Accurate Inspection Team LLC

Property Inspection Report



999 N Chester Ave, Pasadena, CA 91104
Inspection prepared for: Madison Gunn
Real Estate Agent: Pete Whan - Pete Whan & Associates

Date of Inspection: 10/18/2026 Time: 11:00 am
Age of Home: 1950 Size: 1,860 sqft
Weather: Sunny & Hot

Inspector: Mark Miller

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Report Summary

Interior		
Page 4 Item: 6	Interior Electrical	damaged outlet
Page 6 Item: 11	Interior Windows	cracked glass
Bedrooms		
Page 8 Item: 5	Bedroom Closets	closet door did not latch
Page 8 Item: 6	Bedroom Doors	door did not latch, door sticks at the jamb, damaging door skin
Page 8 Item: 7	Bedroom Electrical	outlet hot wired in reverse marked R, recommend further evaluation by a licensed electrician
Page 9 Item: 10	Bedroom Walls	consult termite report all wood areas
Page 9 Item: 11	Bedroom Windows	window did not open
Bathrooms		
Page 12 Item: 7	Bathroom Electrical	2 prong outlets present, outlet hot wired in reverse marked R, overhead panel light did not operate, recommend further evaluation by a licensed electrician
Page 13 Item: 8	Bathroom GFCI Outlets	recommend all bathroom outlets be -GFCI outlets
Page 13 Item: 9	Bathroom Exhaust Fan	bath fan did not operate
Page 14 Item: 13	Bathroom Plumbing	pinhole leaking, irregular installation, using 2 supply lines
Page 14 Item: 14	Shower Fixtures	shower head plumbing is loose at the wall, recommend further evaluation
Page 15 Item: 18	Bathroom Sinks	corrosion present, irregular spray at aerator
Page 16 Item: 20	Bathroom Walls	recommend sealing holes in the cabinet at the wall
Page 16 Item: 21	Bathroom Windows	stripped crank, window did not open
Kitchen		
Page 17 Item: 3	Kitchen Counters	cracked and damaged tile, missing grout in areas
Page 18 Item: 7	Kitchen Electrical	2 prong outlets present, outlet hot wired in reverse under the sink, exposed romex wires under the sink, damaged outlet
Page 18 Item: 8	Kitchen GFCI	recommend all outlets by the sink area are GFCI protected
Page 19 Item: 14	Kitchen Plumbing	pinhole leaking, frozen shut off handle, missing shut off handle, recommend a licensed plumber to evaluate all areas of the structure
Page 20 Item: 20	Kitchen Exhaust Vent	could not locate exterior vent

Page 21 Item: 22	Kitchen Windows	loose hardware
Laundry		
Page 22 Item: 3	Laundry Cabinets	water damage, deteriorated wood
Page 23 Item: 10	Laundry Gas Valves	unsecured gas line
Page 23 Item: 11	Laundry Plumbing	irregular installation at the washer supply lines, cold side shut off handle is frozen, unsecured plumbing, irregular installation at the washer drain line, recommend a licensed plumber to evaluate all areas of the structure
Page 24 Item: 13	Laundry Sink	faucet leaks while operating
Heating & A/C		
Page 25 Item: 1	Heater Condition	condensation line runs uphill, irregular installation at the condensation line, recommend further evaluation
Page 26 Item: 4	Filter	air filter is missing in #3 bedroom
Page 26 Item: 5	Air Supply	inadequate air supply at the air handler unit at the west side of the house, recommend a licensed heating and A/C contractor for further evaluation both units
Page 26 Item: 7	Refrigerant Lines	signs of leaking condensation at the east side air handler
Water Heater		
Page 29 Item: 1	Water Heater Condition	water heater did not operate, could not test hot water at the fixtures
Page 29 Item: 3	Water Heater Combusion Air	no upper combustion air vent present
Page 30 Item: 7	Water Heater Overflow Line	overflow line does not extend to the exterior
Page 31 Item: 11	Water Heater Venting	recommend screws at connections, metal vent pipe vents into an old asbestos transit vent pipe
Garage Area		
Page 32 Item: 2	Garage Electrical	missing junction box cover, 3 prong outlets are not grounded, irregular installation
Page 33 Item: 7	Garage Door Parts	missing roller
Page 34 Item: 8	Garage Door Opener	garage door opener operates with extension cord
Electrical & Gas Main		
Page 36 Item: 1	Electrical Panel	recommend covering old electrical meter
Page 38 Item: 6	Sub Panel Breakers	undersized wire to breaker
Roof Area		
Page 40 Item: 1	Roof Condition	dented shingles in many areas, recommend remove debris, recommend a licensed roofing contractor to evaluate

