



Hasler Homes Inc. DBA
National Property Inspections

Don Wiesner, 4961 Alcove, Valley Village, CA, 91607



Thursday, May 22, 2025

Inspector

Andy Hasler

805-233-1777

npi.ventura@yahoo.com

Inspection Date:
05/22/2025

Inspector: Andy Hasler
Inspector Phone: 805-233-1777

Email: npi.ventura@yahoo.com



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Don Wiesner, 4961 Alcove, Valley Village, CA, 91607

INVOICE #: 5390

Client Name : **Don Wiesner**

Inspection Date : 5/22/2025 12:00 PM

Property Location : **4961 ALCOVE
VALLEY VILLAGE CA 91607**

Hasler Homes Inc. DBA
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2538 Corte Olmo
Camarillo CA 93010

Billing Address :

☒ Paid

TYPE OF INSPECTIONS PERFORMED

Home Inspection		\$425.00
	Total	\$425.00
5/22/2025	Payment	(\$425.00)
	Paid in Full	\$0.00

Buyer Agent Information

Agency : **Beverly & Company**
CA

Agent : **Stephanie Rosenfeld**

Inspection Date:
05/22/2025

Inspector: Andy Hasler
Inspector Phone: 805-233-1777

Email: npi.ventura@yahoo.com



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 75
Estimated Age Of Property : 65 Year(s)	Weather :
Property Faces : ☐ North ☐ South ☒ East ☐ West	☒ Sunny
Type of Property :	Soil Conditions :
☒ Single-Family	☒ Dry
Primary Construction :	Persons Present :
☒ Wood	☒ Seller's Agent

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

1. The scope of this property inspection is a visual review of all areas of a building or dwelling readily accessible at the time of the inspection. No disassembly or removal of obstructions is performed. As a result, all defects may not be identified.
2. The testing for mold, asbestos, lead based paint, termites, wood destroying organisms, or any health concern is outside the scope of this property inspection. We advise all customers to obtain all appropriate test/evaluations in order to fully understand the condition of and the materials used in construction in order to deem a building safe to occupy.
3. This inspection company and the inspector may rely on third-party sources to obtain information regarding this property inspection. We do this in order to determine the presences of certain features such as septic or sewer connections, or the age of certain appliances such as furnaces or air conditioners. While such sources are believed to be reliable, this inspection company or the inspector can not guarantee their accuracy.

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GRADING / DRAINAGE

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Positive Slope

Comments:

DRIVEWAY

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Concrete

Comments:

Driveway slopes toward the garage. May cause drainage problems during rainfall.



Driveway:

WALKS / STEPS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

Comments:

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PORCHES / STOOPS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

DECKS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Wood

Comments:

PATIO

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

Comments:

FENCES / GATES

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Wood

☒ Wrought Iron

Comments:

RETAINING WALLS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Rear

☒ Sides

Comments:

ROOFING

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Age: 15 Year(s)

Design Life: 30 Year(s)

Layers: 1

100% Visible

☒ Walked On

☒ Asphalt / Composition

Comments:

The roof appears to be serviceable at the time of the inspection.

Leaks not always detectable.

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FLASHING/VALLEYS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Metal

Comments:

SKYLIGHTS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Fixed / Stationary

Comments:

No evidence of water intrusion or leaking observed.

GUTTERS/DOWN SPOUTS

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Aluminum

☒ Filled with Debris

Comments:

Gutters are due for cleaning.



Gutters/Down Spouts:

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CHIMNEYS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Brick / Masonry

Comments:

The chimneys were observed from the exterior and found acceptable at the time of the inspection.

Flue not inspected. Annual cleaning is recommended.

EXTERIOR SURFACE

☒ Stucco

☒ Wood

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	☒	☐	☐	☐	☐
EXTERIOR FAUCETS	☒	☐	☐	☐	☐
EXTERIOR ELECTRICAL OUTLETS	☒	☐	☐	☐	☐
EXTERIOR LIGHTING	☒	☐	☐	☐	☐

Comments:

Stucco cracks observed surrounding the dwelling. These cracks do not appear to be structurally significant.



Exterior Surface:

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WINDOWS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Vinyl

☒ Insulated Pane(s)

Comments:

EXTERIOR DOORS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Wood

Comments:

FOUNDATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

☒ Post / Pier

☒ Limited Observation

Comments:

Repaired cracks observed.



