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## HOME INSPECTION REPORT

5606 Irvington Pl, Los Angeles, CA 90042



Prepared for: Elizabeth Guerrero

Inspection Date: 3/10/2021  
Report Number: 2021031003JG  
Real Estate Agent: Ted Clark  
Home Inspector: Jeremy Gauchay



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<b>Date:</b> 3/10/2021	<b>Time:</b> 02:30 PM	<b>Report ID:</b> 2021031003JG
<b>Property:</b> 5606 Irvington Pl Los Angeles CA 90042	<b>Customer:</b> Elizabeth Guerrero	<b>Real Estate Professional:</b> Ted Clark Pacific Union International

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Please note that each office is independently owned and operated. If you have any questions or concerns regarding the report, please contact the office that scheduled the inspection.

**Inspected (IN)** = The item, component, or unit was visually observed. If no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

**Limited Inspection (LI)** = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

**Not Inspected (NI)** = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

**Not Present (NP)** = The item, component, or unit was not present in the home or building.

**Recommend (RC)** = The item, component, or unit was not functioning as intended or needs further inspection by a qualified specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

**Structure Type:**

Single Family Dwelling

**Levels:**

1 Story Structure

**Lot Type:**

Sloped

**Estimated Age of Home:**

Over 100 years of age

**Weather Conditions:**

Cloudy

**Temperature:**

Approximately 60 to 70 degrees

**Rain in last 3 days:**

Yes

**Occupant Status:**

Vacant

**Present:**

Yes

## General Summary



### Morrison plus Property Inspections

504 East Route 66 suite 102  
Glendora CA 91740

**Customer**  
Elizabeth Guerrero

**Address**  
5606 Irvington Pl  
Los Angeles CA 90042

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.





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## 1. Roof Coverings

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### 1.0 ROOF COVERINGS

#### Recommendation

-  (1) Green material observed on coverings. Recommend correcting.
-  (2) Loose roofing material observed. Recommend correcting.
-  (3) Roof coverings are degranulating in areas. Recommend maintenance.
-  (4) Evidence of inadequate drainage observed. Recommend correcting.

### 1.2 ROOF FLASHING

#### Recommendation

-  Lifting flashing(s) observed at front and rear. Recommend repair.


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## 2. Attic Space

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### 2.0 ACCESS

#### Recommendation

 Access opening dimensions are not to current standards. Recommend correcting.

### 2.1 CONDITION OF FRAMING & SHEATHING


#### Recommendation

 (1) Roofing material is installed over wood shakes or wood shingles. Recommend further review by a qualified roofer.

 (2) Ridge board is undersized or not installed. Recommend further review by a qualified roofer.

### 2.2 WATER STAINS & EVIDENCE OF LEAKING

#### Recommendation

 Water staining observed at the sheathing. Recommend further review by a qualified roofer.

### 2.5 ATTIC COMMENTS

#### Recommendation

 Rodent droppings observed. Recommend correcting.


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## 3. Exteriors and Grounds

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### 3.0 WALKWAYS AND DRIVEWAYS


#### Recommendation

 Displacement observed at walkway(s). Recommend repair.


### 3.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

#### Recommendation

 (1) The barrier railing is not installed to meet standards and hand railing is loose at the front and rear (exterior). Recommend correcting.


 (2) Deterioration observed at one or more support posts located at rear. Recommend repair.

 (3) Deteriorated decking/sealant observed at front of the home. Recommend correcting.

 (4) Gaps observed at patio cover at rear exterior. Recommend correcting.

### 3.2 WALL CLADDINGS

#### Recommendation

 (1) Vegetation is in direct contact with the wall cladding. Recommend trimming or removal.

 (2) Holes observed at left side of the home. Recommend repair.

### 3.3 TRIM, EAVES & FASCIA


#### Recommendation

 (1) Split/broken panels observed at left side eaves. Recommend repair.

 (2) Deterioration observed in areas. Recommend further evaluation by a qualified termite specialist.

### 3.4 GRADING/DRAINAGE & PLANTERS

#### Recommendation

 Inadequate grade drainage observed at front, rear and sides. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation and exterior walls.

### 3.5 EXPOSED FOUNDATION

#### Recommendation



(1) Exposed footing observed. Recommend correcting.



(2) Cracking observed at right side. Recommend repair.

### 3.6 EXTERIOR DOORS

#### Recommendation



(1) Door is not square to frame at rear. Recommend repair.



(2) Physically damaged door/door frame at rear. Recommend repair.

### 3.7 EXTERIOR WINDOWS & FRAMES

#### Recommendation



(1) A number of windows are stuck shut throughout the home. Recommend correcting.

### 3.8 FENCING, WALLS & GATES

#### Recommendation



(1) Leaning observed at the left side wrought iron fencing. Recommend correcting.

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## 4. Garage

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### 4.0 ROOF FRAMING & SHEATHING

#### Recommendation



Water staining observed at the sheathing. Recommend further review by a qualified roofer.

### 4.1 WALLS, CEILINGS & VENTILATION

#### Recommendation



Leaning structure or wall observed at garage. Recommend further review by a qualified contractor.

### 4.2 FLOOR/SLAB

#### Recommendation



Garage walls/sill plate are not anchored to the foundation and in contact with soil. Recommend correcting.

### 4.3 GARAGE DOOR

#### Recommendation



Deterioration observed at garage door. Recommend repair/replacement.

### 4.4 GARAGE COMMENTS

#### Recommendation



Rodent droppings observed. Recommend correcting.

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## 5. Electrical System

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### 5.1 MAIN PANEL & SUB PANEL(S)

#### Recommendation



Vegetation has overgrown main panel. Recommend correcting.