Page 41 Item: 2	Roof Area Chimney	recommend sealing cracks
Page 42 Item: 3	Roof Flashings	old patched areas are cracked and worn, recommend mastic, irregular installation, flashing is laid on top of the shingles
Page 42 Item: 4	Rain Gutters	recommend rain gutters on all pitched areas
Attic		
Page 44 Item: 5	Attic Plumbing	pin hole leaking, vent pipe does not extend to exterior air, evidence of past leaking, recommend further evaluation
Page 45 Item: 6	Attic Exhaust Vents	exhaust vent terminates in the attic
Page 45 Item: 7	Attic Insulation	missing and displaced in areas, recommend insulation, rodent droppings present, recommend pest control too further evaluate
Exterior		
Page 47 Item: 2	Exterior Eaves & Facia	deteriorated wood, consult termite report on all wood area including the patio deck
Page 47 Item: 4	Exterior Siding	recommend exterior weather proofing all cracks and gaps
Page 48 Item: 6	Exterior Windows	missing window screens
Grounds		
Page 50 Item: 2	Walkway	trip hazards
Page 51 Item: 4	Patio Enclosure	loose and damaged blocks in areas
Page 51 Item: 5	Patio Roof	deteriorated material, recommend remove debris at the patio roof
Page 52 Item: 6	Exterior & Grounds Electrical	spliced and taped wires, improper electrical installation, outlet missing exterior cover, 2 prong outlets present, recommend licensed electrician to evaluate all areas of structure
Page 53 Item: 7	Exterior GFCI Outlets	recommend -GFCI on all exterior outlets
Page 53 Item: 8	Fencing & Walls	trees too close to the fence, block wall is leaning
Page 53 Item: 9	Yard Gates	deteriorated wood gates, gate rubs at latch post
Page 54 Item: 10	Exterior Grading	grade slopes toward structure in areas, recommend diverting water away from the structure
Page 55 Item: 11	Exterior & Grounds Plumbing	frozen handle at south side hose bib, pipes above ground in areas, copper to galvanized missing proper connections
Page 56 Item: 13	Water Pressure	high pressure, 120 psi, recommend 80 psi or less
Page 57 Item: 14	Water Pressure Regulator	recommend adjusting or replacing the water pressure regulator
Page 57 Item: 15	Main Water Shut Off Valve	water main shut off handle is at grade level

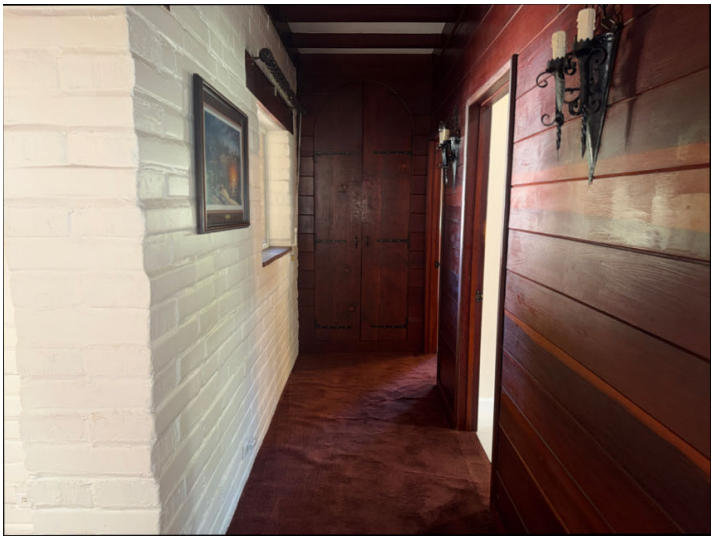
Interior

1. Location

Observations: Living Room/Dining Room, Hallway



Living Room/Dining Room



Hallway

2. Cabinets

Observations: functional, worn hardware

3. Ceiling Condition

Materials: plaster, open beam, wood
Observations: good, chipped

4. Door Bell

Observations: none

5. Interior Doors

Observations: functional, worn hardware

6. Interior Electrical

Observations: functional, worn switches & outlets, 2 prong outlets present, damaged outlet



damaged outlet

7. Interior Fireplace

Location: Living Room
Fireplace Type: mason built
Observations: wood only, limited inspection only, gas line is capped, recommend cleaning



limited inspection only

8. Interior Floors

Floor Type: carpet, tile
Observations: worn, scuff marks, cracked tile, slopes in areas

9. Interior Smoke & Carbon Monoxide Detectors

Observations: smoke detector present and operated, carbon monoxide detector present and operated, older smoke detectors present, low volume, recommend replacing

10. Interior Walls

Materials: paneling, brick
Observations: small holes, small cracking

11. Interior Windows

Window Type: aluminum, stationary, crank
Observations: functional, worn hardware, dirty tracks, recommend cleaning tracks, cracked glass



cracked glass



cracked glass

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bedroom Locations

#1 Bedroom, #2 Bedroom, #3 Bedroom

2. Location

Observations: #1 Bedroom, #2 Bedroom, #3 Bedroom



#1 Bedroom



#2 Bedroom



#3 Bedroom

3. Ceiling Condition

Materials: drywall, open beam
Observations: good, cracking small

4. Ceiling Fans

Observations: operated, worn unit

5. Bedroom Closets

Observations: functional, worn hardware, closet door did not latch



closet door did not latch

6. Bedroom Doors

Observations: functional, worn hardware, door did not latch, door sticks at the jamb, damaging door skin



door sticks at the jamb



door did not latch

7. Bedroom Electrical

Observations: functional, worn switches & outlets, outlet hot wired in reverse marked R, recommend further evaluation by a licensed electrician



outlet hot wired in reverse marked R



outlet hot wired in reverse marked R

8. Bedroom Floors

Floor Type: carpet, hardwood laminate
Observations: good

9. Bedroom Smoke Detectors

Observations: operated

10. Bedroom Walls

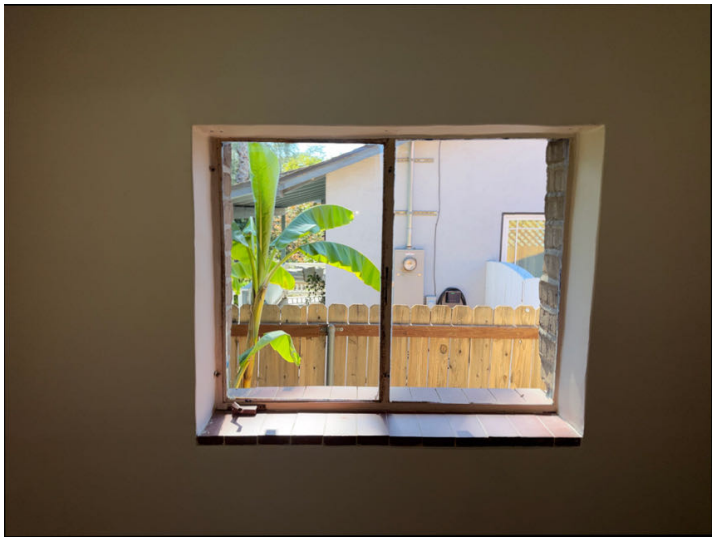
Materials: drywall, brick
Observations: small holes, new paint in areas, consult termite report all wood areas



