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Inspection reference:

Confidential Pre-Listing Inspection Report 1502 East 57th St. Long Beach, CA

February 14, 2025



Prepared for:

Angela Humphrey

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Inspection: Address:

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This summary page(s) is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your licensed California real estate agent or an attorney.

Friday, February 14, 2025

1502 E 57th St. Long Beach, CA



Dear Angela:

At your request, a **visual pre-listing inspection** of the above referenced property was conducted on February 14, 2025. An earnest effort was made on your behalf to discover all **visible defects**, however, in the event of any oversight, maximum liability is limited to the fee paid. **The following is an opinion report**, reflecting the visual conditions of the 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.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or licensed California real estate agent.

It is strongly recommended that you have appropriate licensed contractors or qualified service providers evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately licensed contractors or qualified service providers and/or important information for your consideration:

GROUNDS

Patio / Porch:

Floor:

Appears serviceable with the following observed:

Dry rot (damage) and termite activity is present in multiple areas - improper

Please Note: review the termite inspection report for more information including recommended remediation.

Structure:

Appears serviceable with the following observed:

Dry rot (damage) and termite activity is present in multiple areas - improper

Please Note: review the termite inspection report for more information including recommended remediation.

Fences & Gates:

Condition:

Gate(s)

Appear serviceable

Fencing

Appears serviceable with the following noted:

Cracks present are typical

Damaged/incomplete in multiple areas - improper

Recommend further inspection and deemed necessary repairs by a qualified service provider

Landscaping:

Comments:

Appears serviceable with the following noted:

Foliage is in contact with structure - improper

Recommend trimming foliage to allow for a minimum 6' clearance from structure

Irrigation (sprinkler) systems are beyond the scope of this inspection.

Consult homeowner for additional information.

There is no lot/landscape drainage present/installed.

Installation of a lot/landscape drainage system will likely help shed moisture away from the structure

Please Note: low voltage lighting systems are beyond the scope of this inspection. Consult homeowner for operating information.

CRAWLSPACE

Crawlspace:

Access:

Crawlspace inaccessible:

All pictures in the "Crawlspace Section" were taken from the hatch/access point.

A copper supply line impedes access (unusual condition)

Entire crawlspace floor is saturated (wet) likely due to the recently concluded rain (unsafe condition)

Recommend a thorough inspection of the crawlspace area by a qualified service provider after safe access is available

Floor:

Soil is completely saturated (wet) - likely due to the recently concluded rain/wet weather

Please Note: there is no vapor barrier/retarder installed.

When this structure was built components like this were not required.

ELECTRICAL SYSTEM

Service:

Type & Condition:

Overhead

Appears serviceable with the following observed:

Weather head does not have the required clearance above the roof - improper

Power line conductors are in contact with foliage - improper

These are safety and liability issues

Recommend further inspection and deemed necessary repairs by a licensed electrician.

Conductors:

Branch Wiring:

Copper

Knob & Tube (original) wiring is observed (energized) - possible safety hazard

Recommend further inspection and deemed necessary repairs by a licensed electrician

Please Note: the determination of the type of branch wiring is primarily determined by the visual inspection of the main panel.

We do not remove outlet covers to evaluate the type(s) of branch wiring.

Electrical Outlets:

General:

A representative sampling of outlets was tested.

As a whole, outlets throughout the house are in serviceable condition with the following observed:

Many outlets: **receptacles are not grounded - improper**

This is a safety and liability issue

Recommend further inspection and deemed necessary repairs by a licensed electrician.

Powder Bath (exterior):

Appear serviceable with the following noted:

Missing GFCI receptacle - improper (at least 1 GFCI receptacles is required within 3' of a sink)

This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.

PLUMBING SYSTEM

Waste Lines:

Material:

Cast Iron (original)

Material has exceeded its typical useful life

Recommend further inspection and deemed necessary repairs by a licensed plumber.

