

# 805 Home Inspections

## Property Inspection Report



Dream Home with a Pool, Tarzana, CA  
Inspection prepared for: John Doe  
Real Estate Agent: More Sales - Realtor

Date of Inspection: 11/14/2017

Inspector: Mike Hasty  
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**805 Home Inspections**

**Real Estate / Mold Inspector**

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## Report Summary

The summary below in **RED** consists of potentially significant findings. These findings can be either safety hazards, a deficiency requiring correction, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the systems and/or issues. If necessary, all repairs should be completed by a licensed and certified tradesman.

Interior Areas		
Page 5 Item: 3	Interior Doors	• The front Southeast bedroom's bathroom door rubs on the door frame.
Page 6 Item: 7	Wall Condition	• There is a small hairline crack in the drywall outside the Master bedroom.
Page 6 Item: 8	Flooring Condition	• The interior wood flooring has been discolored by the sun in several areas throughout the home.
Bedrooms		
Page 8 Item: 2	Bedroom Closets	• The Southwest bedroom closet cabinet was damaged near the attic access panel, prior to our inspection.  • The Southwest bedroom closet door is too low to the ground and rubs the floor.
Page 8 Item: 3	Bedroom Wall Condition	• The Master bedroom has a visible repaired drywall crack over the gas fireplace furnace.
Bathroom		
Page 10 Item: 8	Bathroom Sinks	• The Master bathroom sinks are clogged and drain slowly.
Page 10 Item: 10	Bathtub / Shower Condition	• The North side bathroom tub has a water leak at the water spout, inside the wall.
Page 10 Item: 11	Bathroom Faucet Condition	• The Master bathroom shower faucet handle came off and needs to be reinstalled.
Kitchen		
Page 12 Item: 7	Garbage Disposal	• The kitchen garbage disposal was not wired to the homes electrical system.
Laundry		
Page 14 Item: 7	Laundry Room Plumbing	• The laundry room sewer drain is still capped for the clothes washer.
Garage		
Page 20 Item: 4	Garage Floor Condition	• There is a crack in the cement flooring at the front of the garage.
Electrical Service Main		
Page 23 Item: 7	Home Electrical Receptacles and Switches	• The North side bedroom has a wall switch that did not operate anything. The switch is outside the closet.
Page 23 Item: 8	GFCI	• All the home's bathrooms have an electrical receptacle mounted under the left side of the toilets. None of the receptacles are <b>GFCI</b> protected.
Roof of Home		

Page 24 Item: 4	Rain Gutter Condition	<ul style="list-style-type: none"> <li>• The rain gutter down spouts do not line up with the ground drains.</li> </ul>
Exterior Areas		
Page 26 Item: 2	Siding Condition	<ul style="list-style-type: none"> <li>• The South side exterior stucco wall has several small hairline surface cracks that should be monitored for change.</li> </ul>
Page 27 Item: 4	Window Condition	<ul style="list-style-type: none"> <li>• The front Southeast side bedroom window has an uninstalled window latch.</li> <li>• The home window screens were all missing at the time of the inspection.</li> </ul>
Page 27 Item: 6	Electrical Receptacles and GFCI	<ul style="list-style-type: none"> <li>• The electrical receptacle under the BBQ grill is not GFCI protected.</li> </ul>
Grounds		
Page 29 Item: 9	Built in BBQ Condition	<ul style="list-style-type: none"> <li>• The backyard gas BBQ grill gas line has no shutoff valve.</li> </ul>
Pool & Spa		
Page 30 Item: 2	Gate & Fence Condition	<ul style="list-style-type: none"> <li>• The South side metal pool gate does not close automatically. The spring is worn out</li> </ul>
Page 30 Item: 3	Pool Electrical Condition	<ul style="list-style-type: none"> <li>• The pool pump electrical receptacle needs a bubble top cover to support cords being plugged in full time.</li> </ul>
Page 31 Item: 8	Skimmer and Basket	<ul style="list-style-type: none"> <li>• The pool water skimmer is missing a debris basket.</li> </ul>
Page 31 Item: 9	Pool Heater Condition	<ul style="list-style-type: none"> <li>• The pool heater did not functional at time of inspection. Ask seller to prove proper pool heater function, prior to close.</li> </ul>
Page 31 Item: 10	Pump Condition	<ul style="list-style-type: none"> <li>• The waterfall pool pump is leaking water from the two side relief valves.</li> </ul>
Crawlspace / Basement		
Page 33 Item: 4	Crawlspace / Basement Plumbing Materials	<ul style="list-style-type: none"> <li>• The ground in the crawlspace under the kitchen area is damp along the sewer pipe. There was no active leak observed at the time of the inspection.</li> </ul>
Page 34 Item: 9	Crawlspace / Basement Ventilation	<ul style="list-style-type: none"> <li>• The crawlspace had no ventilation installed at the time of the inspection. I confirmed verbally with the City of LA's residential building department that vents are required to be installed all along the outer walls of a raised foundation. The lack of vents installed in this home is a defect that does not meet requirements and should be corrected.</li> </ul>