consult termite report all wood areas

11. Bedroom Windows

Window Type: aluminum, crank
Observations: functional, worn hardware, dirty tracks, recommend cleaning tracks, window did not open



window did not open

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Locations

Hall Bathroom, Laundry Room Bathroom

2. Location

Observations: Hall Bathroom, Laundry Room Bathroom



Hall Bathroom



Laundry Room Bathroom

3. Bathroom Cabinets

Observations: functional, worn hardware, faded, water damage under the sink

4. Bathroom Ceiling

Materials: drywall, plaster, wood
Observations: good

5. Bathroom Counters

Observations: worn, cracked

6. Bathroom Doors

Observations: functional, worn hardware, door sticks at the jamb



door sticks at the jamb

7. Bathroom Electrical

Observations: functional, worn switches & outlets, 2 prong outlets present, outlet hot wired in reverse marked R, overhead panel light did not operate, recommend further evaluation by a licensed electrician



2 prong outlets present



outlet hot wired in reverse marked R



overhead panel light did not operate

8. Bathroom GFCI Outlets

Observations: none visible, recommend all bathroom outlets be -GFCI outlets



recommend all bathroom outlets be -GFCI outlets



recommend all bathroom outlets be -GFCI outlets

9. Bathroom Exhaust Fan

Observations: bath fan did not operate



bath fan did not operate

10. Bathroom Floors

Floor Type: tile
Observations: personal items prevent complete inspection, worn

11. Bathroom Heating

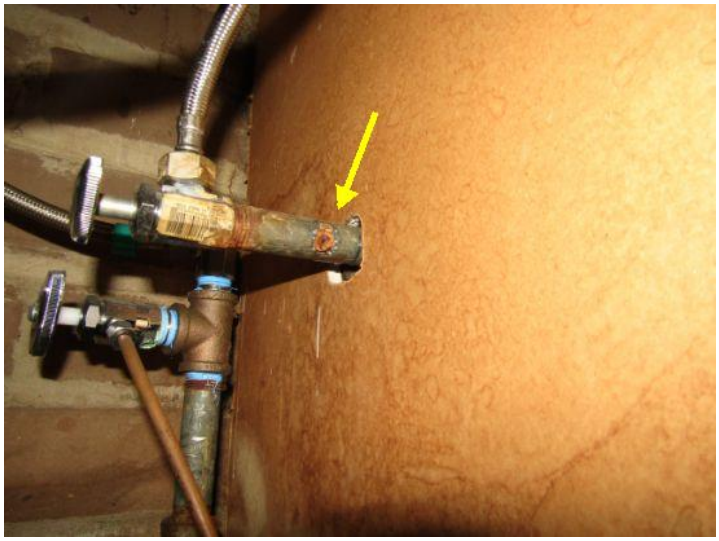
Observations: central unit, see heating and ac page

12. Bathroom Mirrors

Observations: functional, worn hardware

13. Bathroom Plumbing

Observations: worn fixtures, pinhole leaking, irregular installation, using 2 supply lines



pinhole leaking



irregular installation, using 2 supply lines

14. Shower Fixtures

Observations: functional, worn hardware, corrosion present, shower head plumbing is loose at the wall, recommend further evaluation



shower head plumbing is loose at the wall, recommend further evaluation

15. Bathtub

Observations: normal wear

16. Shower Walls

Observations: normal wear

17. Shower Enclosure

Observations: none, curtain type, safety glass, functional

18. Bathroom Sinks

Observations: corrosion present, irregular spray at aerator



irregular spray at aerator

19. Bathroom Toilets

Observations: functional, worn hardware

20. Bathroom Walls

Materials: plaster, tile
Observations: some areas not accessible due to personal items, small cracking, patched areas, recommend sealing holes in the cabinet at the wall