Condition:

Appears serviceable

Please Note:

For homes 20 years or older or if a sewer line scope has not been performed within the past 20 years it is highly recommended that this service be performed by a qualified service provider.

This should be done prior to the end of the buyers contingency period.

Water Heater:

Condition:

Appears serviceable with the following noted:

Strapped properly

Natural gas connector installed - proper

Gas connector missing sediment trap (drip leg) - improper

TPR Valve installed - proper (not tested)

**Pressure relief valve drain line is missing - improper
(requirement is to terminate no higher than 6" off of the floor/ground)**

Water shut off valve installed - proper

Venting appears serviceable

These are safety, liability and/or compliance issues

Recommend repairs by a licensed plumber or qualified service provider to restore to safe and compliant conditions

Please Note: recommend the installation of a thermal expansion tank

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Condition:

Appears serviceable with the following observed:

Missing anti-tip bracket - improper

This is a safety, liability and compliance issue

Recommend installation of an anti-tip bracket to restore to safe conditions

Rear right burner: **electric igniter is not functioning - improper**

Recommend repairs by a qualified service provider to restore to normal operating conditions

Please Note: the oven is only tested in the "Bake" position.

No other positions are tested during the inspection.

Garbage Disposal:

Condition:

Not functioning - improper

Recommend further inspection and deemed necessary repairs by a qualified service provider.

BATHROOMS

Sink & Cabinetry:

Powder Bath (exterior):

Appears serviceable with the following observed:

Vanity/Sink: **water supply is not functioning - improper**

Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal operating condition

Please Note: recommend client verify with the city building department that any and all "improvements and/or additions" were permitted

If improvements and/or additions were not permitted we recommend further inspection by a licensed trade specialist/service provider

This should be done prior to the end of the buyers contingency period.

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stops

Failure of aging angle stops could result in serious water damage.

Toilet:

Hall Bath:

Appears serviceable with the following noted:

Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop

Failure of aging angle stops could result in serious water damage.

Powder Bath (exterior):

Appears serviceable with the following noted:

Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop

Failure of aging angle stops could result in serious water damage.

INTERIOR ROOMS

Windows:

General Type & Condition:

Wood - Single Pane (original) & Aluminum/Metal - Single Pane (presumed to be 25+ years old)

Appear serviceable with the following observed:

Some windows are difficult to operate - improper

Recommend further inspection and deemed necessary repairs by a licensed window contractor or qualified service provider to restore to normal operating conditions.

Please Note: windows have exceeded their typical useful life

Screens

Appear serviceable

Please Note: window coverings (shutters, blinds, drapes, etc.) are beyond the scope of this inspection.

GARAGE

Roof:

Condition:

Flat

Bituminous membrane

Appears serviceable with the following observed:

Pooling/ponding of moisture is viewed (poor draining) - improper.

Further inspection and deemed necessary repairs by a licensed roofing contractor or qualified service provider is required to restore to normal conditions

This should be done prior to the end of the buyers contingency period.

Garage Door:

Door Opener:

Mechanized opener is not functioning - improper

Repairs by a qualified service provider are required to restore to normal operating conditions

Please note: due to the above noted defect the reverse sensor/safety system could not be tested.



Inspection: Address:

Windows:

Condition:

Wood - Single Pane (original)

Appear serviceable with the following observed:

Some windows are difficult to operate - improper

Recommend further inspection and deemed necessary repairs by a licensed window contractor or qualified service provider to restore to normal operating conditions.

Please Note: windows have exceeded their typical useful life.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact us.

Sincerely,

Doug Poling
OC Premier Home Inspections

GENERAL INFORMATION

Client & Site Information:

Rear:



Inspection Date:

February 14, 2025.

Client:

Clients: Angela Humphrey.

Inspection Site:

1502 East 57th St
Long Beach, CA

People Present:

Listing Agent, Various
Service Providers.

