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Inspection reference: 3852 E. 15th St., LB, CA 90804

Confidential Inspection Report

3852 E. 15th St.
Long Beach CA 90804

February 29, 2024



Prepared for:
Adam Cavan

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GENERAL INFORMATION

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

Inspection date 02/29/2024.
Inspection Address 3852 E. 15th St. Long Beach 90804.
Client Adam Cavan

Buyers Agent

Sellers Agent Jessica Swarbrick Pacifica Roperties Group
work 818-826-9440.
Inspector Shawn Foster.

SITE

Topography Near level site.

INSPECTED BUILDINGS

Description Single family house.

ADDITIONAL INFORMATION

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

NOTES

ATTENDING THE INSPECTION

Present during the inspection

Seller's agent.

WEATHER

Weather

Sunny.

ACCESSIBILITY

Occupancy

Occupied.

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

Stucco

SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

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

TRIM AND EAVES

Eaves

SERVICEABLE.

Fascias

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



WINDOWS

Predominate type(s)

Casement.

Observations

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

GROUNDS

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

SURFACE GRADE AT THE STRUCTURES

Surface grade at the structure(s)

SERVICEABLE.

GATES AND FENCES

Gates

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

Concrete block fences

DEFERRED: Settlement/soil movement cracks.

DEFERRED: Some of the fence is concealed with vegetation.



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.

MAINTENANCE: Tree(s) roots appear to be raising the paving. We recommend consulting with a licensed landscaping contractor or arborist for remedial advice.



FOUNDATION / FLOOR FRAMING / BASEMENT

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

SLAB FOUNDATION ON GRADE

Location

The entire dwelling is on a slab foundation.

Foundation perimeter

Most was not readily visible.

Anchor bolting

Not viewed due to the type of construction.

Observations

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

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.

FLASHINGS

Flashings

SERVICEABLE.

CAPSHEET

Location

House.

Style

Gable.

Method of inspection

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

Description

Rolled composition capsheet.

Observations

DEFECTIVE: Deteriorated areas of cracking/alligatoring.

DEFERRED: Vegetation or other debris on roof. We could not view the roof covering in this area and recommend removing debris and further evaluation by a licensed roofer.





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

Rear of the main structure.

Type of service

Overhead service.
120/240 Volt.

Service conductors

SERVICEABLE. Copper.

Service disconnect

Circuit breakers. A main service disconnect is not required when there are six or fewer circuit breakers in the service equipment. We estimate the service size to be approximately 60amps.

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

Copper wires in metal conduit.

Interior wiring observations

DEFECTIVE: Improperly wired light switch at the end of the kitchen cabinet into living room. The box protrudes into the walkway and can be knocked loose if ran into or bumped. Recommend further inspection by a licensed electrician and repairs as needed.



Exterior wiring observations

Rear eave.

DEFECTIVE: Open splice(s). Covered junction boxes are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.



LIGHTS AND OUTLETS

Lights and switches

SERVICEABLE.

Electrical outlets

SERVICEABLE.

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

Rear of the main structure.

Main shutoff valve

Present, not operated.



Building supply line

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

Water lines

Copper, mostly not visible.

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

SERVICEABLE.

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

Location

Rear closet.

Year of manufacture

2007.



Capacity

40 gallons.

Fuel

Natural gas.

Seismic bracing

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



Safety relief valve

Present, not tested.

Vent system

SERVICEABLE.

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

Water connections

SERVICEABLE.



Burner compartment

SERVICEABLE.

HEATING & COOLING SYSTEMS

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

HEATING / AIR DISTRIBUTION

Location

Living room.

Type

Wall furnace.

Fuel

Natural gas.

Rating

BTU/H = 25,000.



Clearance

SERVICEABLE.

Burner

SERVICEABLE.

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

DEFECTIVE: Replacement parts prevent cover from closing.



CONDENSER

Cooling system type

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

SAFETY: Door is a hollow core type. We recommend installing solid core doors at all exterior locations for enhanced security.

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security standards.



Exterior doors

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security standards.



Interior doors

SERVICEABLE.

WINDOWS

Interior observations

Casement.

MAINTENANCE: Hardware on one or more windows sampled was difficult to crank.



WALLS AND CEILINGS

Plaster

SERVICEABLE.

Open beam

Kitchen stove vent.

DEFERRED: Moisture stains noted on the ceiling were dry at the time of our inspection and could be from a repaired or intermittent leak. We suggest asking the current owner for any knowledge or history of leakage and monitoring from time to time.

Front bedroom.