recommend sealing holes in the cabinet at the wall

21. Bathroom Windows

Window Type: aluminum, crank
Observations: stripped crank, window did not open



stripped crank, window did not open

Kitchen

1. Location

Observations: Kitchen, Kitchen Breakfast Nook



Kitchen



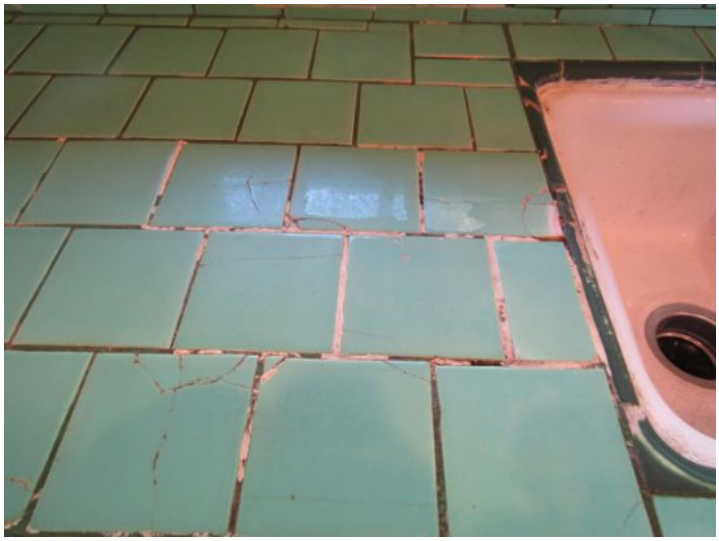
Kitchen Breakfast Nook

2. Kitchen Cabinets

Observations: functional, worn hardware, faded

3. Kitchen Counters

Observations: cracked and damaged tile, missing grout in areas



cracked and damaged tile

4. Kitchen Ceiling

Materials: drywall
Observations: cracking small

5. Dishwasher

Observations: none

6. Kitchen Doors

Observations: swinging saloon doors present

7. Kitchen Electrical

Observations: worn switches & outlets, 2 prong outlets present, outlet hot wired in reverse under the sink, exposed romex wires under the sink, damaged outlet



2 prong outlets present



damaged outlet



exposed romex wires under the sink



outlet hot wired in reverse under the sink

8. Kitchen GFCI

Observations: none visible, recommend all outlets by the sink area are GFCI protected



recommend all outlets by the sink area are GFCI protected

9. Kitchen Floor

Floor Type: tile
Observations: worn, stained grout

10. Garbage Disposal

Observations: operated

11. Microwave

Observations: none

12. Cook top condition

Observations: operated, gas

13. Oven & Range

Observations: operated, gas

14. Kitchen Plumbing

Observations: worn fixtures, corrosion present, pinhole leaking, frozen shut off handle, missing shut off handle, recommend a licensed plumber to evaluate all areas of the structure



pinhole leaking



frozen shut off handle

15. Kitchen Sink

Observations: functional, worn fixtures & surface, excessive amount of caulking present

16. Filtered Drinking Water

Observations: none

17. Spray Wand

Observations: none

18. Hot Water Dispenser

Observations: none

19. Soap Dispenser

Observations: none

20. Kitchen Exhaust Vent

Vent Type: hood with fan • self filtering with a fan to the exterior
Observations: operated, could not fully inspect, using duct tape, recommend heat tape, could not locate exterior vent



could not locate exterior vent

21. Kitchen Walls

Materials: plaster • wood • brick
Observations: patched areas, stained in areas

22. Kitchen Windows

Window Type: aluminum
Observations: functional, worn hardware, loose hardware



loose hardware

Laundry

1. Laundry Location

laundry room

2. Location

Observations: Laundry Room



Laundry Room

3. Laundry Cabinets

Observations: functional, worn hardware, missing cabinet floors, water damage, deteriorated wood



deteriorated wood



deteriorated wood

4. Laundry Counters

Observations: normal wear

5. Laundry Ceiling

Materials: drywall • plaster • open beam
Observations: good

6. Laundry Dryer Vent

Observations: functional, could not fully inspect, recommend cleaning

7. Laundry Electrical

Observations: functional, worn switches & outlets, cracked plastic panel

8. Laundry GFCI

Observations: none visible

9. Laundry Floor

Floor Type: tile
Observations: stained, worn, dirty, cracked tile

10. Laundry Gas Valves

Observations: functional, could not fully inspect, unsecured gas line



unsecured gas line

11. Laundry Plumbing

Observations: irregular installation at the washer supply lines, cold side shut off handle is frozen, unsecured plumbing, irregular installation at the washer drain line, recommend a licensed plumber to evaluate all areas of the structure



irregular installation at the washer supply lines



cold side shut off handle is frozen

12. Laundry Walls

Materials: drywall • plaster • block • tile
Observations: good, small holes

13. Laundry Sink

Observations: functional, worn fixtures & surface, faucet leaks while operating



faucet leaks while operating

14. Laundry Windows

Window Type: aluminum • stationary • crank
Observations: worn hardware

Heating & A/C

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

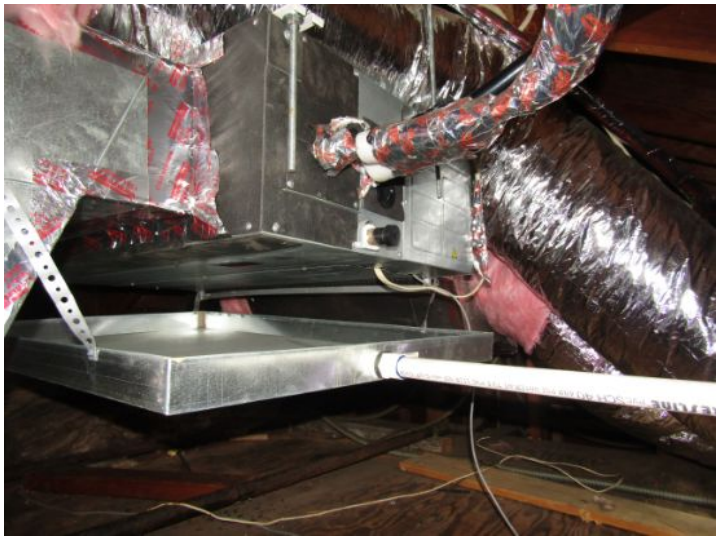
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Heater Location: attic area
Heater Type: electric • forced • split system • heat pump
Observations: operated, The date of manufacture appears to be 2017, condensation line runs uphill, irregular installation at the condensation line, recommend further evaluation



irregular installation at the condensation line, recommend further evaluation



west side air handler



east side air handler

2. Heater Base

Observations: functional

3. Thermostat

Observations: functional, 2 zone system present

4. Filter

Filter Location: interior area ceiling, #3 bedroom ceiling
Observations: functional, air filter is missing in #3 bedroom



functional

5. Air Supply

Observations: functional, inadequate air supply at the air handler unit at the west side of the house, recommend a licensed heating and A/C contractor for further evaluation both units



inadequate air supply at the air handler unit at the west side of the house

6. Registers

Observations: functional

7. Refrigerant Lines

Observations: functional, could not fully inspect, signs of leaking condensation at the east side air handler



signs of leaking condensation at the east side air handler

8. AC Compressor

Size: 3 ton ac unit
Condensor Location: west patio area
Observations: electric, operated, The date of manufacture appears to be 2017