Please Note: recommend client verify with the city building department that any and all "improvements and/or additions" were permitted. If improvements and/or additions were not permitted we recommend further inspection by a licensed trade specialist/service provider. This should be done prior to the end of the buyers contingency period.

Fee & Method Of Payment

\$400 (inclusive of \$175 discount)
Venmo

Please Note: this is a pre-listing inspection only. This type of an inspection is far less comprehensive than a buyer's full inspection report. This report should not be used as a replacement for a buyer's full inspection report. A fully buyer's inspection will very likely identify many more defects than this pre-listing inspection.

Building Characteristics:

Year Built:

1930

Building Type:

Single Family - Detached.

Stories & Square Feet:

1 & 931 per CRMLS

Space Below Grade:

Crawlspace.

Please Note: homes built prior to 1978 likely were

Please Note: inspection does not verify and/or include the

**Inspection: Address:**

constructed with building materials that contain asbestos. ONLY laboratory testing can confirm with certainty the presence of asbestos. Client may choose to have a licensed environmental service provider conduct testing to determine the presence of asbestos.
We DO NOT perform ANY environmental testing

accuracy of the square footage.
Client should verify the accuracy of the square footage via methods such as: tax assessor information, licensed appraiser, broker/realtor, etc.

Please Note: inspector does not verify the year of build. Client should verify the accuracy of the build year via methods such as: tax assessor information, licensed appraiser, broker/realtor, etc.

Water Source:

Public.

Sewage Disposal:

Public

Utilities Status:

All utilities on.

Main Entry Faces:

North.

Please Note:
Per the MLS listing the sewer is "public" - connected to the city main line.
Recommend client confirm with the homeowner that this is NOT a "private" septic tank system.
If a septic tank is the method of sewage disposal it is HIGHLY recommended that the homeowner and/or client have the tank inspected by a licensed/certified inspector.

Climatic Conditions:**Weather:**

Partly Cloudy.

Soil Conditions:

Wet.

Outside Temperature (f):

50-60.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Inspection: Address:

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Inspection: Address:

GROUND S

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

Cracks and stains observed are typical.

Please Note:

Unable to fully inspect due to a parked vehicle.


Walks:

Cracks and stains observed are typical.


Exterior Steps / Stoops:

Appear serviceable.

Inspection: Address:

**Patio / Porch:**

Floor:

OK MM RR
☐ ☐ ☒

Appears serviceable with the following observed:

Dry rot (damage) and termite activity is present in multiple areas - improper

Please Note: review the termite inspection report for more information including recommended remediation.



Structure:

☐ ☐ ☒

Appears serviceable with the following observed:

Dry rot (damage) and termite activity is present in multiple areas - improper

Please Note: review the termite inspection report for more information including recommended remediation.



Cover / Roof:

Corrugated Metal

Appears serviceable.

Inspection: Address:

**Fences & Gates:***Condition:*

OK MM RR



Gate(s)

Appear serviceable

Fencing

Appears serviceable with the following noted:

Cracks present are typical

Damaged/incomplete in multiple areas - improper**Recommend further inspection and deemed necessary repairs by a qualified service provider**

Inspection: Address:



Grading:

Site:

Grade at foundation appears serviceable.

Landscaping:

Comments:

OK MM RR
☐ ☐ ☒

Appears serviceable with the following noted:

Foliage is in contact with structure - improper
Recommend trimming foliage to allow for a minimum 6' clearance from structure

Irrigation (sprinkler) systems are beyond the scope of this inspection. Consult homeowner for additional information.

There is no lot/landscape drainage present/installed.
Installation of a lot/landscape drainage system will likely help shed moisture away from the structure

Please Note: low voltage lighting systems are beyond the scope of this inspection. Consult homeowner for operating information.



Inspection: Address:

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

Stucco

Appears serviceable with typical cracks present

Recommend repairs to all cracks to help prevent possible moisture intrusion.

Trim:

Appears serviceable

Please Note: review the termite inspection report for more information including recommended remediation.

