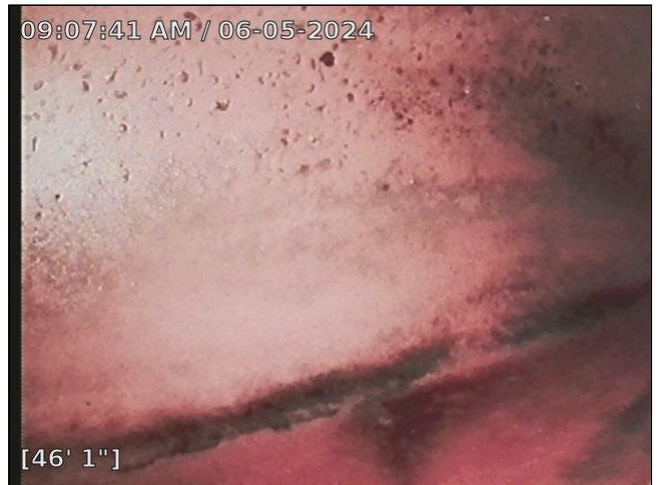
12.1 Item 1(Picture)



12.1 Item 2(Picture)



12.1 Item 3(Picture)



12.1 Item 4(Picture)

**12.2 ROOT INTRUSION**

**Comments:** Inspected

Root intrusion observed at joints of the sewer line. Roots are not causing blockage at the time of inspection, hydro jetting is not recommended, but will be required in the future. Root intrusion is an ongoing issue and continual maintenance will be required.



12.2 Item 1(Picture)



12.2 Item 2(Picture)





12.2 Item 3(Picture)

**12.3 MAIN SEWER LINE CONDITION**

**Comments:** Inspected

(1) A portion of the main drain line is composed of clay piping. The estimated service life of clay piping is approximately 100 years depending on site conditions. Clay drain lines are predisposed to offsets, root intrusion and cracking. These lines should be checked annually for any changes in condition.



12.3 Item 1(Picture)

(2) Acrylonitrile-Butadiene-Styrene (ABS) piping was observed for a portion of the drain line. ABS is made from a thermoplastic resin. This is considered a modern building material. The estimated service life of ABS is 50+ years, depending on site conditions. Due to the flexible nature of ABS piping, bellies in the line can develop from inadequately compacted soil. ABS drain lines should be checked annually for any changes in condition.



12.3 Item 2(Picture)



**KEYS  
PROPERTY INSPECTIONS**

# INVOICE

**Keys Property Inspections**  
**E: KeysPropertyInspections@gmail.com**  
**P: (818)679-6608**  
**Inspected By: Taylor Poage**

**Inspection Date: 6/5/2024**  
**Report ID: 2024060501**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Casey Covenant	6557 Babcock Ave North Hollywood CA 91606
<b>Customer's Real Estate Professional:</b> Casey Covenant	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
SFR	500.00	1	500.00
Sewer Scope	300.00	1	300.00
			<b>Tax \$0.00</b>
			<b>Total Price \$800.00</b>

**Payment Method:**  
**Payment Status:** Awaiting Closing  
**Note:**