DEFERRED: Possible moisture/insect damage at ceiling and trim to window. Recommend further inspection by a licensed pest control company.



FLOORING

Vinyl Flooring

MAINTENANCE: Small tears, gouges or excessive wear viewed at various locations.



Carpeting

SERVICEABLE.
Some areas were covered and not viewed.

SMOKE ALARMS

Present

Hallway or room adjoining the bedrooms.

Missing

Master bedroom,
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.

Garbage disposal

SERVICEABLE.

Counter tops

SERVICEABLE.

Cabinets

DEFERRED: Doors off the guides.



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

DEFERRED: May leak to the interior. Recommend further inspection and repairs as needed.

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). Stand pipe drain. Dryer vent.

Observations

MAINTENANCE: Hot shut off corroding. Recommend replacing corroded parts before a leak occurs.



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

Main bathroom,
Full bath.

Location

Hallway to bedrooms.



Ventilation

SERVICEABLE. Window.

Ground Fault Circuit Interrupters (GFCI)

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

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

SERVICEABLE.

Toilet

SERVICEABLE.

Bathtub

SERVICEABLE.
Small chip. Finish is chipped, peeling or possibly stained.



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

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

California Energy Commission, 1-800-772-3300 or 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 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 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.

Report Summary

Client:
Adam Cavan

Buyers Agent:

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

Inspection Address:
3852 E. 15th St. Long Beach 90804.

Inspection Date: 02/29/2024.

Inspector: Shawn Foster.

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

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

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

POSSIBLE SAFETY HAZARDS

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

WATER HEATER

WATER HEATER

Seismic bracing

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

INTERIOR COMPONENTS

SMOKE ALARMS

Missing

Master bedroom,
Bedroom
Carbon monoxide detector.

MAJOR CONCERNS

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

ELECTRICAL SYSTEM

ELECTRICAL SERVICE

Panel observations, exterior

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

DEFECTIVE: Improperly wired light switch at the end of the kitchen cabinet into living room. The box protrudes into the walkway and can be knocked loose if ran into or bumped. Recommend further inspection by a licensed electrician and repairs as needed.

Exterior wiring observations

Rear eave.

DEFECTIVE: Open splice(s). Covered junction boxes are required anywhere wires are spliced to contain sparks in the event of arcing at the connection.

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.

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

Open beam

Kitchen stove vent.

DEFERRED: Moisture stains noted on the ceiling were dry at the time of our inspection and could be from a repaired or intermittent leak. We suggest asking the current owner for any knowledge or history of leakage and monitoring from time to time.

Front bedroom.

DEFERRED: Possible moisture/insect damage at ceiling and trim to window. Recommend further inspection by a licensed pest control company.

KITCHEN

KITCHEN 1

Range vent

DEFERRED: May leak to the interior. 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:

EXTERIOR COMPONENTS

EXTERIOR WALLS

Ground Fault Circuit Interrupters (GFCI)

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

TRIM AND EAVES

Fascias

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

WINDOWS

Observations

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

GROUNDS

GATES AND FENCES

Gates

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

Concrete block fences

DEFERRED: Settlement/soil movement cracks.
DEFERRED: Some of the fence is concealed with vegetation.

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.

MAINTENANCE: Tree(s) roots appear to be raising the paving. We recommend consulting with a licensed landscaping contractor or arborist for remedial advice.

ROOF COMPONENTS

CAPSHEET

Observations

DEFECTIVE: Deteriorated areas of cracking/alligatoring.

DEFERRED: Vegetation or other debris on roof. We could not view the roof covering in this area and recommend removing debris and further evaluation by a licensed roofer.

PLUMBING SYSTEM

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.)

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION

Inspector's notes

DEFECTIVE: Replacement parts prevent cover from closing.

CONDENSER

Cooling system type

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

Main entry door

SAFETY: Door is a hollow core type. We recommend installing solid core doors at all exterior locations for enhanced security.

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security standards.

Exterior doors

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security

standards.

WINDOWS

Interior observations

Casement.

MAINTENANCE: Hardware on one or more windows sampled was difficult to crank.

FLOORING

Vinyl Flooring

MAINTENANCE: Small tears, gouges or excessive wear viewed at various locations.

Carpeting

SERVICEABLE.

Some areas were covered and not viewed.

KITCHEN

KITCHEN 1

Cabinets

DEFERRED: Doors off the guides.

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

Observations

MAINTENANCE: Hot shut off corroding. Recommend replacing corroded parts before a leak occurs.

BATHROOMS

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

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

Bathtub

SERVICEABLE.

Small chip. Finish is chipped, peeling or possibly stained.

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