Utility Connections:

Appear serviceable.

Exterior Doors:

Main Entry Door:

Appears serviceable with usual wear noted

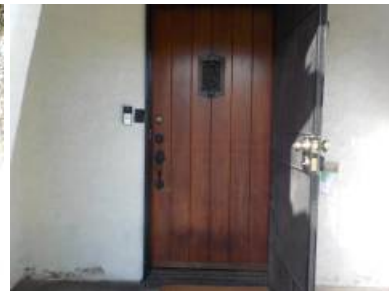
Hardware

Appears serviceable

Security Screen Door

Appears serviceable

Doorbell is functioning.



Other Entry Doors:

OK MM RR
☐ ☒ ☐

All:

Appears serviceable with the following observed:

Kitchen: inspector is unable to operate

Consult homeowner for additional information

Hardware

Appears serviceable

Inspection: Address:



**Inspector unable to
operate**



Chimney:

Comments:

N/A.

Foundation:

Materials & Condition:

Concrete perimeter wall.
See additional comments in the "Crawlspace/Walls Section"

Recent Movement:

There is no evidence of any recent movement.

CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:

Access:

OK MM RR
☐ ☐ ☒

Crawlspace inaccessible:

All pictures in the "Crawlspace Section" were taken from the hatch/access point.

A copper supply line impedes access (unusual condition)

Entire crawlspace floor is saturated (wet) likely due to the recently concluded rain (unsafe condition)

Recommend a thorough inspection of the crawlspace area by a qualified service provider after safe access is available



Walls:

☐ ☒ ☐

Please Note:

Unable to inspect (no safe access)

Foundation Bolts:

☐ ☒ ☐

Please Note:

Unable to inspect (no safe access)

Wood Beams/Underfloor:

☐ ☒ ☐

Please Note:

Unable to inspect (no safe access)

Ventilation:

☐ ☒ ☐

Please Note:

Unable to inspect (no safe access)

Floor:

☐ ☐ ☒

Soil is completely saturated (wet) - likely due to the recently concluded rain/wet weather

Please Note: there is no vapor barrier/retarder installed.

When this structure was built components like this were not required.

Inspection: Address:



Posts / Piers:

OK MM RR
☐ ☒ ☐

Please Note:
Unable to inspect (no safe access)

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style: Mansard (primarily flat)

Roof Access: Roof was inspect and pictured via Drone only (roof was not mounted).
Tile roofs are not mounted due to the high probability of damaging the tiles.
While drone inspections are generally not as effective as mounted inspections the pictures acquired via the drone can help identify any significant defects.

Roof Covering: Clay Tile (Spanish "Barrel" Style) & Bituminous membrane.



Roof Covering Condition: General condition appears serviceable with signs of weathering and aging. Regular maintenance and inspections are advised.

Please Note: in no way can inspector determine if there will be any roof leaks. If client seeks that kind of certainty they should hire a licensed roofing contractor to perform a comprehensive inspection and "leak free certification" of the entire roof structure.



Inspection: Address:

Flashings:

Unable to fully inspect due to lack of accessibility (pictured via drone only)

Please Note: if client seeks certainty with water proofing at flashings a licensed roofing contractor should be contracted.

Valleys:

Unable to fully inspect due to lack of accessibility (pictured via drone only)

Please Note: if client seeks certainty with water proofing at valleys a licensed roofing contractor should be contracted.

Eaves - Soffits - Fascias:

Condition:

Appears serviceable

Please Note: review the termite inspection report for more information including recommended remediation.

Gutters & Downspouts:

Condition:

OK MM RR

☐ ☒ ☐

Building is partially guttered.

Some downspouts need to be secured and/or kick-outs improved.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:

☐ ☒ ☐

Attic is extremely limited in size (low vertical clearance due to flat roof)

Evidence of rodent activity (droppings) is observed - improper (appear to be older)

Remediation by a licensed exterminator is required to restore to normal conditions.