# Inspection Details

First off, thank you for allowing and trusting **805 Home Inspections** to complete your property inspection. Your Inspectors name is Mike Hasty. I am a certified Home Inspector with InterNACHI and I complete all inspections in accordance to InterNACHI's Standards of Practice. The term InterNACHI stands for "**International Association of Certified Home Inspectors.**" You can review the InterNACHI Standards of Practice by going to their website: <https://www.nachi.org/sop.htm>

## Scope of Inspection

The scope of the inspection is as follows: The inspector is **only determining if a component or system of the property is Functional or Non-functional. It is not the responsibility of the inspector to determine the cosmetic condition of a component or system of the property.** The following report is based on an inspection of the **visible portions of the home's structure and its systems.** Inspections are limited by view and/or accessibility, due to vegetation or stored personal possessions. The inspector can not see inside the walls or a slab foundation to inspect things like pipes, structure, etc. Depending upon the age of the property, some items like GFCI or AFCI outlets and receptacles may not be installed; **this report will focus on safety and function, not necessarily current code.** This report identifies specific **non-code, non-cosmetic concerns and/or noted safety concerns**, the inspector feels may need further review or repair by a licensed contractor.

There are no guarantees or warranties in a home inspection. The inspector can only point out, for the client's discretion, things that are noted to be in need of repair or maintenance, on the date and time of the inspection. The inspector cannot and will not guess as to how long or well an item, or system of the home, will function beyond the day of the inspection. The inspections are limited by what can be visually seen, heard, and/or smelt. The inspector will use whatever tools and means possible to give you the best information about the property being inspected. The information provided in the report is to be used at the client's discretion. For safety, and liability purposes, it is recommend that only licensed contractors evaluate and repair any concerns or defects. **Note that this report is a snapshot in time. It is recommend that you or your representative complete a final walk-through inspection immediately before closing, to check the condition of the property at that time, using this report as a guide.**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures. A home inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

**NOT INSPECTED:** The following are typical areas of a property that are not part of a normal inspection and will not be addressed in this report: Phone systems, media systems, security or fire alarm active monitoring systems (Smoke and CO detectors are inspected), and yard water sprinklers. These listed systems should be inspected by the company or certified tradesman who installed them.

**NOTICE TO THIRD PARTIES:** This Report is the exclusive property of 805 Home Inspections and the Client(s) listed on this report, and/or their agents. This inspection report is not transferable to any third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

### 1. Date & Time of Inspection

Materials: Date of Inspection: November 14, 2017      Time Inspection Started: 10:30 AM  
Time Inspection Ended: 2 PM

### 2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Clear

### 3. Home Type

Home Type: Single Family Home

### 4. Year Home was Built

Materials: The home was built in the year of 1960 and remodeled in 2017.

### 5. Square Footage & Lot Size

Materials: The square footage of the home is 3,500.

### 6. Utilities Accessibility

Materials: All utilities were on at the time of inspection.

### 7. Occupancy

Occupancy: The home was vacant, but furnished at the time of the inspection.

### 8. Attendance

In Attendance: The client was present for the inspection.

- The client's realtor was present for the inspection.
- The sellers realtor was present for the inspection.
- The seller was present for the inspection.

### 9. Garage type

Materials: Attached two car garage at the front of the home with a driveway to the street.

### 10. Number of Bedrooms

Materials: There are Five (5) bedrooms in the home. A Master bedroom and four (4) smaller bedrooms.

Materials: There are Four (4) bathrooms in the home. A Master bathroom, and three other full bathrooms.

## Interior Areas

**Interior areas** consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, the inspector will inform you of obvious broken gas seals in windows. Please realize problems are not always obvious, nor visible, due to temperature, humidity, window coverings, light source, etc. The Inspector will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

## 1. Closets

Observations:

- The living area closets were found to be functional at the time of the inspection.

## 2. Door Bell

Observations:

- The front door bell for the home operated normally and appeared to be functional at the time of the inspection.

## 3. Interior Doors

Observations:

- **The front Southeast bedroom's bathroom door rubs on the door frame.**



The front Southeast bedroom's bathroom door rubs on the door frame.

## 4. Smoke / CO Detectors

Observations:

- Smoke and CO detectors operated when tested and appeared to be functional at the time of the inspection.

## 5. Ceiling Condition

Materials: The home's ceilings were constructed of painted drywall.

Observations:

- The ceilings in the living areas of the home all appeared to be functional at time of inspection.

## 6. Ceiling Mounted Light / Fan

Observations:

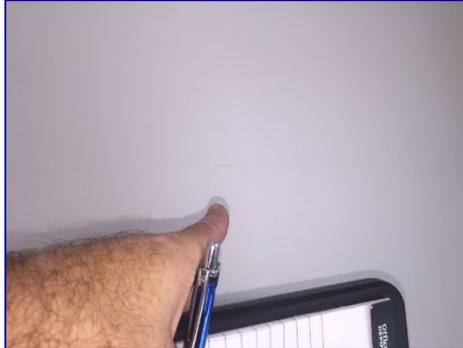
- Ceiling light fixtures were installed in hallway and living areas of the home. The lights all appeared to be functional and operated by using a wall switch by the doors.