### 5.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)





#### Recommendation



Arc fault circuit interrupter protection is not installed on all branch circuits. Recommend installing.



### 5.3 BRANCH WIRING & GROUNDING

#### Recommendation

-  (1) Unprotected wiring observed at garage. Recommend correcting.
-  (2) Knob and tube wiring observed. Due to the age of this type of wiring, it is recommended that the client verify the overall condition of the wiring with a qualified electrician.
-  (3) Exposed wiring observed at attic. Recommend correcting.
-  (4) Open junction boxes observed at crawlspace. Recommend correcting.

#### 5.4 OUTLETS & GFCI (Interior/Exterior)

##### Recommendation

-  (1) Ground fault circuit interrupter(s) is not installed at garage. Recommend installing.
-  (2) Loose outlets observed at a number of areas. Recommend correcting.


#### 5.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

##### Recommendation

-  Ceiling fan did not respond to test at living room. Recommend correcting.

#### 5.6 SMOKE & CARBON MONOXIDE DETECTORS

##### Recommendation

-  (1) Smoke and carbon monoxide detectors are not installed at all required locations. Recommend installing.

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## 6. Plumbing System

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#### 6.2 DRAIN, WASTE, VENT PIPING (Readily visible)

##### Recommendation

-  (1) Leaking observed at drain lines. Recommend further review by a qualified plumber.

#### 6.3 MAIN GAS SHUT-OFF & FUEL PIPING

##### Recommendation

-  (1) Seismic shut-off valve is not installed. We recommend installing as a safety enhancement. The client is advised to check with local city ordinances, as not every city requires a shut-off valve. Recommend installing.
-  (2) Rust/corrosion observed at the gas supply piping. Recommend further review by a qualified plumber.
-  (3) Incorrect material used at gas supply line. Recommend correcting.






#### 6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

##### Recommendation

-  Rust and corrosion observed at hall bathroom sink drain and shut off valves. Recommend correcting.

#### 6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

##### Recommendation

-  (1) Toilet did not flush correctly at rear/right bathroom. Recommend repair.
-  (2) Deteriorated tub/shower surface at rear/right bathroom. Recommend repair.
-  (3) Sink is loose/not secure at rear/right bathroom. Recommend repair.
-  (4) Toilet base is not secured to the floor at hall bathroom. The wax ring at the base of the toilet must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.
-  (5) Soaker tub is not secured to the ground at hall bathroom. Recommend correcting.

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## 7. Water Heaters

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#### 7.0 EXHAUST VENT PIPE & COMBUSTION AIR


##### Recommendation



-  (1) Incorrect material used for exhaust vent pipe. Recommend correcting.


#### 7.1 FUEL PIPING & SHUT OFF VALVE

##### Recommendation

-  Sediment trap is not plumbed on the gas line. Recommend correcting.

#### 7.2 WATER PIPING & SHUT OFF VALVE

##### Recommendation

-  Corrosion observed at supply piping and a gate type valve is installed. Recommend correcting and upgrading to a ball valve type.


#### 7.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

##### Recommendation

-  Temperature pressure relief valve is installed without a discharge line. Recommend correcting.


#### 7.4 SEISMIC STRAPS

##### Recommendation

-  Inadequate installation of earthquake strapping observed. Tank must be blocked or against the rear wall, strapping is required to be in the upper and lower 1/3 sections, wrap completely around the water heater, flange outward and fasten to the wall. Recommend correcting.

#### 7.5 PLATFORM/COMPARTMENT/CLOSET

##### Recommendation

-  Water staining/damage observed at water heater closet. Recommend further review by a qualified professional.

#### 7.6 WATER HEATER COMMENTS

##### Recommendation

-  (1) Rodent droppings observed. Recommend correcting.



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## 8. Heating and Air Conditioning Systems

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#### 8.1 HEATING CONDITION

##### Recommendation

-  (1) Sediment trap is not plumbed on the gas line. Recommend correcting.
-  (2) Unusual sounds observed during operation. Recommend further review by a qualified HVAC contractor.



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## 9. Fireplaces and Chimneys

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#### 9.1 CAP, FLUE & SPARK ARRESTOR

##### Recommendation

-  (1) Spark arrestor with rain cover is not installed. Recommend installing.
-  (2) Unlined flue observed. Recommend verifying condition by a qualified fireplace specialist.

#### 9.3 FIREBOX, HEARTH & DOORS

##### Recommendation

-  (1) Glass doors and a protective screen surround are not installed at living room. Recommend installing.
-  (2) Smoke chamber is not parged smooth. Recommend further review by a qualified fireplace specialist.
-  (3) Hearth extension is covered up at living room. Recommend correcting.
-  (4) Wood form remains under the hearth at living room. Recommend removal.

**9.4 DAMPERS****Recommendation**

Flue damper is missing. Recommend correcting.

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**10. Kitchen Appliances**

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**10.1 STOVE/OVEN****Recommendation**

(1) Anti-tip bracket is not installed. Recommend installing.



(2) The oven/stove did not respond to test. Recommend repair/replacement.

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**11. Interior Rooms**

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**11.0 FLOORS****Recommendation**

(1) Sloping floor observed at rear/left bedroom and rear/right bathroom. Recommend further review by a structural engineer.



(2) Laminate is not sealed at the hall bathroom toilet. Recommend repair.

**11.1 WALLS & CEILINGS****Recommendation**

(1) Ceiling height is less than 7 feet for more than 50% of the room at rear/right bathroom. Recommend further review by a qualified contractor.