Inspection: Address:



Structure:

OK MM RR
☐ ☒ ☐

A rafter system is installed in the attic cavity to support the roof decking.

The rafters appear to be in satisfactory condition with the following observed:

Moisture staining is viewed (no leaking is observed - recent rains just concluded prior to the inspection)



Insulation:

Blown in fill.



Depth:

3-4 inches.



Ventilation:

Appears serviceable.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

OK MM RR
☐ ☐ ☒

Overhead

Appears serviceable with the following observed:

Weather head does not have the required clearance above the roof - improper

Power line conductors are in contact with foliage - improper

These are safety and liability issues

Recommend further inspection and deemed necessary repairs by a licensed electrician.



Weather head has inadequate clearance



Grounding Equipment:

Appears serviceable.



Inspection: Address:

Electrical Distribution Panels:

Main Panel Location:

Exterior of house.



Main Circuit Rating:

100 amps.



Main Panel Observations:

Circuit and wire sizing correct so far as visible

Please Note:

Inspector does not perform any load calculations

If client seeks this type of information a licensed electrician should be contracted.



Conductors:

Entrance Cables:

Copper.



Branch Wiring:

OK MM RR
☐ ☐ ☒ Copper

Knob & Tube (original) wiring is observed (energized) - possible safety hazard

Inspection: Address:

Recommend further inspection and deemed necessary repairs by a licensed electrician

Please Note: the determination of the type of branch wiring is primarily determined by the visual inspection of the main panel. We do not remove outlet covers to evaluate the type(s) of branch wiring.



Energized Knob & Tube wiring (hazardous)



Switches & Fixtures:

General:

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Kitchen Interior:

Appear serviceable.

Hall Bath:

Appear serviceable.

Powder Bath (exterior):

Appear serviceable.

Laundry:

Appear serviceable.

Garage Walls:

Appear serviceable.

Electrical Outlets:

General:

OK MM RR
☐ ☐ ☒

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition with the following observed:
Many outlets: receptacles are not grounded - improper
This is a safety and liability issue
Recommend further inspection and deemed necessary repairs by a licensed electrician.



Receptacles not grounded - rear bedroom



Receptacles not grounded - rear bedroom

Kitchen Interior:

Appear serviceable.

Hall Bath:

Appear serviceable.

Powder Bath (exterior):

☐ ☐ ☒

Appear serviceable with the following noted:
Missing GFCI receptacle - improper (at least 1 GFCI receptacles is required within 3' of a sink)

Inspection: Address:

This is a safety and compliance issue.

Installation of GFCI receptacles at all outlets within 6' of the water source (sink) are required to restore to safe and compliant conditions.



Laundry:

Appear serviceable

Please Note: recommend installation of GFCI (Ground Fault Circuit Interrupter) receptacles at all outlets within 6' of a water source.

Garage Walls:

Appear serviceable

Please Note: recommend installation of GFCI (Ground Fault Circuit Interrupter) receptacles at all outlets.

Electrical Outlets/Switches/Fixtures:

Exterior Walls:

Appear serviceable.

Please Note:

Recommend installation of GFCI (Ground Fault Circuit Interrupter) receptacles at all exterior outlets.

Attic Wiring:

Attic & Insulation:

Appears serviceable with the following noted:
Unable to fully inspect due to the positioning of the insulation.

Inspection: Address:

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Floor Heater.



Fuel Source:

Natural Gas

Capacity / Approx. Age:

60,000 BTUs
Original

General Operation & Cabinet:

Unit was operational at the time of inspection.



Thermostat:

Appears serviceable.

Inspection: Address:



Fireplace:

Comments:

N/A.

Air Conditioning:

Comments:

No forced air cooling system is installed.

Please Note:

Portable wall unit in Living Room appears serviceable.