Foundation:

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GARAGE/CARPORT

☒ 2 Cars

☒ Detached

☒ Obscured / Limited View

	ACC	MAR	NI	NP	DEF
FLOOR/WALLS/CEILING/ELECTRICAL	☒	☐	☐	☐	☐
ROOF	☒	☐	☐	☐	☐
SIDING/TRIM	☒	☐	☐	☐	☐

Comments:

Limited accessibility at the time of the inspection.



Garage/Carport:

OVERHEAD GARAGE DOORS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

of Openers: 1

☒ Metal

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GARAGE PEDESTRIAN DOOR

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Solid Core

Comments:

Attic / Roof

Method of Inspection ☒ Physical Entry 80 % Visible

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Rafters

Comments:

Leaks not always detectable.

ATTIC VENTILATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Gable

☒ Soffit

Comments:

ATTIC INSULATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Blanket

Comments:

ATTIC ELECTRICAL

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Comments:

Limited visibility due to obstructions. See Electrical Section for additional Information.

Interior Foundation

Foundation Type ☒ Crawl Space

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INTERIOR FOUNDATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Comments:

UNDER FLOOR FRAMING & SUPPORT

☒ Limited Observation

		ACC	MAR	NI	NP	DEF
BEAMS	☒ Dimensional Lumber	☒	☐	☐	☐	☐
JOISTS	☒ Dimensional Lumber	☒	☐	☐	☐	☐
POSTS	☒ Dimensional Lumber	☒	☐	☐	☐	☐
PIERS	☒ Concrete	☒	☐	☐	☐	☐

Comments:



Under Floor Framing & Support:

FLOOR/SLAB

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Wood

☒ Obscured / Covered

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CRAWL SPACE

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

90% Visible

☒ Physical Entry

Comments:

SUMP/SUMP PUMP

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

ELECTRICAL

	ACC	MAR	NI	NP	DEF
SERVICE ☒ Overhead	☒	☐	☐	☐	☐
ENTRANCE CABLE ☒ Copper	☒	☐	☐	☐	☐
PANEL ☒ Breaker(s) ☒ Side of Dwelling	☒	☐	☐	☐	☐
SUB-PANEL	☐	☐	☐	☒	☐
BRANCH CIRCUITS ☒ Copper	☒	☐	☐	☐	☐
BONDING/GROUNDING	☒	☐	☐	☐	☐
GFCI(IN PANEL)*	☐	☐	☐	☒	☐
ARC FAULT	☐	☐	☐	☒	☐
SMOKE DETECTORS*	☒	☐	☐	☐	☐

Comments:

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

PLUMBING

☒ Monitor Condition

Water Service

☒ Water Public

Sewage Service

☒ Sewage Public

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	ACC	MAR	NI	NP	DEF
SUPPLY	☒	☐	☐	☐	☐
DRAINS ☒ ABS	☐	☒	☐	☐	☐
EJECTOR PUMP	☐	☐	☐	☒	☐
VENTS ☒ ABS ☒ Galvanized	☒	☐	☐	☐	☐

Comments:

1. Substandard plumbing drain pipe installation observed within the crawlspace just the right of the crawlspace access door. PVC and ABS pipes are not compatible without special adhesive. We recommend further evaluation/repair by a qualified plumbing contractor.

2. Water pressure tested at 55 PSI (pounds per square inch). Readings of 40-80 are considered normal.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing:



Plumbing:

WATER HEATER

Brand: Rheem

Age: 10 Year(s)

Design Life: 15 Year(s)

☒ Gas

☒ Tankless

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

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LAUNDRY FACILITIES

Location: Laundry Closet

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS ☒ Gas (Dryer)	☒	☐	☐	☐	☐
DRYER VENTS	☒	☐	☐	☐	☐
LAUNDRY TUB	☐	☐	☐	☒	☐
DRAIN	☐	☐	☒	☐	☐

Comments:

1. We recommend having the dryer vent professionally cleaned and annually thereafter.
2. Washers and dryers are considered personal property and excluded from the inspection.