### 7. Wall Condition

Materials: The walls in the home's living areas were constructed of painted drywall.

Observations:

- There is a small hairline crack in the drywall outside the Master bedroom.



There is a small hairline crack in the drywall outside the Master bedroom.

### 8. Flooring Condition

Materials: The floors in the the home were a wood flooring.

Observations:

- The interior wood flooring has been discolored by the sun in several areas throughout the home.



The interior wood flooring has been discolored by the sun in several areas throughout the home.



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The interior wood flooring has been discolored by the sun in several area throughout the home.

## 9. Cabinets

### Observations:

- The cabinets in the bedroom hallway appeared functional and in satisfactory condition, at time of inspection.

## Bedrooms

The main area of inspection in the bedrooms is the structural system and electrical. This means that all visible 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 Ceiling Fan / Light

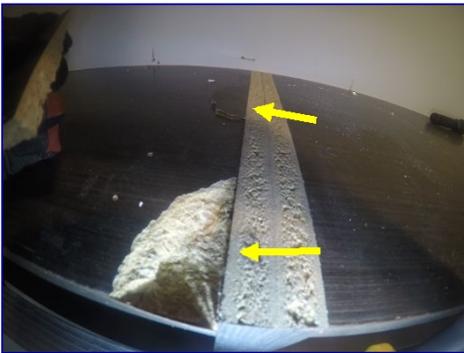
Observations:

- The bedrooms had ceiling lights mounted on ceilings of the bedrooms and they operated correctly using the dedicated wall switch near door.

### 2. Bedroom Closets

Observations:

- The Southwest bedroom closet cabinet was damaged near the attic access panel, prior to our inspection.
- The Southwest bedroom closet door is too low to the ground and rubs the floor.



The Southwest bedroom closet cabinet was damaged access, prior to our inspection.



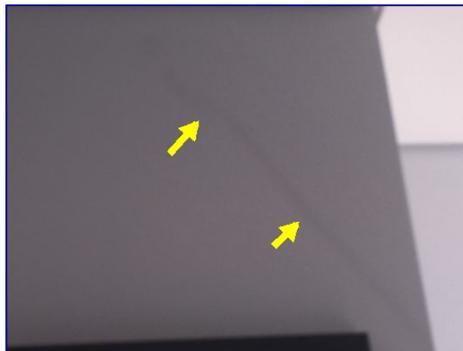
The Southwest bedroom closet door is too low to the ground and rubs the floor.

### 3. Bedroom Wall Condition

Materials: The bedroom walls were constructed of painted drywall.

Observations:

- The Master bedroom has a visible repaired drywall crack over the gas fireplace furnace.



The Master bedroom has a visible repaired drywall crack over the gas fireplace furnace.

### 4. Bedroom Ceiling Condition

Materials: The bedroom ceilings are constructed of painted drywall.

Observations:

- The bedroom ceilings all appeared functional at time of inspection.

## Bathroom

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due of all the plumbing involved, it is an important area of the home to look over. Moisture in the air and water leaks can cause mildew, and wallpaper and paint to peel. Other problems such as mold and wood damage may also occur if moisture problems are not corrected. The inspector will identify as many issues as possible, but some problems maybe undetectable, due to problems within the walls or under the flooring. Not all damages or problems are visible to the inspector. The Inspector can only document what is seen during the inspection and will not guess as to what maybe discovered in the future.

### 1. Bathroom Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection. The cabinets show minor wear and scratching due to normal use. The door and drawers work reasonably well. (Remember the standard is, it's functional or not functional)

### 2. Bathroom Ceiling Condition

Materials: The ceilings in the bathrooms are constructed of drywall.

Observations:

- The bathroom ceilings appeared functional at time of inspection.

### 3. Bathroom Wall (s) Condition

Materials: The bathroom has painted Drywall constructed walls.

Observations:

- The bathroom walls appeared to be functional at the time of the inspection.

### 4. Bathroom Counters

Observations:

- Appeared functional at time of inspection.

### 5. Bathroom Exhaust Fan

Observations:

- Appeared functional, at time of inspection.

### 6. Bathroom Mirrors

Observations:

- The bathroom wall mounted mirrors all appeared to be in good condition and functional at time of inspection.

### 7. Bathroom Plumbing

Observations:

- The bathroom plumbing under the sinks showed no signs of leaks and appeared functional at time of inspection.

### 8. Bathroom Sinks

Observations:

- **The Master bathroom sinks are clogged and drain slowly.**



The Master bathroom sinks are clogged and drain slowly.

## 9. Toilets

Observations:

- The toilets were found to be functional at the time of the inspection.

## 10. Bathtub / Shower Condition

Materials: The bathtub was made of cast iron with a ceramic color coating.

Materials: The shower walls where a ceramic tile.