(2) Moisture staining observed at rear/left bedroom ceiling and walls. Hidden damage may not be observable. Recommend further review by a qualified professional.



(3) Unfinished walls observed at rear/right bedroom closet. Recommend correcting.

**11.2 INTERIOR DOORS****Recommendation**

(1) The door at center/left bedroom sticks/rubs frame when opening and closing. Recommend repair.

**11.4 CABINETS & COUNTERTOPS****Recommendation**

(1) Cabinet doors do not open/close correctly and broken glass observed at living room. Recommend correcting.



(2) Moisture damage observed at rear/right bathroom cabinetry. Hidden damage may not be observable. Recommend further review by a qualified professional.

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**12. Crawlspace and Basement**

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**12.1 FOUNDATION STEM WALLS****Recommendation**

(1) Cracking observed at the stem walls. Recommend further review by a qualified foundation specialist.



(2) Exposed footing observed. Recommend correcting.




**12.2 CONDITION OF FRAMING & SUBFLOOR****Recommendation**

(1) While inspecting the crawlspace, dark staining was observed in a number of areas under the home. Recommend further review by a qualified professional.





(2) Frass observed. Recommend further review by a termite specialist.

**12.3 PIERS & POSTS****Recommendation**

-  (1) Posts are off center and leaning. Recommend further review by a qualified foundation specialist.
-  (2) Posts are inadequately sized (2x4). Recommend correcting.
-  (3) Posts are in contact with the surrounding soil. Recommend correcting.

**12.7 CRAWLSPACE COMMENTS****Recommendation**

-  (1) Rodent droppings observed in the crawlspace. Recommend correcting.
-  (2) Damaged/abandoned transite vent pipe (asbestos) debris observed. Recommend removal.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# 1. Roof Coverings

(Refer to Part 2, Section 3 of the CREIA Standards of Practice) Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage



## Styles & Materials


<b>Viewed Roof Covering From:</b> Limited Visual Inspection from Ladder	<b>Roof-Types:</b> Sloped - Gable Sloped - Hip Low Slope (less than 3:12 pitch)	<b>Roof Covering:</b> Asphalt Composition Shingle - 3 Tab Type Modified Bitumen - Rolled Composition
<b>Number of Layers:</b> Unable to determine	<b>Vent Penetrations:</b> Plumbing Vent(s) Heating Vent(s)	<b>Flashings:</b> Metal
<b>Gutters &amp; Downspouts:</b> Not Installed	<b>Skylight-Types:</b> Not Installed	

## Items




1.0 ROOF COVERINGS

Comments: Recommendation

 (1) Green material observed on coverings. Recommend correcting.



1.0 Item 1(Picture)

 (2) Loose roofing material observed. Recommend correcting.



1.0 Item 2(Picture)



1.0 Item 3(Picture)

 (3) Roof coverings are degranulating in areas. Recommend maintenance.



1.0 Item 4(Picture)

🏠 (4) Evidence of inadequate drainage observed. Recommend correcting.



1.0 Item 5(Picture)

(5) Uneven/wavy areas observed. Suggest verifying condition with a qualified roofer.



1.0 Item 6(Picture)



1.0 Item 7(Picture)

(6) We do our very best to inspect all readily accessible areas of the roof system. Be advised we inspect the roof for deterioration, installation methods and materials. Often times observable indication of leaking at the time of inspection are not present and therefore specifically determining if the roof leaks is beyond the scope.

### 1.1 ROOF VENTS & PENETRATIONS

**Comments:** Limited Inspection

Deteriorated sealant observed at a number of roof penetrations. Suggest re-sealing.

### 1.2 ROOF FLASHING

**Comments:** Recommendation





Lifting flashing(s) observed at front and rear. Recommend repair.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

### 1.3 GUTTERS AND DOWNSPOUTS

Comments: Not Present

Gutters are not installed in all areas. Suggest installing.

### 1.4 ROOF COMMENTS

Comments: Limited Inspection

Limited evaluation due to roofing materials, height, or pitch. The client is advised to verify the overall condition with a qualified roofer.

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition.

## 2. Attic Space

(Refer to Part 2, Section 4 of the CREIA Standards of Practice) Items to be inspected: 1. Framing 2. Ventilation 3. Insulation. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials.



### Styles & Materials

<b>Method used to observe attic:</b> Fully Accessed	<b>Access Location:</b> Bedroom Closet	<b>Roof &amp; Ceiling Structure:</b> Rafters (2x4) Rafters (2x6) Ceiling Joists (2x4)
<b>Insulation:</b> Not Installed	<b>Vapor Retarder:</b> Not Observable	<b>Air Ventilation Type:</b> Gable
<b>Sheathing:</b> Wood Shakes/Shingles		

### Items

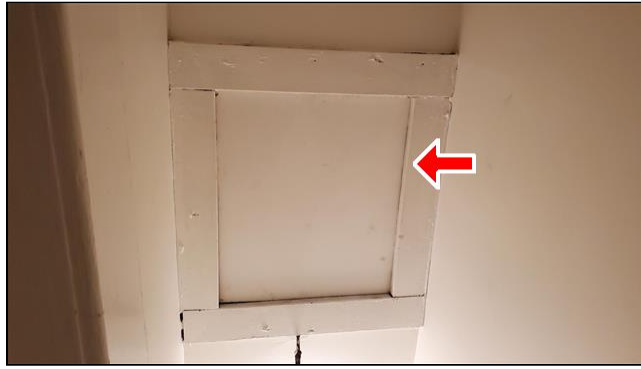
#### 2.0 ACCESS

Comments: Recommendation





Access opening dimensions are not to current standards. Recommend correcting.