Ductwork / Distribution:

Ducts / Air Supply:

There is no ducting/distribution system

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:

Ball Valve

Please Note:

The main shut off valve is located in a subterranean vault
The meter is not running (spinning) - proper.



Material:

Copper is the primary visible material being used.



Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Inspection: Address:

Please Note: recommend the installation of a pressure regulator.



Supply Lines:

Material:

Copper is the visible material being used.
It is possible that other materials are present but not visible.

Condition:

Appears serviceable.

Waste Lines:

Material:

OK MM RR
☐ ☐ ☒

Cast Iron (original)
Material has exceeded its typical useful life
Recommend further inspection and deemed necessary repairs by a licensed plumber.



Cast Iron (original)

Condition:

☐ ☐ ☒ Appears serviceable

Please Note:

For homes 20 years or older or if a sewer line scope has not been performed within the past 20 years it is highly recommended that this service be performed by a qualified service provider. This should be done prior to the end of the buyers contingency period.

Hose Bibs / Hookups:

General:

Appear serviceable.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source:

Gas.

Manufacturer/Capacity/Age:

☐ ☒ ☐ GE
40 Gallons
2007

Inspection: Address:

Please Note:

The unit has far exceeded its typical useful life

Please Note: recommend client verify with the City Building Dept that the replacement of the water heater was permitted.

If the replacement was not permitted, recommend the client have the component evaluated by a licensed plumber.



Location:

OK MM RR
☐ ☒ ☐ Exterior Closet.



Condition:

☐ ☐ ☒ Appears serviceable with the following noted:
Strapped properly
Natural gas connector installed - proper
Gas connector missing sediment trap (drip leg) - improper
TPR Valve installed - proper (not tested)
Pressure relief valve drain line is missing - improper
(requirement is to terminate no higher than 6" off of the floor/ground)
Water shut off valve installed - proper
Venting appears serviceable
These are safety, liability and/or compliance issues
Recommend repairs by a licensed plumber or qualified service provider to restore to safe and compliant conditions

Please Note: recommend the installation of a thermal expansion tank



Missing sediment trap/drip leg-improper

Inspection: Address:



Fuel System:

Meter / Tank:

Meter located at exterior
Appears serviceable

Please Note: **there is no emergency gas shut-off valve wrench - improper.**



See Bathrooms section of report for information about plumbing and fixtures in those areas.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

Plumbing appears serviceable (not tested)
Laundry sink is provided (appears serviceable but unable to fully inspect)

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop
Failure of aging angle stops could result in serious water damage.





Inspection: Address:

Waste Lines/Sink Drains:

Laundry:

Appears serviceable (not tested)

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Condition:

OK MM RR
☐ ☐ ☒

Appears serviceable with the following observed:

Missing anti-tip bracket - improper

This is a safety, liability and compliance issue

Recommend installation of an anti-tip bracket to restore to safe conditions

Rear right burner: electric igniter is not functioning - improper

Recommend repairs by a qualified service provider to restore to normal operating conditions

Please Note: the oven is only tested in the "Bake" position.
No other positions are tested during the inspection.



Missing the anti-tip bracket: improper



Igniter not functioning - improper



Ventilation/Light:

Condition:

☐ ☒ ☐

Appears serviceable with the following observed:

Multiple sections of the ducting are not connected - improper

Recommend remediation.

Inspection: Address:



Refrigerator:

Condition:

Appears serviceable

Please Note:

No ice maker (bagged ice is viewed)



Inspection: Address:

Dishwasher:

Condition:

Appears serviceable
Air-Gap is installed.



Garbage Disposal:

Condition:

OK MM RR
☐ ☐ ☒

Not functioning - improper

Recommend further inspection and deemed necessary repairs by
a qualified service provider.



Microwave:

Comments:

N/A.

Kitchen Interior:

Counters & Cabinets:

Appear serviceable with usual and normal wear observed.

Sink:

Appears serviceable.

Please Note:

Unable to fully inspect due to stored personal items.