Observations:

- **The North side bathroom tub has a water leak at the water spout, inside the wall.**



The North side bathroom tub has a water leak at the water spout, inside the wall.



The North side bathroom tub has a water leak at the water spout, inside the wall.



The Master bathtub has a hand wand that will spray water all over the floor if not used correctly.

## 11. Bathroom Faucet Condition

Observations:

- **The Master bathroom shower faucet handle came off and needs to be reinstalled.**



The Master bathroom shower faucet handle came off and needs to be reinstalled.

## 12. Bathroom Lighting Condition

### Observations:

- The lights in the bathrooms were all found to be functioned when tested at the time of inspection.

## Kitchen

**Appliances:** An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. You can visit the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

**1. Kitchen Cabinets**

Observations:

- The kitchen cabinets appeared to be in functional condition at time of inspection.

**2. Kitchen Counters**

Observations:

- The kitchen counters were made of a hard material and appeared to be functional at time of inspection.

**3. Kitchen Lighting**

Observations:

- Ceiling light fixtures were installed in kitchen ceiling. The lights all appeared to be functional and operated by using a wall switch by the doors.

**4. Kitchen Wall Condition**

Materials: The kitchen walls were constructed of painted drywall.

Observations:

- The kitchen walls appeared to be functional at time of inspection.

**5. Kitchen Ceiling Condition**

Materials: The kitchen ceilings are constructed of painted drywall.

Observations:

- The kitchen ceilings appeared to be functional at time of inspection.

**6. Dishwasher**

Observations:

- The dishwasher was turned on and ran through one cycle and it appeared to be functional at time of inspection.

**7. Garbage Disposal**

Observations:

- **The kitchen garbage disposal was not wired to the homes electrical system.**



The kitchen garbage disposal did not function properly when tested.



The kitchen garbage disposal was not wired to the homes electrical system.

#### 8. Microwave

Observations:

- The microwave was operated and it appeared to be functional at time of inspection.

#### 9. Cook top condition

Observations:

- The cook top gas range was operated and it appeared to be functional at time of inspection.

#### 10. Oven & Range

Observations:

- The gas oven was operated and it appeared to be functional at time of inspection.

#### 11. Oven Exhaust Vent

Materials: The oven heat exhaust vent is vented to the outside of the home.

Observations:

- The oven heat exhaust system appeared to be functional at time of inspection.

#### 12. Kitchen Sinks

Observations:

- The kitchen sink appeared to be functional at time of inspection.

#### 13. Kitchen Sink Plumbing

Observations:

- The kitchen plumbing under the sinks showed no signs of leaks and appeared functional at time of inspection.

#### 14. Refrigerator

Observations:

- The refrigerator appeared to be functional at time of inspection.

## Laundry

## 1. Laundry Room Location

Locations: The laundry room is in a closet in the main bedroom hallway.

## 2. Laundry Room Wall Condition

Materials: The walls in the laundry broom are constructed of painted drywall.

Observations:

- The laundry room walls appeared to be functional at time of inspection.

## 3. Laundry Room Ceiling Condition

Materials: The ceilings in the laundry broom are constructed of painted drywall.

Observations:

- The ceilings in the laundry room appeared to be functional at time of inspection.

## 4. Laundry Room Counters

Observations:

- The counter tops in the laundry room appeared to be functional at the time of the inspection.

## 5. Laundry Room Cabinets

Observations:

- The cabinets in the laundry room appeared to be functional and in satisfactory condition, at time of inspection.

## 6. Laundry Room Exhaust Fan

Observations:

- The laundry room ceiling exhaust fan appeared to be functional at time of inspection.

## 7. Laundry Room Plumbing

Observations:

- **The laundry room sewer drain is still capped for the clothes washer.**



The laundry room sewer drain is still capped for the clothes washer.

## 8. Dryer Vent

Observations:

- The dryer heat exhaust vent through the wall appeared to be functional at time of inspection.

## 9. Dryer Gas Valves / 240 Volt Receptacle

### Observations:

- The gas valve to the clothes dryer appeared to be functional at time of inspection.
- The laundry room did not have a 240 volt receptacle installed for an electric dryer.

## Heating / Cooling Systems

### 1. Heater Furnace Condition

Materials: The furnace is located in the attic and on the roof as an all in one unit.

Materials: Gas fired forced hot air.

Observations:

- The furnace and AC system was operated using the wall thermostat. The furnace was run for ten minutes and the air was tested with a thermal laser gun before and after, showing a temperature change of more than ten degrees at a register. The test shows the furnace was functional at time of inspection.



The furnace for the South side of the home is in the attic area.



The home's North side furnace is an all in one and is on the roof.

### 2. Heater Exhaust Pipe Condition

Observations:

- The furnace exhaust pipe appeared functional at time of inspection.

### 3. Heater Furnace Gas Valves Condition

Observations:

- The furnace gas shutoff valves appeared functional at time of inspection.

### 4. Heater Combustion Chamber Condition

Observations:

- The combustion chamber appeared functional at the time of inspection.