2.0 Item 1(Picture)

## 2.1 CONDITION OF FRAMING & SHEATHING

Comments: Recommendation



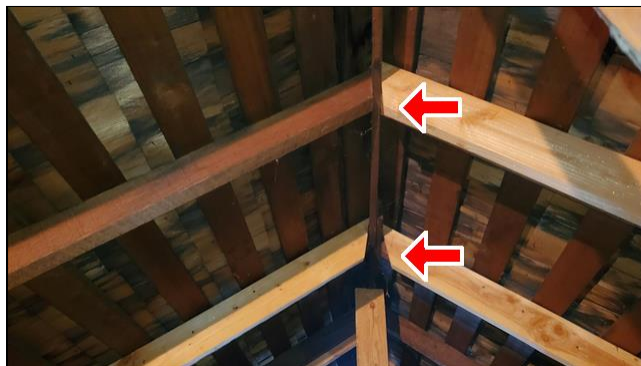
(1) Roofing material is installed over wood shakes or wood shingles. Recommend further review by a qualified roofer.



2.1 Item 1(Picture)



(2) Ridge board is undersized or not installed. Recommend further review by a qualified roofer.



2.1 Item 2(Picture)

## 2.2 WATER STAINS & EVIDENCE OF LEAKING

Comments: Recommendation



Water staining observed at the sheathing. Recommend further review by a qualified roofer.



2.2 Item 1(Picture)

## 2.3 INSULATION

Comments: Not Present

## 2.4 ROOF VENTILATION (Gables, eaves, fans)

Comments: Inspected

## 2.5 ATTIC COMMENTS

Comments: Recommendation



Rodent droppings observed. Recommend correcting.

The attic space(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, insulation or stored personal items can limited the inspection of various components in the attic space. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the attic space(s) was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

### 3. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components




#### Styles & Materials

<b>Lot Type:</b> Sloped	<b>Walkway Material:</b> Concrete	<b>Driveway Material:</b> Concrete Dirt
<b>Exterior Wall Cladding:</b> Metal	<b>Trim Material:</b> Wood	<b>Exterior Wall Structure:</b> Wood Framing
<b>Exterior Door(s) Type &amp; Material:</b> Wood - Windowed	<b>Exterior Window(s) Type &amp; Material:</b> Sliding Stationary Jalousie	<b>Exposed Foundation:</b> Raised Foundation
<b>Fencing/Wall Material:</b> Chain Link Block/Wrought Iron	<b>Planters:</b> Brick	

#### Items

### 3.0 WALKWAYS AND DRIVEWAYS

Comments: Recommendation

 Displacement observed at walkway(s). Recommend repair.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Comments: Recommendation

🏠 (1) The barrier railing is not installed to meet standards and hand railing is loose at the front and rear (exterior). Recommend correcting.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

🏠 (2) Deterioration observed at one or more support posts located at rear. Recommend repair.



3.1 Item 3(Picture)

🏠 (3) Deteriorated decking/sealant observed at front of the home. Recommend correcting.



3.1 Item 4(Picture)

- 🏠 (4) Gaps observed at patio cover at rear exterior. Recommend correcting.



3.1 Item 5(Picture)

### 3.2 WALL CLADDINGS

Comments: Recommendation

- 🏠 (1) Vegetation is in direct contact with the wall cladding. Recommend trimming or removal.



3.2 Item 1(Picture)

- 🏠 (2) Holes observed at left side of the home. Recommend repair.




3.2 Item 2(Picture)

### 3.3 TRIM, EAVES & FASCIA


Comments: Recommendation



 (1) Split/broken panels observed at left side eaves. Recommend repair.



3.3 Item 1(Picture)

 (2) Deterioration observed in areas. Recommend further evaluation by a qualified termite specialist.



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)




3.3 Item 5(Picture)

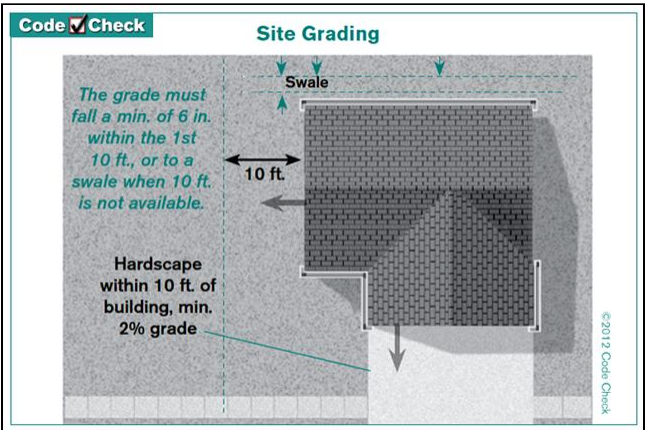


3.3 Item 6(Picture)

3.4 GRADING/DRAINAGE & PLANTERS

Comments: Recommendation

 Inadequate grade drainage observed at front, rear and sides. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation and exterior walls.



3.4 Item 1(Picture) Grading


3.5 EXPOSED FOUNDATION

Comments: Recommendation

 (1) Exposed footing observed. Recommend correcting.



3.5 Item 1(Picture)

 (2) Cracking observed at right side. Recommend repair.



3.5 Item 2(Picture)

(3) Interior floor coverings, personal items, wall claddings and exterior vegetation limit our view of the sub floor and exterior stem walls of the raised foundation.

### 3.6 EXTERIOR DOORS

Comments: Recommendation

🏠 (1) Door is not square to frame at rear. Recommend repair.



3.6 Item 1(Picture)

🏠 (2) Physically damaged door/door frame at rear. Recommend repair.