Sink Fixture:

Appears serviceable.

Inspection: Address:



Sink Drain:

Appears serviceable.

Sink Cabinet:

Appears serviceable with the following noted:

Unable to fully inspected due to stored personal items.



Inspection: Address:

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Hall Bath:

OK MM RR
☐ ☒ ☐

Appears serviceable with the following observed:
Multiple vanity lights are not functioning (possible burnt bulbs)
 Recommend repairs.

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stops
 Failure of aging angle stops could result in serious water damage.



Powder Bath (exterior):

☐ ☐ ☒

Appears serviceable with the following observed:
Vanity/Sink: water supply is not functioning - improper
 Recommend further inspection and deemed necessary repairs by a licensed plumber or qualified service provider to restore to normal operating condition

Please Note: recommend client verify with the city building department that any and all "improvements and/or additions" were permitted

If improvements and/or additions were not permitted we recommend further inspection by a licensed trade specialist/service provider

This should be done prior to the end of the buyers contingency period.

Please Note:

Inspection: Address:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stops
Failure of aging angle stops could result in serious water damage.



Toilet:

Hall Bath:

OK MM RR
☐ ☐ ☒

Appears serviceable with the following noted:
Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop
Failure of aging angle stops could result in serious water damage.



Powder Bath (exterior):

☐ ☐ ☒

Appears serviceable with the following noted:
Recommend recaulking between base and floor to help prevent possible moisture intrusion.

Please Note: the gallons per flush (GPF) does not comply with the CA standard of 1.28

Please Note:

Due to the age and as a matter of preventative maintenance it is highly recommended to replace the angle stop
Failure of aging angle stops could result in serious water damage.



Tub/Shower Fixtures:

Hall Bath:

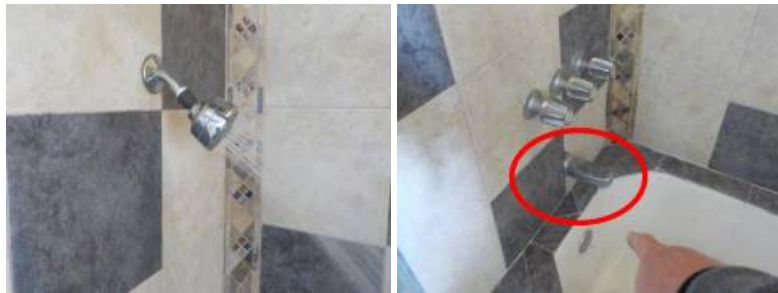
OK MM RR

☐ ☒ ☐

Appears serviceable with the following noted:

Diverter valve is not functioning properly

Recommend repairs.



Tub/Shower And Walls:

Hall Bath:

☐ ☒ ☐

Appear serviceable with the following observed:

Enclosure door missing handle

Recommend remediation

Please Note: Caulk and seal all tub and shower fixtures to wall to help prevent possible moisture intrusion.



Bath Ventilation:

Hall Bath:

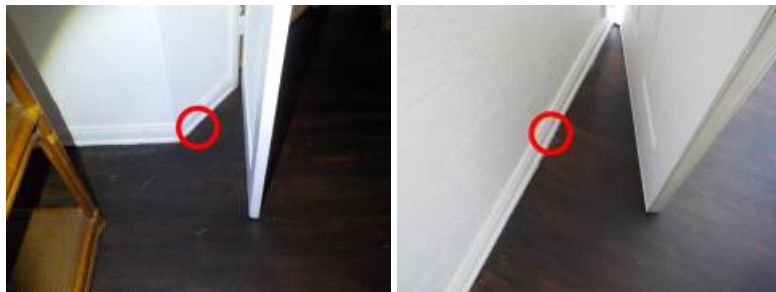
Appears serviceable (window only)

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Overall Interior Door Condition: OK ☐ MM ☒ RR ☐ Appears serviceable with the following noted:
Missing stops at one or more doors
 Recommend installation of stops at affected doors.