### 5. A/C Refrigerant Lines Condition

Observations:

- The refrigeration lines were found to be functional at time of inspection.

### 6. AC Compressor & Condenser Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- The AC condenser appeared functional at the time of inspection.



The AC condensers are on the roof.

#### 7. Fresh Air Intake Condition

Observations:

- The return air supply system appears to be functional.

#### 8. Registers

Observations:

- The home interior registers that disburse the forced air into each room of the home appeared to be functional at the time of the inspection.

#### 9. Furnace Filter Condition

Location: The furnace air filter is located inside metal grill in the bedroom hallway ceiling.

Observations:

- The forced air filter appeared functional at time of inspection.

#### 10. Thermostats

Observations:

- The furnace wall thermostat was located on the wall of the bedroom hallway and it appeared functional at time of inspection.

#### 11. A/C Forced Air Condensation Lines

Observations:

- The home's AC system condensation line was piped to the exterior of the home and appeared functional at time of inspection.

## Water Heater

**Water Heater Maintenance****Water Heaters**

Water heaters on average only last about twelve (12) years before they begin to fail and need to be replaced. It is helpful to conduct yearly maintenance on the water heaters to improve their longevity. Inspect the water heater tank and water lines for leaks and make repairs as needed. The repeated heating of the water in the tank causes sediment to build up inside the tanks, which will result in a tank failure as it gets older. To prevent the sediment build up, drain and flush tank once a year (very important for gas water heaters).

**Tankless Water Heaters**

Tankless water heaters have copper heating coils that develop a large build up of calcium on the inner walls, which restricts the flow of hot water through the coils over time. To prevent this from occurring, tankless water heaters require yearly maintenance to clean out the hard water scaling from the inner copper heating coils. Contact a certified plumber for cleaning options and recommendations.

**1. Water Heater Condition**

Heater Type: Natural Gas tankless water Heater.

Location: The water heater is located in an the exterior side of the garage.

Observations:

- Tank appeared to be functional at the time of the inspection.

**2. Water Heater Base**

Observations:

- The water heater base appeared to be functional at the time of the inspection.

**3. Water Heater Combustion**

Observations:

- The water heater gas combustion chamber appeared functional at time of inspection.

**4. Water Heater Exhaust Pipe**

Observations:

- The water heater exhaust pipe appeared functional at time of inspection.

**5. Water Heater temperature Pressure Relief Valve**

Observations:

- The water heater temperature Pressure Relief Valve (TPRV) appeared functional at time of inspection.

**6. Water Heater Overflow Pipe Condition**

Materials: The water heater overflow piping was constructed of copper pipes, which is the most common.

Observations:

- The water heater piping was found to be functional at the time of the inspection.

## 7. Water heater Piping

### Observations:

- The water heater has copper piping leading to the water heater with a shutoff valve and copper piping on the return side. No leaks were found at the time of the inspection.



Tankless water heater maintenance valves.

## 8. Number Of Gallons

### Observations:

- The water heater for this home is a tankless on demand system that provides endless hot water.

## 9. Water Heater Gas Valve

### Observations:

- The water heater gas valve appeared to be functional at the time of the inspection.

## Garage

### 1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: The garage has an asphalt rolled roof.

Observations:

- The garage roof appeared to be functional. I did not observe any issues with the roof at the time of the inspection.

### 2. Garage Walls

Observations:

- The garage walls were covered with drywall and were functional at time of inspection.

### 3. Garage Wall Anchor Bolts

Observations:

- The garage wall anchor bolts appeared to be functional at the time of the inspection at the visible area of the garage's walls.

### 4. Garage Floor Condition

Materials: Bare concrete floors noted.

Observations:

- There is a crack in the cement flooring at the front of the garage.



There is a crack in the cement flooring at the front of the garage.

### 5. Garage Rafters & Ceiling

Observations:

- The garage ceiling structure was not visible, due to the garage having a finished drywall ceiling.

### 6. Garage Electrical

Observations:

- The garage electrical system was tested and appeared functional at time of inspection.

### 7. Garage GFCI Protected Receptacles

Observations:

- The garages **GFCI** receptacles appeared to be functional at the time of the inspection.

### 8. Garage 240 Volt Receptacles

Observations:

- There are no 240 volt outlets visible in this room.

### 9. Garage Exterior Door

Observations:

- The exterior garage pedestrian door appeared functional at the time of the inspection.

### 10. Garage Fire Door

Observations:

- The garage door to the interior of the home was fire rated and appeared to be functional at time of the inspection.

### 11. Garage Door Condition

Materials: The garage door is a light metal roll up style door and was found to be functional at the time of inspection. This type of door uses heavy springs to assist with lifting the door. These spring should be maintained by keeping them well lubricated.

Observations:

- The garage door opener was tested and found to be functional at the time of the inspection.

### 12. Garage Opener Status

Observations:

- The garage door opener was functional using the normal mounted wall controls at time of inspection.

### 13. Garage Door's Reverse Status

Observations:

- The garage door auto reversing safety features were tested by standing in the path of the door and found to be functional at time of the inspection.