3.6 Item 2(Picture)

### 3.7 EXTERIOR WINDOWS & FRAMES

Comments: Recommendation

🏠 (1) A number of windows are stuck shut throughout the home. Recommend correcting.

(2) Window screens are torn, bent or missing in a number of areas. Suggest repair/replace.

### 3.8 FENCING, WALLS & GATES

Comments: Recommendation



🏠 (1) Leaning observed at the left side wrought iron fencing. Recommend correcting.



3.8 Item 1(Picture)

(2) Gate at front exterior does not latch shut. Suggest correcting.

### 3.9 EXTERIOR COMMENTS

**Comments:** Inspected

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

4. Garage

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices




Styles & Materials

<b>Garage Type:</b>	<b>Interior:</b>	<b>Interior Walls:</b>
Detached	Fully Inspected	Not Finished
<b>Garage Door Type:</b>	<b>Garage Door Material:</b>	
Single car - manual	Barn Doors	

Items

4.0 ROOF FRAMING & SHEATHING

Comments: Recommendation

 Water staining observed at the sheathing. Recommend further review by a qualified roofer.



4.0 Item 1(Picture)

4.1 WALLS, CEILINGS & VENTILATION

Comments: Recommendation

 Leaning structure or wall observed at garage. Recommend further review by a qualified contractor.




4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 FLOOR/SLAB

Comments: Recommendation


 Garage walls/sill plate are not anchored to the foundation and in contact with soil. Recommend correcting.



4.2 Item 1(Picture)

4.3 GARAGE DOOR

Comments: Recommendation

 Deterioration observed at garage door. Recommend repair/replacement.



4.3 Item 1(Picture)

4.4 GARAGE COMMENTS

Comments: Recommendation

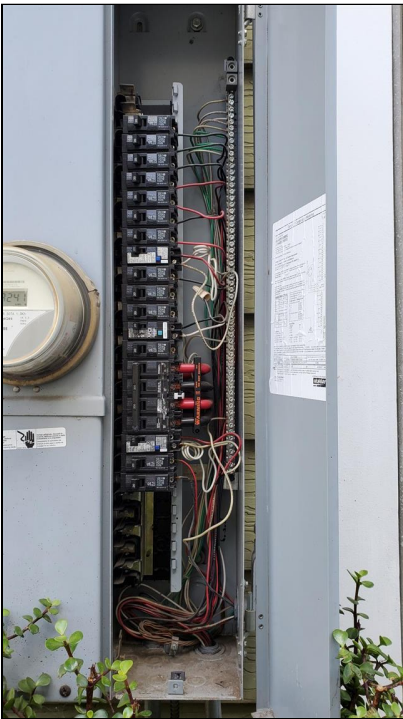


Rodent droppings observed. Recommend correcting.

The garage(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vehicles, pets or locked access can limit the evaluation of the garage. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the garage was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

5. Electrical System

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



Styles & Materials

<b>Electrical Service Entrance:</b> Overhead Service	<b>Main Service Voltage:</b> 120/240 Volts	<b>Main Disconnect Amperage:</b> 200 AMP
<b>Main Disconnect Location:</b> Right side	<b>Main Panel Manufacturer:</b> Murray	<b>Overload Protection Type:</b> Circuit breakers
<b>Branch Circuit Wiring Type:</b> Non-Metallic Sheathed Knob & Tube	<b>Branch Circuit Wiring Material (15 and 20 amp):</b> Copper	<b>Grounding Location(s):</b> 1 - Location found
<b>Smoke &amp; Carbon Monoxide Detectors:</b> Partially Installed	<b>Security System:</b> Not Installed	

Items

5.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Inspected

5.1 MAIN PANEL & SUB PANEL(S)

Comments: Recommendation



🏠 Vegetation has overgrown main panel. Recommend correcting.



5.1 Item 1(Picture)

## 5.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Recommendation

🏠 Arc fault circuit interrupter protection is not installed on all branch circuits. Recommend installing.

## 5.3 BRANCH WIRING & GROUNDING

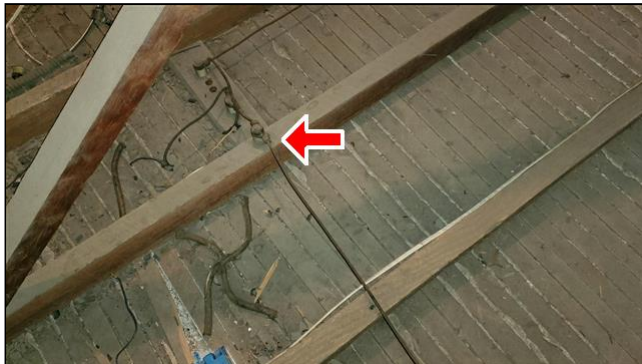
Comments: Recommendation

🏠 (1) Unprotected wiring observed at garage. Recommend correcting.



5.3 Item 1(Picture)


🏠 (2) Knob and tube wiring observed. Due to the age of this type of wiring, it is recommended that the client verify the overall condition of the wiring with a qualified electrician.



5.3 Item 2(Picture)




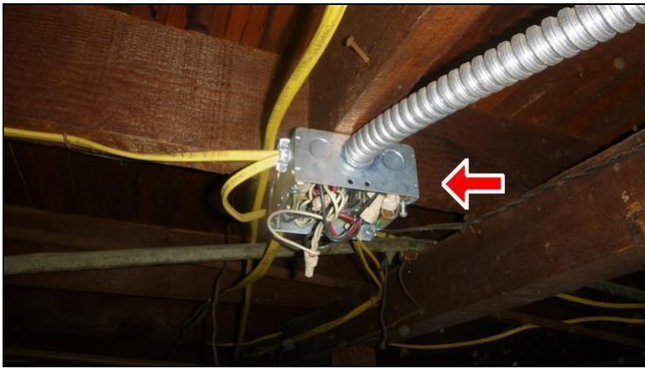
5.3 Item 3(Picture)

 (3) Exposed wiring observed at attic. Recommend correcting.