9. Heating & A/C Temperature

Observations: Cooling, Heating



Cooling



Cooling



Heating



Heating

Water Heater

1. Water Heater Condition

Water Heater Type: gas, tank unit
Water Heater Location: laundry room
Observations: The date of manufacture is 2020, water heater did not operate, could not test hot water at the fixtures



water heater did not operate, could not test hot water at the fixtures

2. Water Heater Base

Observations: functional

3. Water Heater Combusion Air

Observations: functional, no upper combustion air vent present



no upper combustion air vent present

4. Water Heater Capacity

Observations: 40 gallons



40 gallons

5. Water Heater Enclosure

Observations: functional

6. Water Heater Gas Valve

Observations: functional, worn valve

7. Water Heater Overflow Line

Material Type: copper
Observations: overflow line does not extend to the exterior



overflow line does not extend to the exterior

8. Water Heater Plumbing

Plumbing Type: Copper
Observations: worn fixtures

9. Water Heater Strapping

Observations: braced



10. Temperature Pressure Relief Valve

Observations: functional, corrosion present

11. Water Heater Venting

Observations: functional, limited inspection only, could not fully inspect, recommend screws at connections, metal vent pipe vents into an old asbestos transit vent pipe

Garage Area

1. Location

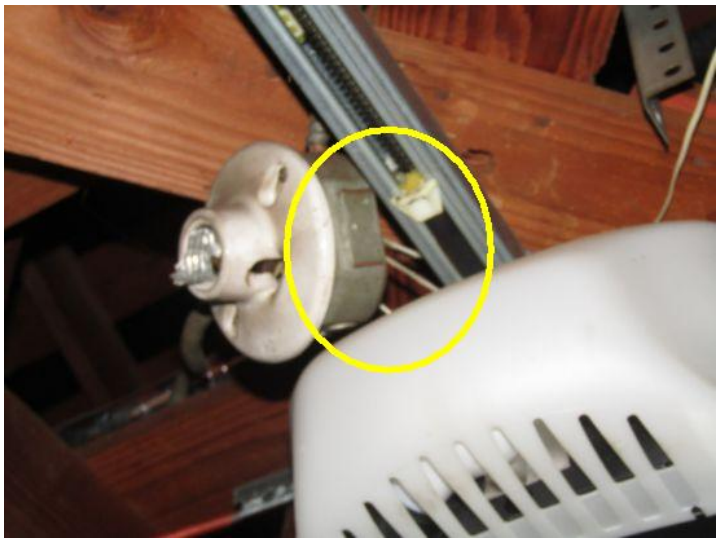
Observations: Garage



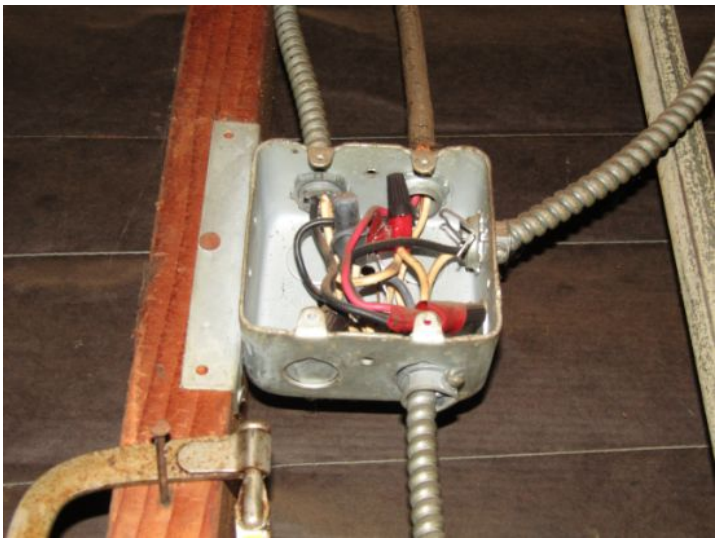
Garage

2. Garage Electrical

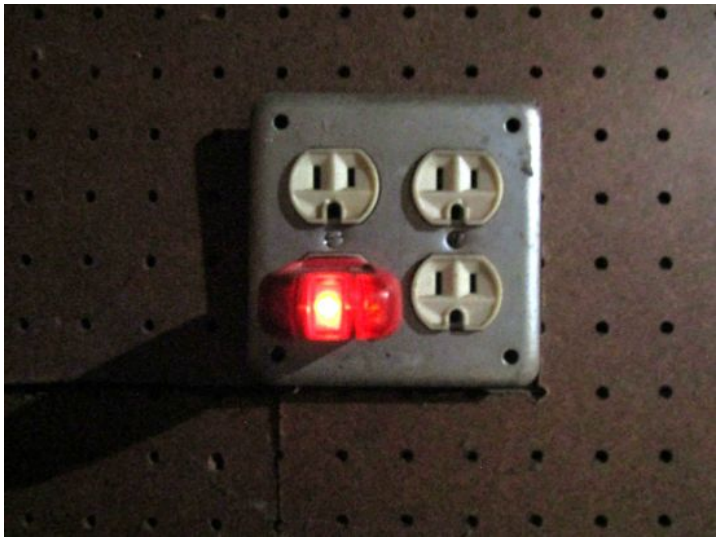
Observations: functional, worn switches & outlets, missing junction box cover, 3 prong outlets are not grounded, irregular installation