### 14. Garage Ventilation

Observations:

- The garage's ventilation system appeared to be functional at time of the inspection.

### 15. Garage Vent Screens

Observations:

- The garage's ventilation screens appeared to be functional at time of the inspection.

### 16. Garage Cabinets

Observations:

- The garage had no installed cabinets.

### 17. Garage Counters

Observations:

- The garage had no installed counter tops.

## Electrical Service Main

### 1. Electrical Panel Condition

Location: The Main Electrical Panel for the home is on the North side of the house.

Location: The electrical sub panel is located in the laundry room area.

Observations:

- The main electrical panel appeared to be functional at the time of the inspection.
- The sub electrical panel appeared to be functional at the time of the inspection.

### 2. Main Amp Breaker

Observations:

- The electrical service main is a maximum of 200 AMP's and the sub panel has a 100 AMP service breaker installed.



The main electrical panel is 200 AMPs.



The sub panel in the laundry room is 100 AMP.

### 3. Breakers in off position

Observations:

- There were no breakers tripped or off at the time of the inspection.

### 4. Cable Feeds

Observations:

- The home's main electrical power feed lines are underground and not visible.

### 5. Breakers / ARFCI Condition

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared to be functional at the time of the inspection.

### 6. Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:

- The grounding in the home was found to be functional at time of inspection.

### 7. Home Electrical Receptacles and Switches

Observations:

- The North side bedroom has a wall switch that did not operate anything. The switch is outside the closet.



The North side bedroom has a wall switch that did not operate anything. The switch is outside the closet.

## 8. GFCI

Observations:

- All the home's bathrooms have an electrical receptacle mounted under the left side of the toilets. None of the receptacles are GFCI protected.



All the home's bathrooms have an electrical receptacle mounted under the left side of the toilets. None of the receptacles are GFCI protected.

## Roof of Home

### 1. Roof Condition

Materials: The slope of the roof is 2/12 pitch. It drops two inches for every twelve inches.

- The slope of the roof is 5/12 pitch. It drops four five for every twelve inches.

Materials: The home has a flat roof with a rolled roofing.

Observations:

- The roof of the home appeared functional at time of inspection.
- Roof appears to be in good shape and should last another 15 to 20+ years.

### 2. Roof Eaves & Fascia

Observations:

- The roof eaves and fascia boards appeared to be functional at the time of the inspection.

### 3. Roof Vent & Exhaust Pipe Flashing

Observations:

- The roof vents and exhaust pipe flashing appeared functional at time of inspection.

### 4. Rain Gutter Condition

Observations:

- **The rain gutter down spouts do not line up with the ground drains.**



The rain gutter down spouts do not line up with the ground drains.



The exterior rain gutter down spout are not lined up with the ground drains.

### 5. Roof Flashing

Observations:

- The metal roof flashing on the home was visible and functional at the time of the inspection.

## Attic

The Attic section will describe the presents and type of insulation, attic ventilation (air flow through the attic), any plumbing that maybe present, any visible area of the fireplace chimney, and the inner structure of the attic. The structure is made up of ceiling joists, roof rafter beams, and plywood. Newer homes/buildings may have engineered truss systems and older home/Buildings will have open attic areas with collar ties and/or support beams. Some homes/Buildings have total attic access and others may have very little. The inspector will document the attic space, the point of access, and it's condition.

### 1. Access

Observations:

- The attic access was in functional condition at the time of inspection.

### 2. Structure

Observations:

- The attic framing structure appeared to be functional at the time of the inspection.

### 3. Ventilation

Observations:

- The attic ventilation appeared functional at time of inspection.

### 4. Vent Screens

Observations:

- The attic vent screens appeared functional at time of inspection.

### 5. Duct Work Condition

Observations:

- The attic air ducts appeared functional at time of inspection. There were no visible disconnects, tears, or crushed sections in the ducting.

### 6. Electrical

Observations:

- The attic electrical system appeared functional at time of inspection.

### 7. Attic Plumbing

Observations:

- Plumbing pipes in attic were found to be in functional condition at the time of inspection.

### 8. Insulation Condition

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 16-18 inches in depth, which is above standard for attic areas.

Observations:

- The insulation in the attic appeared functional at time of inspection.

### 9. Exhaust Pipes

Observations:

- Exhaust pipes were found to be functional at the time of inspection. No visible disconnects or leaks in the attic area.

## Exterior Areas

**Cracks:** Minor settlement or “hairline” cracks in driveways, sidewalks, or even foundations are normal to properties of any age. This is also true for stucco walls. They should, however, be monitored for expansion and sealed as necessary. Medium to large cracks are signs of a more serious problem and should be examined by a Home Inspector or structural engineer. Large cracks, especially uneven stepped cracks are signs of active movement and should be investigated to determine the cause. Once a cause is determined it should be referred to a structural engineer and certified contractor for repairs.