HEATING

Brand: Lennox		BTUs: 88000		Age: 11 Year(s)		Design Life: 20-25 Year(s)				
☒ Gas		☒ Forced Air								
						ACC	MAR	NI	NP	DEF
OPERATION						☒	☐	☐	☐	☐
ABOVE GROUND STORAGE TANKS						☐	☐	☐	☒	☐
HUMIDIFIER						☐	☐	☐	☒	☐

Comments:

The furnace operates as designed reaching a 39 degree temperature rise within 15 minutes.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

DRAFT CONTROL/VENT

	ACC	MAR	NI	NP	DEF
☒ Metal Pipe	☒	☐	☐	☐	☐

Comments:

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HEATING DISTRIBUTION

☒ Ductwork

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	☒	☐	☐	☐	☐
BLOWER	☒	☐	☐	☐	☐
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	☒	☐	☐	☐	☐
CIRCULATOR PUMP	☐	☐	☐	☒	☐

Comments:

Temperature differences at registers (room vents) were found within system specification.

COOLING

	ACC	MAR	NI	NP	DEF
	☒	☐	☐	☐	☐
Brand: Johnson Controls	Size: 4 TON	Age: 11 Year(s)	Design Life: 10-15 Year(s)		
☒ Electric	☒ Central Air				

Comments:

The air conditioner operates as designed reaching a 19 degree drop within 10 minutes of operation.

KITCHEN

☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☐	☐	☐	☒	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
STOVE TOP/OVEN ☒ Electric ☒ Gas	☐	☐	☐	☐	☒

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STOVE ANTI-TIP BRACKET	☐	☐	☐	☒	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐
DISHWASHER/CROSS FLOW PROTECTION	☒	☐	☐	☐	☐
REFRIGERATOR	☐	☐	☒	☐	☐
MICROWAVE	☒	☐	☐	☐	☐
GARBAGE DISPOSAL	☒	☐	☐	☐	☐

Comments:

1. The stove center burner failed to ignite. We recommend repair by a qualified appliance service technician.
2. Non built-in refrigerators are considered personal property and excluded from the inspection.

FIREPLACES	ACC	MAR	NI	NP	DEF
☒ Gas Log	☒	☐	☐	☐	☐
☒ Masonry Firebox					

Comments:

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

PRIMARY BATHROOM	☒ Recommend Repairs	ACC	MAR	NI	NP	DEF
CEILINGS		☒	☐	☐	☐	☐
WALL(S)		☒	☐	☐	☐	☐
WINDOWS/TRIM		☒	☐	☐	☐	☐
WINDOW SCREENS		☒	☐	☐	☐	☐
FLOOR/FINISH		☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE		☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		☒	☐	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)		☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION		☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS		☒	☐	☐	☐	☐
SINK/FAUCET		☒	☐	☐	☐	☐
TOILET		☒	☐	☐	☐	☐
TUB/SHOWER		☐	☐	☐	☐	☒
JETTED TUB		☒	☐	☐	☐	☐
TILE WORK/ENCLOSURE		☒	☐	☐	☐	☐

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EXHAUST FAN	☒	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

Comments:

The tub drain stopper was found inoperable.
We recommend repair by a qualified plumbing service technician.

HALL BATHROOM

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☒	☐	☐	☐	☐
TOILET	☒	☐	☐	☐	☐
TUB/SHOWER	☒	☐	☐	☐	☐
JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

Comments:

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LIVING ROOM

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALLS	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☐	☐	☐	☒	☐
CLOSET	☐	☐	☐	☒	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐

Comments:

BEDROOMS

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALLS	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
CLOSET	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐

Comments:

STAIRS / RAILINGS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

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Summary

This 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.

DRIVEWAY

MARGINAL

Driveway slopes toward the garage. May cause drainage problems during rainfall.

GUTTERS/DOWN SPOUTS

MARGINAL

Gutters are due for cleaning.

PLUMBING

Drains

MARGINAL

1. Substandard plumbing drain pipe installation observed within the crawlspace just the right of the crawlspace access door. PVC and ABS pipes are not compatible without special adhesive. We recommend further evaluation/repair by a qualified plumbing contractor.

2. Water pressure tested at 55 PSI (pounds per square inch). Readings of 40-80 are considered normal.

KITCHEN

Stove Top/Oven

DEFECTIVE

1. The stove center burner failed to ignite. We recommend repair by a qualified appliance service technician.

2. Non built-in refrigerators are considered personal property and excluded from the inspection.

PRIMARY BATHROOM

Tub/Shower

DEFECTIVE

The tub drain stopper was found inoperable.

We recommend repair by a qualified plumbing service technician.

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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