

Don R. Golden
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1223 Wildwood Dr, Los Angeles CA 90041

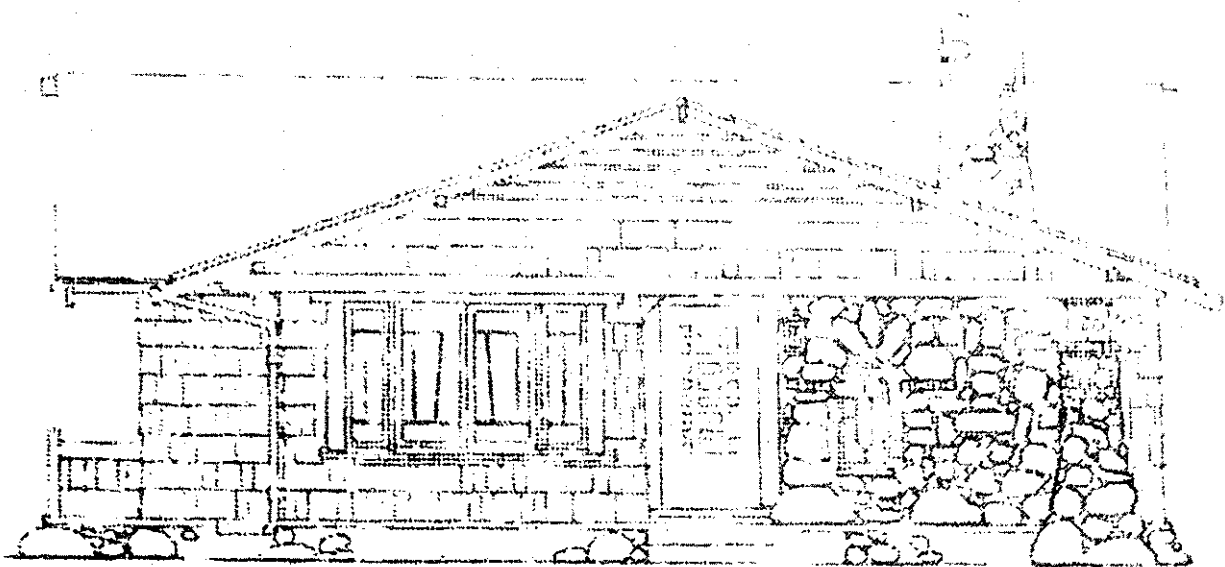
CA Building Code Inspection 8/16/24

Prepared For: Olaf and Helga Weidekat

DON GOLDEN

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DON GOLDEN
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8/16/2024



GENERAL ENGINEERING CONTRACTOR • GENERAL BUILDING CONTRACTOR LIC. NO 679754

August 16, 2024

Dear Helga and Olaf,

On August 15, 2024, I inspected your house at 1223 Wildwood Drive, Los Angeles, CA 90041. As a building inspector, I never picked on people; I examined their houses to see if they met the building codes. Please know that I am doing the same for you in my report. These are the requirements of the current building codes. In addition, I did not go into some areas of the house. I did not enter the garage since the door was locked. I did not go into the attic. However, I was able to see inside the attic from the ceiling opening.

Kitchen:

An additional two GFI outlets need to be installed either side of the stove at the countertop. The two outlets near the sink are required to be GFI and they are not.

Living Room:

Needs a light switch near the front door entry.
Needs two more outlets on the living room north wall.
Needs electric panel cover installed.

Dining Room:

Needs one more outlet installed on fireplace (south) wall.
Needs glass cover for the fireplace opening.
Identify if the gas shut-off is to the left of the fireplace and install it there, outside of the fireplace. Securely close the gas shut-off valve inside the fireplace.

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Hallway:

Needs a combination carbon monoxide/smoke detector—either an electric one where there is a hole in the ceiling, or if a battery operated one is installed, then the ceiling hole needs to be repaired.

Primary bedroom:

A cover plate is required at the light switch.

Primary Bathroom:

The outlet needs a GFI.

Needs a low-flow toilet.

Hall Bathroom:

The outlet needs a GFI

Needs a low-flow toilet and showerhead.

Repair the slow flowing tub drain.

Exterior:

Needs a full termite inspection and report.

All Wood Screens, Pergola and Tea House Require Extensive Remediation and Replacement of Wood.

Water Heater- Verify that the pressure relief valve works.

The water discharge needs to be out of the cabinet.

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