irregular installation



missing junction box cover



3 prong outlets are not grounded

3. Garage GFCI

Observations: none visible

4. Garage 240 Volt Outlet

Observations: none visible

5. Garage Flooring

Type: concrete
Observations: personal items present some not accessible

6. Garage Door

Materials: sectional door
Observations: weathered, garage door missing roller, did not test



weathered

7. Garage Door Parts

Observations: missing roller



missing roller

8. Garage Door Opener

Observations: could not test, broken rollers, garage door opener operates with extension cord



garage door opener operates with extension cord

9. Garage Door Auto Reverse

Observations: could not test eye beam system, broken rollers at garage door

10. Garage Roof

Garage Type: same as the main structure
Observations: see main roof page

11. Garage Exterior Door

Observations: functional, worn hardware, damaged door

12. Garage Ceiling & Rafters

Observations: functional, not for heavy storage



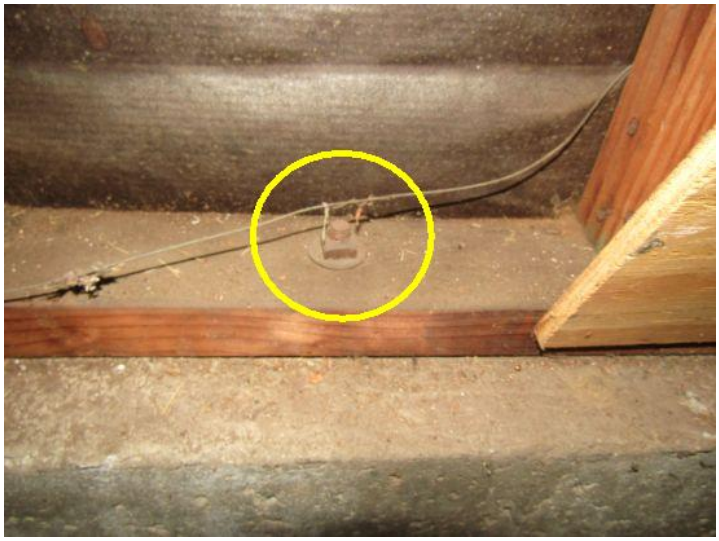
not for heavy storage

13. Garage Walls & Firewall

Observations: good, personal items prevent complete inspection

14. Foundation Bolts

Observations: present



present

15. Garage Vent Screens

Observations: functional

Electrical & Gas Main

1. Electrical Panel

Location: south side exterior of structure
Observations: functional, recommend covering old electrical meter



recommend covering old electrical meter



recommend covering old electrical meter



2. Main Amp Breaker

Observations: 200 amp



200 amp

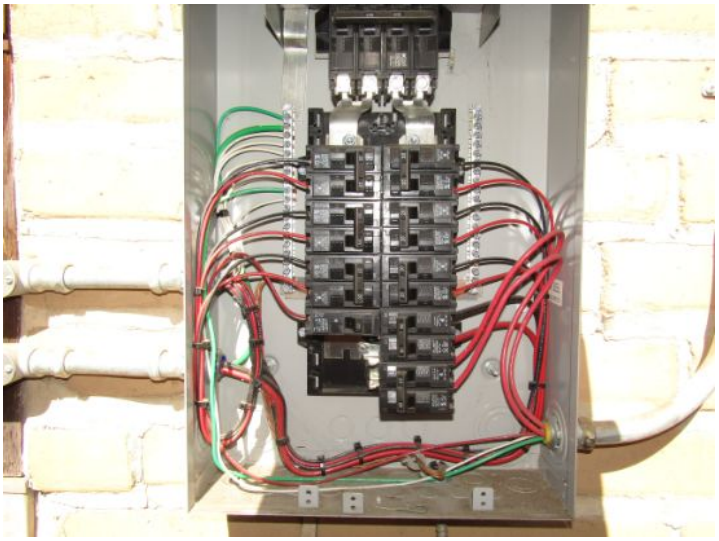
3. Number Of Breakers Off

Observations: 0

4. Main Panel Breakers

Wiring Type: copper
Observations: functional





5. Sub Panel Condition

Location: garage
Observations: functional



garage

6. Sub Panel Breakers

Wiring Type: copper
Observations: functional, undersized wire to breaker





undersized wire to breaker

7. Number Sub Panel of Breakers Off

Observations: 0

8. Electrical Power Feed

Observations: overhead

9. Main Gas Valve

Location: south side exterior of structure
Observations: natural gas, no seismic shut off present, recommend a seismic shut off, can not determine if gas pipe is protected in the ground



natural gas



main gas shut off

Roof Area

1. Roof Condition

Roof Type: Metal
Observations: inspector did not walk on roof not to void builder warranty, could not access due to type of roofing materials, inspected from the ground and drone, dented shingles in many areas, recommend remove debris, recommend a licensed roofing contractor to evaluate