**Exterior Walls:** Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding, and especially, wood trim, is particularly vulnerable to moisture damage. All seams should be sealed and painted periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from entering walls, especially from sprinklers, rain splash back, or wet grass. Swelling from moisture and deterioration may otherwise result. Wood siding should never touch the ground. Any wood on or near the ground should be treated to protect it from moisture and/or bug intrusion.

### 1. Exterior Doors

Observations:

- Appeared to be functional and in satisfactory condition at time of inspection.

### 2. Siding Condition

Materials: The home has a cement base stucco covering on the exterior walls.

Observations:

- The South side exterior stucco wall has several small hairline surface cracks that should be monitored for change.



The South side exterior stucco wall has several small hairline surface cracks that should be monitored for change.

### 3. Exterior Wood Trim & Paint

Observations:

- The exterior wood trim around the door and windows appeared to be functional at the time of the inspection.

### 4. Window Condition

Materials: The home has double glass pane with aluminum framing.

Observations:

- The front Southeast side bedroom window has an uninstalled window latch.
- The home window screens were all missing at the time of the inspection.



The front Southeast side bedroom window has an uninstalled window latch.

#### 5. Exterior Lighting

Observations:

- Appeared functional at time of inspection.

#### 6. Electrical Receptacles and GFCI

Observations:

- The electrical receptacle under the BBQ grill is not GFCI protected.



The electrical receptacle under the BBQ grill is not GFCI protected.

#### 7. Porch Condition

Observations:

- I did not observe any safety concerns with the porch at time of inspection.

## Grounds

## 1. Driveway &amp; Walkway Condition

Materials: The home has a front concrete driveway. • No sidewalk noted.

Observations:

- I did not observe any system safety or function concerns noted at time of inspection.

## 2. Yard Grading

Observations:

- I did not observe any system safety or function concerns noted at time of inspection.

## 3. Yard Vegetation Observations

Observations:

- I did not observe any system safety or functional concerns noted at time of inspection. No trees or plants were growing over, or against the home.

## 4. Exterior Gate Condition

Materials: The backyard side gate is constructed of metal.

Observations:

- The backyard side gate was found to be functional at time of inspection.

## 5. Fence and Retaining Condition

Materials: The fencing around the yard was constructed of metal.

Observations:

- The fencing material and structure appeared to be functional at time of inspection.

## 6. Exterior Faucet Condition

Location: There was a water faucet on the North side of house.

- There was a water faucet on the East side of house.
- There was a water faucet on the South side of house.
- There was a water faucet on the West side of house.

Observations:

- The exterior water faucets were tested and appeared to be functional at the time of inspection.

## 7. Patio Decking Type &amp; Condition

Observations:

- The patio decking appears in satisfactory and functional condition with normal wear for its age at the time of the inspection.

## 8. Patio Enclosure / Patio Cover Condition

Observations:

- The patio enclosure appeared to be in satisfactory and functional condition with normal wear for its age at the time of the inspection.

## 9. Built in BBQ Condition

Materials: Natural gas style grill.

Observations:

- **The backyard gas BBQ grill gas line has no shutoff valve.**



The backyard gas BBQ grill gas line has no shutoff valve.

## Pool &amp; Spa

## 1. Decking Condition

Materials: Poured cement with non-slip painted surface.

Observations:

- I did not observe any issues with the pool decking at the time of the inspection.

## 2. Gate &amp; Fence Condition

Materials: The property is surrounded with a metal fence and locked gates.

Observations:

- The South side metal pool gate does not close automatically. The spring is worn out



The South side metal pool gate does not close automatically. The spring is worn out.

## 3. Pool Electrical Condition

Observations:

- The pool pump electrical receptacle needs a bubble top cover to support cords being plugged in full time.



The pool pump electrical receptacle needs a bubble top cover to support cords being plugged in full time.

## 4. Pool GFCI Protection Condition

Observations:

- The pool GFCI was tested at the breaker and found to be functional at time of inspection.

## 5. Timer &amp; Controls

Observations:

- The pool's timer and control systems were found to be functional at time of inspection.

## 6. Lights

### Observations:

- I did not observe any issues with the pool lights at the time of the inspection.

## 7. Filter

### Observations:

- The pool filter was found to be functional at time of inspection.

## 8. Skimmer and Basket

### Observations:

- **The pool water skimmer is missing a debris basket.**



The pool water skimmer is missing a debris basket.

## 9. Pool Heater Condition

Materials: Gas.

### Observations:

- **The pool heater did not functional at time of inspection. Ask seller to prove proper pool heater function, prior to close.**



The pool gas heater did not light at the time of the inspection. Confirm its proper operation prior to close.

## 10. Pump Condition

### Observations:

- **The waterfall pool pump is leaking water from the two side relief valves.**



The water fall pool pump is leaking water from the relief valves.

#### 11. Spa Jet Condition

Observations:

- I did not observe any issues with the spa jets at the time of the inspection.

#### 12. Lining Structure Condition

Type: Below ground

Materials: Gunitite

Observations:

- I did not observe any issues with the pool lining at the time of the inspection.