Windows:

General Type & Condition: ☐ ☐ ☒ **Wood - Single Pane (original) & Aluminum/Metal - Single Pane (presumed to be 25+ years old)**
 Appear serviceable with the following observed:
Some windows are difficult to operate - improper
 Recommend further inspection and deemed necessary repairs by a licensed window contractor or qualified service provider to restore to normal operating conditions.

Please Note: windows have exceeded their typical useful life

Screens
 Appear serviceable

Please Note: window coverings (shutters, blinds, drapes, etc.) are beyond the scope of this inspection.

Inspection: Address:



Walls:

General Material & Condition:

Plaster
Appear serviceable with typical cracks observed.

Ceilings:

General Type & Condition:

Plaster
Appear serviceable with typical cracks observed.

Floors:

General:

OK MM RR
☐ ☒ ☐ Appear serviceable with the following observed:
Hall Bath: **multiple tiles are cracked**
Recommend remediation.



Closets:

General:

☐ ☒ ☐ Appear serviceable with the following observed:
Hallway: **light fixture is not functioning (pull chain is detached)**
Recommend remediation.



Pull chain detached

Stairs & Handrails:

Comments:

N/A.

Smoke / Fire Detector:

Comments:

☐ ☒ ☐ Please ensure that functioning, properly installed smoke detectors are installed in both bedrooms and the bedroom hallway.



Inspection: Address:

Carbon Monoxide Detector:

Comments:

OK MM RR
☐ ☒ ☐

**Please ensure that functioning, properly installed carbon
monoxide detectors are installed in both bedrooms and the
bedroom hallway.**

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Garage.



Fuel System:

Gas service is provided.



Clothes Washer:

Appears serviceable (responded to controls)

Please Note: the appliance is not run through an entire cycle.



Clothes Dryer:

Appears serviceable (responded to controls)

Please Note: the appliance is not run through an entire cycle.



OK MM RR

Inspection: Address:

Dryer Vent:

- ☐ ☒ ☐ A dryer vent is provided - appears serviceable with the following observed:
Kinks are viewed
Recommend remediation.



GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Detached Two Car.



Roof:

Condition:

OK MM RR
☐ ☐ ☒

Flat

Bituminous membrane

Appears serviceable with the following observed:

Pooling/ponding of moisture is viewed (poor draining) - improper.
Further inspection and deemed necessary repairs by a licensed roofing contractor or qualified service provider is required to restore to normal conditions

This should be done prior to the end of the buyers contingency period.



**Pooling/ponding
moisture - improper**

Ceilings:

Condition:

☐ ☒ ☐

A rafter system is installed in the attic cavity to support the roof decking.

The rafters appear to be in satisfactory condition with the following observed:

Moisture staining is viewed (no leaking is observed - recent rains just concluded prior to the inspection)

Inspection: Address:



Garage Door:

Material - Condition:

Metal - Appears serviceable.



Door Opener:

OK MM RR
☐ ☐ ☒

Mechanized opener is not functioning - improper

Repairs by a qualified service provider are required to restore to normal operating conditions

Please note: due to the above noted defect the reverse sensor/safety system could not be tested.



Service Door:

Both:
Appears serviceable with significant weathering at rear doors.



Inspection: Address:

Windows:

Condition:

OK MM RR
☐ ☐ ☒**Wood - Single Pane (original)**

Appear serviceable with the following observed:

Some windows are difficult to operate - improper

Recommend further inspection and deemed necessary repairs by a licensed window contractor or qualified service provider to restore to normal operating conditions.

Please Note: **windows have exceeded their typical useful life.****Garage Walls:**

Condition:

Appear serviceable

Please Note: unable to fully inspect due to stored personal items.

Fire Wall

N/A.

Floor:

Condition:

Concrete
Typical cracks and stains observed

Please Note: unable to fully inspect due to stored personal items.