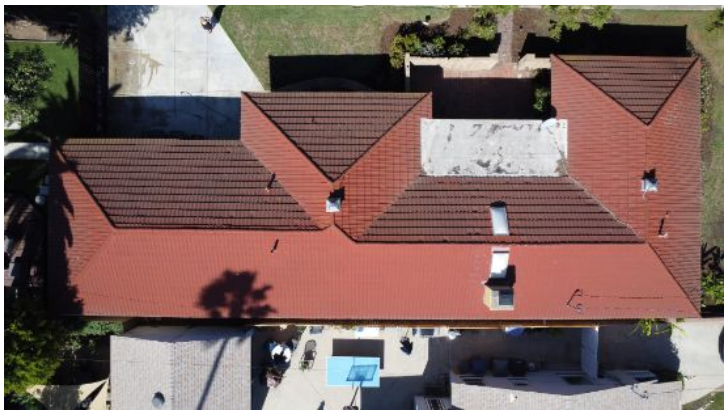
recommend remove debris



dented shingles in many areas



dented shingles in many areas



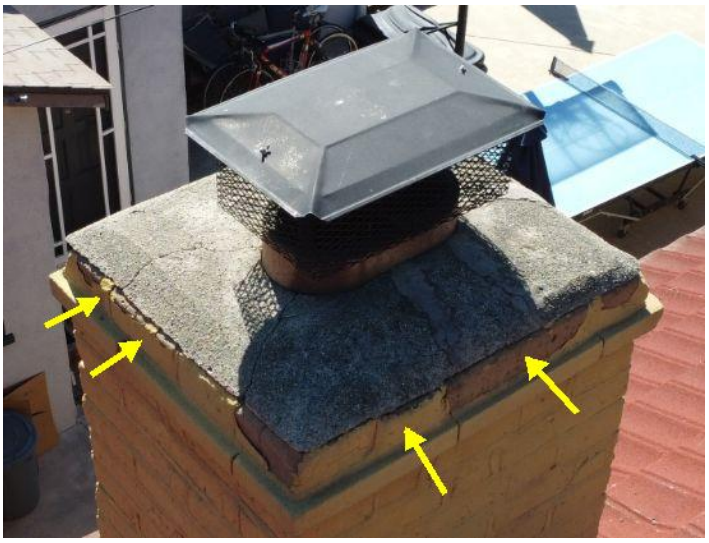






2. Roof Area Chimney

Observations: could not access due to type of roofing material, inspected from the ground and drone, chipping paint, recommend sealing cracks

recommend sealing cracks

3. Roof Flashings

Observations: some are not visible, old patched areas are cracked and worn, recommend mastic, irregular installation, flashing is laid on top of the shingles



irregular installation, flashing is laid on top of the shingles



old patched areas are cracked and worn, recommend mastic

4. Rain Gutters

Observations: none, recommend rain gutters on all pitched areas

5. Roof Sky Lights

Observations: present could not fully inspect



present could not fully inspect

6. Chimney Spark Arrestor

Observations: present



present

7. Roof Vent Caps

Observations: functional, limited inspection only, could not access due to type of roofing material, inspected from the ground and drone

Attic

1. Attic Access

Observations: functional, limited space, could not access all areas

2. Attic Chimney

Observations: not visible

3. Attic Ducting

Observations: functional, most ducting is not accessible



4. Attic Electrical

Observations: functional, most electrical is not accessible due to insulation and space provided

5. Attic Plumbing

Plumbing Type: Copper, Galvanized
Observations: most not visible due to insulation and space provided, pin hole leaking, vent pipe does not extend to exterior air, evidence of past leaking, recommend further evaluation



pin hole leaking



vent pipe does not extend to exterior air



evidence of past leaking

6. Attic Exhaust Vents

Observations: none visible, exhaust vent terminates in the attic

7. Attic Insulation

Insulation Type: fiberglass batts
Observations: functional, missing and displaced in areas, recommend insulation, rodent droppings present, recommend pest control too further evaluate





rodent droppings present, recommend pest control too further evaluate

8. Attic Structure

Observations: could not access all areas, stains in areas, evidence of past leaking





stains in areas, evidence of past leaking

9. Attic Ventilation

Observations: functional

10. Attic Vent Screens

Observations: functional, could not access some attic vents due to the location

Exterior

1. Exterior Doors

Observations: functional, worn hardware

2. Exterior Eaves & Facia

Observations: weathered, loose in areas, deteriorated wood, consult termite report on all wood area including the patio deck



deteriorated wood

3. Exterior Paint

Observations: weathered, fading

4. Exterior Siding

Siding Type: Brick
Observations: cracks present, spalling in areas, recommend exterior weather proofing all cracks and gaps



recommend exterior weather proofing all cracks



recommend exterior weather proofing all cracks



spalling in areas



spalling in areas

5. Exterior Stucco

Observations: weathered, small cracks, chipped

6. Exterior Windows

Observations: missing window screens

Foundation

1. Slab Foundation

Observations: concrete slab only, slab not visible due to floor coverings

2. Foundation Perimeter

Observations: not visible

3. Foundation Bolts

Observations: present

4. Foundation Plumbing

Plunbing Type: Copper
Observations: functional, could not access, slab foundation only

Grounds

1. Driveway

Materials: concrete
Observations: good

2. Walkway

Materials: concrete, brick, dirt
Observations: stained, cracked, uneven areas, trip hazards



3. Patio Deck

Materials: concrete, brick, wood
Observations: cracks present, uneven areas, missing mortar in areas



front porch



backyard patio



4. Patio Enclosure

Observations: walls, railing, and deck, weathered, loose and damaged blocks in areas



loose and damaged blocks in areas



loose and damaged blocks in areas

5. Patio Roof

Roof Type: same as main structure, Rolled Roofing
Observations: weathered, deteriorated material, recommend remove debris at the patio roof