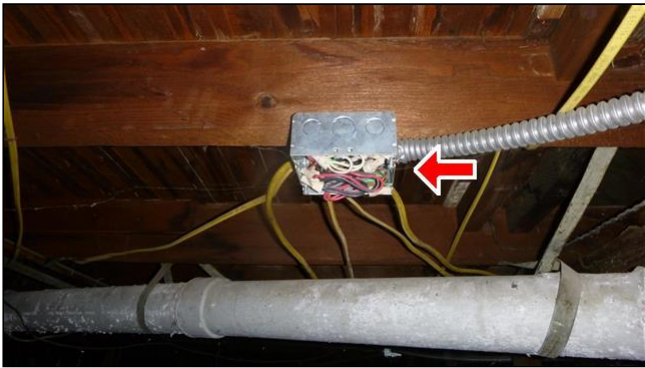


5.3 Item 4(Picture)

 (4) Open junction boxes observed at crawlspace. Recommend correcting.



5.3 Item 5(Picture)




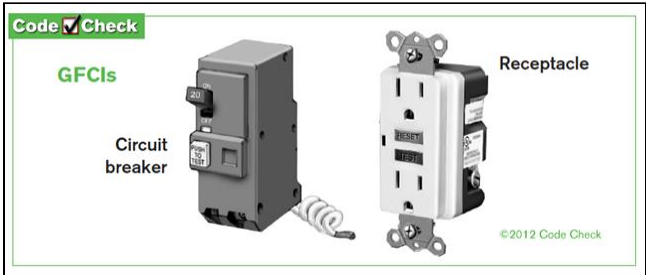
5.3 Item 6(Picture)

(5) Unable to determine 2nd grounding location. Two methods of grounding are required. Suggest verifying location and condition of 2nd grounding point.

**5.4 OUTLETS & GFCI (Interior/Exterior)**

Comments: Recommendation

 (1) Ground fault circuit interrupter(s) is not installed at garage. Recommend installing.



5.4 Item 1(Picture) GFCI Code Check

🏠 (2) Loose outlets observed at a number of areas. Recommend correcting.

(3) 2-pronged outlets observed in areas. Suggest updating.

### 5.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

Comments: Recommendation

🏠 Ceiling fan did not respond to test at living room. Recommend correcting.



5.5 Item 1(Picture)

### 5.6 SMOKE & CARBON MONOXIDE DETECTORS

Comments: Recommendation

🏠 (1) Smoke and carbon monoxide detectors are not installed at all required locations. Recommend installing.

(2) Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition.



## 6. Plumbing System

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



### Styles & Materials

<b>Main Water Shut-Off:</b> Front	<b>Pressure Regulator:</b> Not Installed	<b>Water Distribution Piping:</b> Copper
<b>Drain - Waste - Vent Piping:</b> ABS Cast Iron/Galvanized	<b>Location of Main Line Clean-out(s):</b> Right side	<b>Waste System:</b> Unable to determine waste system type - Waste system is underground
<b>Main Gas Shut-Off Location:</b> Underneath house	<b>Gas Distribution Piping:</b> Galvanized Steel Piping Black Steel Piping	<b>Seismic Shut Off Valve:</b> Not installed
<b>Washer/Dryer Connection Location:</b> Off kitchen	<b>Dryer Connection Type:</b> Not Provided	<b>Bathroom Exhaust Types:</b> Window(s)
<b>Fire Sprinklers:</b> Not Installed		

### Items

#### 6.0 WATER SOURCE

**Comments:** Inspected

Water pressure at the time of inspection was 75 static PSI. Water pressure is between the appropriate range of 40 to 80 PSI.

#### 6.1 WATER DISTRIBUTION PIPING

**Comments:** Inspected

#### 6.2 DRAIN, WASTE, VENT PIPING (Readily visible)

**Comments:** Recommendation

🏠 (1) Leaking observed at drain lines. Recommend further review by a qualified plumber.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)

(2) Cast iron/galvanized DWV piping is beyond its intended service life. Suggest verifying overall condition and remaining service life with a qualified plumber.

### 6.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Recommendation

🏠 (1) Seismic shut-off valve is not installed. We recommend installing as a safety enhancement. The client is advised to check with local city ordinances, as not every city requires a shut-off valve. Recommend installing.

🏠 (2) Rust/corrosion observed at the gas supply piping. Recommend further review by a qualified plumber.



6.3 Item 1(Picture)

📍 (3) Incorrect material used at gas supply line. Recommend correcting.



6.3 Item 2(Picture)

(4) A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber.

#### 6.4 WASHER & DRYER CONNECTIONS

Comments: Limited Inspection

Washer connections present. Faucet and drain not tested. Suggest verifying condition.

#### 6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Recommendation

📍 Rust and corrosion observed at hall bathroom sink drain and shut off valves. Recommend correcting.