#### 13. Brick Coping

Observations:

- The tiles around the inner pool sides all appeared functional at time of inspection.

#### 14. Water Pressure Gauge

Observations:

- I did not observe any issues with the water pressure gauge at the time of the inspection.

#### 15. Water Condition

Observations:

- I did not observe any issues with the water in the pool at the time of the inspection.

#### 16. Water Auto Fill

Observations:

- The pool water auto fill was found to be functional at the time of the inspection.

# Crawlspace / Basement

## 1. Crawlspace / Basement Access Condition

Materials: The access point for the crawlspace is an exterior screen hatch along the lower edge of the exterior wall of the home.

Observations:

- The crawlspace access point appeared to be functional at the time of the inspection.

## 2. Crawlspace Skirting / Basement Footing wall Condition

Materials: The home has cement footings all around the home with a raised floor and a crawlspace.

Observations:

- The crawlspace appeared to be functional at the time of the inspection, at the visible portions of the structural components of the home.

## 3. Crawlspace / Basement Insulation

Observations:

- The insulation in the crawlspace appeared functional at time of inspection.

## 4. Crawlspace / Basement Plumbing Materials

Materials: Black **ABS** piping is installed in the crawlspace for the sewer lines.

Observations:

- The ground in the crawlspace under the kitchen area is damp along the sewer pipe. There was no active leak observed at the time of the inspection.



The ground in the crawlspace under the kitchen area is damp along the sewer pipe. There was no active leak observed at the time of the inspection.

## 5. Crawlspace Jacks

Observations:

- There were no metal jacks under this home, only wood piers on cement footings.

## 6. Crawlspace Piers

Observations:

- The structural piers all appeared to be functional at the time of the inspection, at the visible areas of the structure.

## 7. Crawlspace Footing Anchor Bolts Condition

Observations:

- Anchor bolts appeared to be functional at the time of inspection.

## 8. Crawlspace / Basement Sub Flooring & Floor Joists Condition

### Observations:

- Floor Joists appeared to be functional at the time of inspection.

## 9. Crawlspace / Basement Ventilation

### Observations:

- The crawlspace had no ventilation installed at the time of the inspection. I confirmed verbally with the City of LA's residential building department that vents are required to be installed all along the outer walls of a raised foundation. The lack of vents installed in this home is a defect that does not meet requirements and should be corrected.



The exterior crawlspace of the home has no installed vents along the footings.



The exterior crawlspace of the home has no installed vents along the footings.



The exterior crawlspace of the home has no installed vents along the footings.



The exterior crawlspace of the home has no installed vents along the footings.



The exterior crawlspace of the home has no installed vents along the footings.

# Fresh Water Supply & Sewer System

## 1. Fresh Water Pipe Condition

Materials: The home's fresh water piping is constructed of copper metal piping with soldered joints.

Materials: City water.

Observations:

- The fresh water pipes in the home were found to be in functional condition at the time of inspection.



The home's fresh water shutoff valve.

## 2. Water Pressure

Observations:

- The home's water pressure was tested at the water main on the front of the home and found to be 81 PSI at time of inspection.

## 3. Pressure Regulator

Observations:

- Pressure regulator noted and appeared functional at the time of inspection.

## 4. Sewer Pipes Condition

Materials: The home had Acrylonitrile Butadiene Styrene (ABS) black piping installed for sewer connections.

Observations:

- The sewer piping for the home was found to be functional at time of inspection.

# Gas Source & Type

## 1. Gas Shut Off Valve

Materials: The natural gas meter and shutoff are located on the North side of the garage.

Observations:

- The natural gas utility meter and shutoff valve appeared functional at the time of inspection.



The natural gas utility meter and shutoff valve.



Gas line to backyard and pool heater.

# Fire Sprinkler System

A fire sprinkler, or sprinkler head, is the component of a fire sprinkler system that discharges water when the effects of a fire have been detected, such as when a predetermined temperature has been exceeded. Fire Sprinkler systems are common in new homes and are required as of 2011. The systems add protections to homes in case of fire and can be less damaging to a home than a fire hose used by fire departments, which use far more water to put out the fire.

## 1. Fire Sprinkler System Condition

**Materials:** There is a fire sprinkler head installed in the ceiling of each room in the home. A fire sprinkler typically covers about eight (8) square feet each, so some larger rooms may have more than one sprinkler.

**Materials:** The fire sprinkler control shutoff valve is located in South side of the home.

**Observations:**

- The fire sprinkler system in the home can not be tested, but it appeared to be functional at the time of the inspection.



The fire sprinkler control shutoff valve is located outside the building on the South side.



The fire sprinkler control shutoff valve is located outside the building on the South side.

# Non Central Heating / Cooling System

## 1. Non Central AC / Heat

### Observations:

- The home had two fireplace style gas furnace installed, which operated normally when tested. The living room furnace work with a remote and the Master bedroom furnace worked with a wall mounted electrical light switch. The fireplaces are a fixed gas furnace and the flames can not be adjusted, they are for looks only. It is not an actual fireplace.