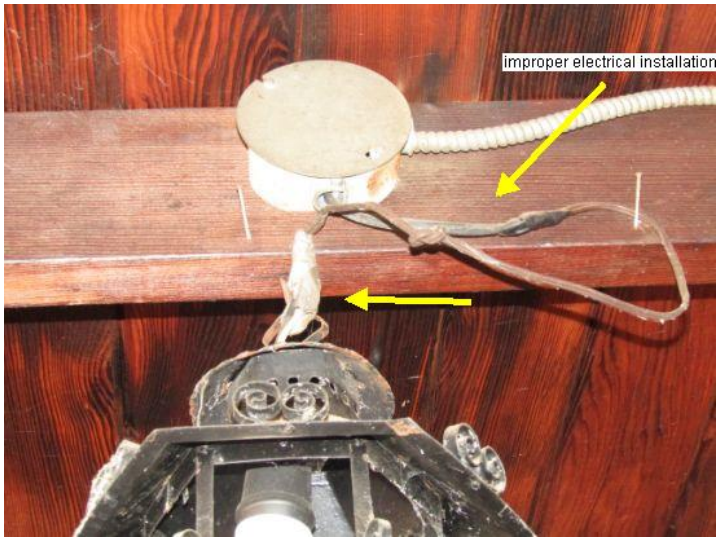


deteriorated material

recommend remove debris at the patio roof

6. Exterior & Grounds Electrical

Observations: spliced and taped wires, improper electrical installation, outlet missing exterior cover, 2 prong outlets present, recommend licensed electrician to evaluate all areas of structure





spliced and taped wires

2 prong outlets present

7. Exterior GFCI Outlets

Observations: test operated at the GFCI outlet only, recommend -GFCI on all exterior outlets

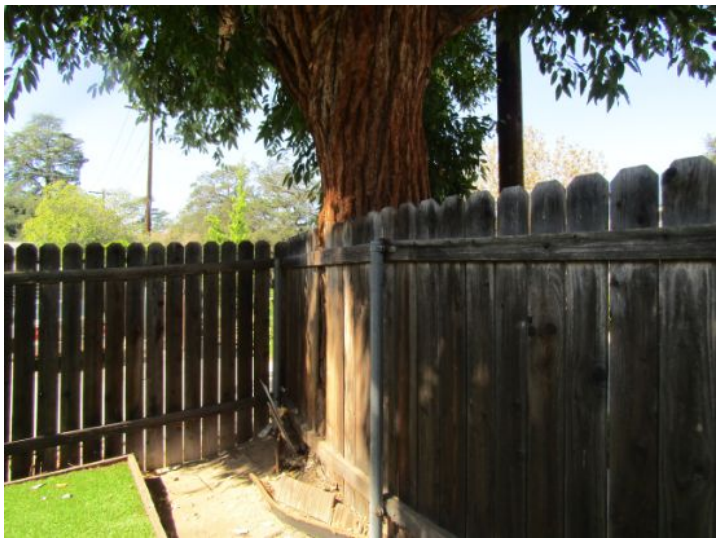
8. Fencing & Walls

Fence Type: wood, lattice
Observations: functional, weathered, cracked, trees too close to the fence, block wall is leaning





block wall is leaning



trees too close to the fence

9. Yard Gates

Gate Type: wood
Observations: functional, worn hardware, weathered, deteriorated wood gates, gate rubs at latch post



gate rubs at latch post

10. Exterior Grading

Observations: artificial grass at patio lawn, no drains visible, grade slopes toward structure in areas, recommend diverting water away from the structure



grade slopes toward structure in areas, recommend diverting water away from the structure



artificial grass at patio lawn

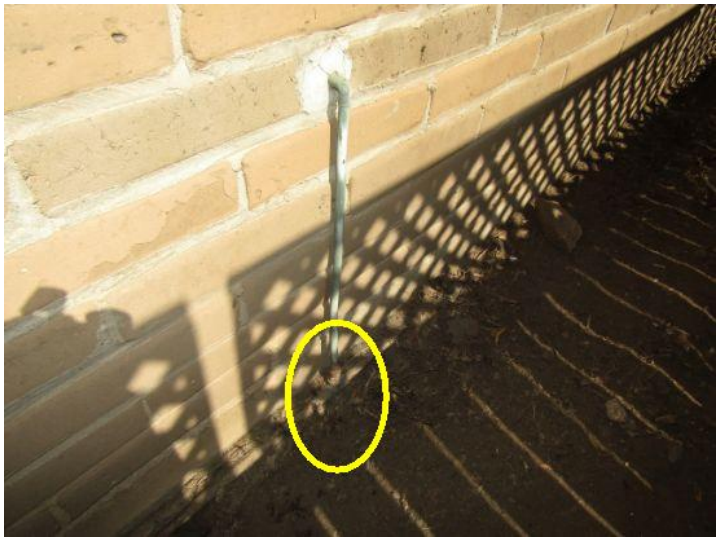


11. Exterior & Grounds Plumbing

Plumbing Type: Copper, Galvanized
Observations: worn fixtures, corrosion present, rust present, frozen handle at south side hose bib, pipes above ground in areas, copper to galvanized missing proper connections



frozen handle at south side hose bib



copper to galvanized missing proper connections





copper to galvanized missing proper connections pipes above ground in areas

12. Grounds Sprinkler System

Observations: on timers, not tested by the inspector, consult the owner on the operation of the system





on timers, not tested by the inspector

13. Water Pressure

Observations: high pressure, 120 psi, recommend 80 psi or less



high pressure 120 psi



high pressure 120 psi

14. Water Pressure Regulator

Observations: recommend adjusting or replacing the water pressure regulator



recommend adjusting or replacing the water pressure regulator

15. Main Water Shut Off Valve

Location: front porch area
Observations: functional, water main shut off handle is at grade level



main water shut off



water main shut off handle is at grade level