6.5 Item 1(Picture)



6.5 Item 2(Picture)

#### 6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Recommendation

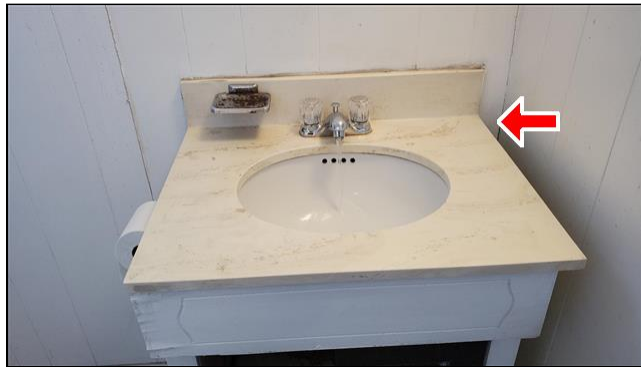
🏠 (1) Toilet did not flush correctly at rear/right bathroom. Recommend repair.

🏠 (2) Deteriorated tub/shower surface at rear/right bathroom. Recommend repair.



6.6 Item 1(Picture)

🏠 (3) Sink is loose/not secure at rear/right bathroom. Recommend repair.



6.6 Item 2(Picture)

🏠 (4) Toilet base is not secured to the floor at hall bathroom. The wax ring at the base of the toilet must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.

🏠 (5) Soaker tub is not secured to the ground at hall bathroom. Recommend correcting.



6.6 Item 3(Picture)



**6.7 VENTILATION (Bathroom & laundry room)****Comments:** Inspected

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The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

7. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems




Styles & Materials

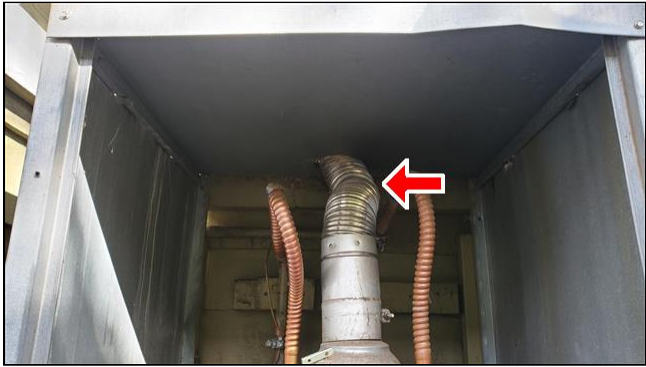
<b>Location:</b> Exterior (right side)	<b>Manufacturer:</b> Bradford White	<b>Power Source:</b> Natural gas (quick recovery)
<b>Capacity:</b> 40 Gallons	<b>Earthquake Straps:</b> Incorrect (less than 53 gallons)	<b>Connections:</b> Flexible Pipe
<b>Date Manufactured:</b> 2016		

Items

7.0 EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Recommendation

 (1) Incorrect material used for exhaust vent pipe. Recommend correcting.



7.0 Item 1(Picture)


(2) Transite (asbestos) pipe used for exhaust vent pipe. Suggest removal.

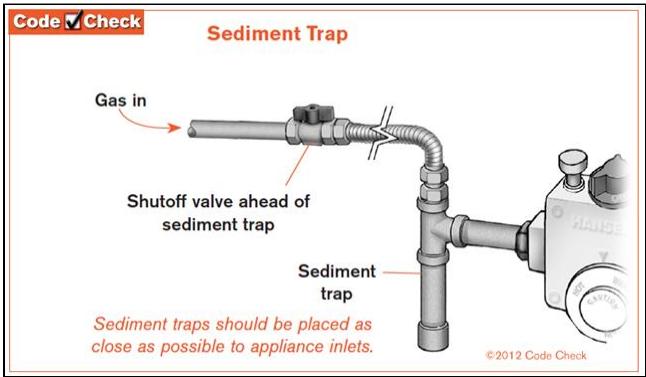


7.0 Item 2(Picture)

7.1 FUEL PIPING & SHUT OFF VALVE

Comments: Recommendation

 Sediment trap is not plumbed on the gas line. Recommend correcting.



7.1 Item 1(Picture) Sed Traps

7.2 WATER PIPING & SHUT OFF VALVE

Comments: Recommendation

🏠 Corrosion observed at supply piping and a gate type valve is installed. Recommend correcting and upgrading to a ball valve type.



7.2 Item 1(Picture)

### 7.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

**Comments:** Recommendation

🏠 Temperature pressure relief valve is installed without a discharge line. Recommend correcting.



7.3 Item 1(Picture)

### 7.4 SEISMIC STRAPS

**Comments:** Recommendation

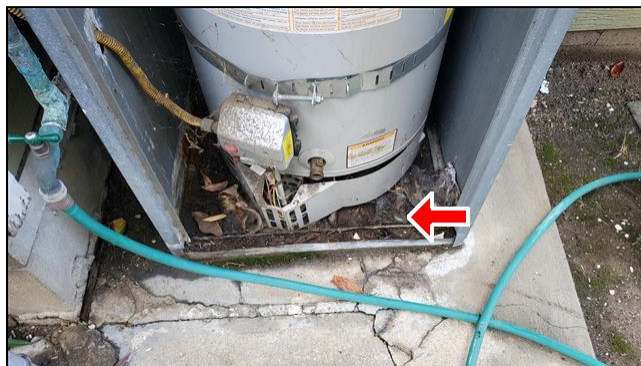
🏠 Inadequate installation of earthquake strapping observed. Tank must be blocked or against the rear wall, strapping is required to be in the upper and lower 1/3 sections, wrap completely around the water heater, flange outward and fasten to the wall. Recommend correcting.

### 7.5 PLATFORM/COMPARTMENT/CLOSET

**Comments:** Recommendation



🏠 Water staining/damage observed at water heater closet. Recommend further review by a qualified professional.



7.5 Item 1(Picture)

## 7.6 WATER HEATER COMMENTS

**Comments:** Recommendation

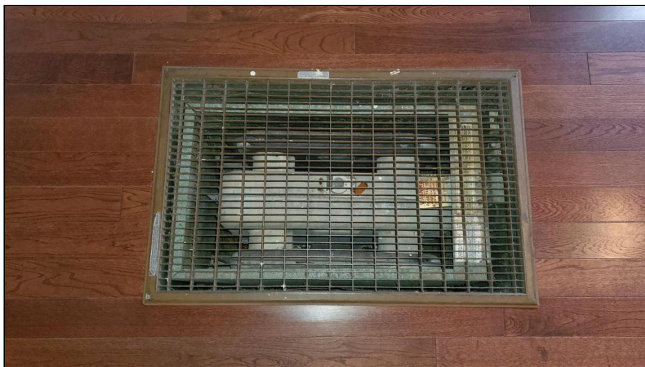
🏠 (1) Rodent droppings observed. Recommend correcting.

(2) Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

8. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



Styles & Materials

<b>Air Conditioning Equipment Type:</b>	<b>Heating Equipment Type:</b>	<b>Heating Manufacturer:</b>
Not installed	Gravity floor furnaces - natrual gas	Unable to determine
<b>Heating Equipment Location:</b>	<b>Thermostat Locations:</b>	<b>Heating Operation:</b>
Crawlspace/basement	Living room	Unit provided heat

Items

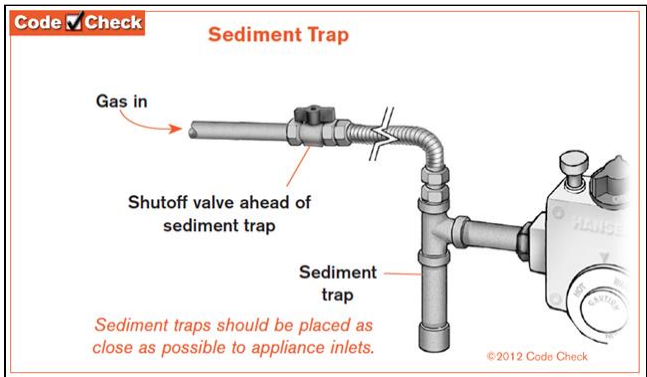
8.0 EXHAUST VENT PIPE

Comments: Inspected

8.1 HEATING CONDITION

Comments: Recommendation

📌 (1) Sediment trap is not plumbed on the gas line. Recommend correcting.



8.1 Item 1(Picture) Sediment Trap



(2) Unusual sounds observed during operation. Recommend further review by a qualified HVAC contractor.

(3) Unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.

## 8.2 COOLING CONDITION

Comments: Not Present

## 8.3 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

## 8.4 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Inspected

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The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition.

# 9. Fireplaces and Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



## Styles & Materials

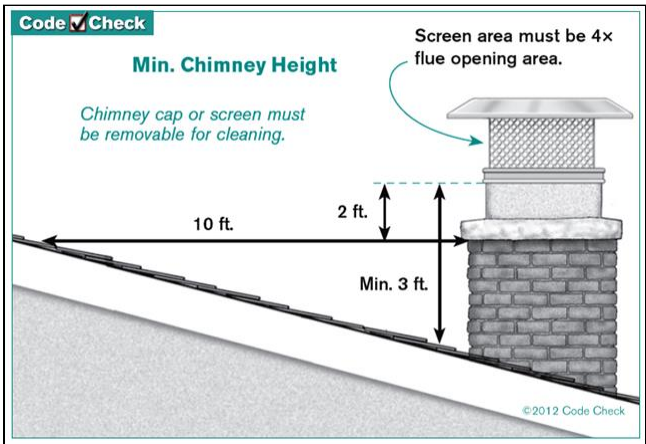
<b>Chimneys (exterior):</b>	<b>Viewed Chimney From:</b>	<b>Chimney Locations:</b>
Masonry Construction	Ladder	Through Roof
<b>Type of Fireplace:</b>	<b>Fireplace Locations:</b>	
Conventional	Living Room	

## Items

### 9.0 CHIMNEY STRUCTURE

Comments: Limited Inspection

(1) Chimney does not terminate 2 feet above the roofline within 10 feet of the structure. Suggest correcting.



9.0 Item 1(Picture) Chimney Clearance

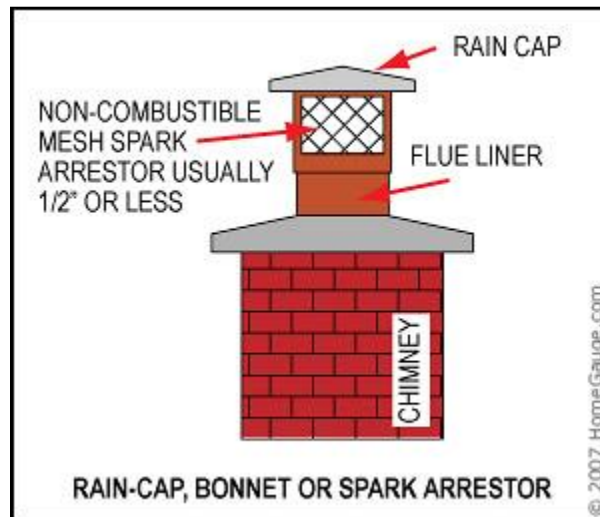
(2) Limited review due to roofing materials and height. Suggest verifying overall condition with a qualified fireplace specialist.

### 9.1 CAP, FLUE & SPARK ARRESTOR

Comments: Recommendation



- 🏠 (1) Spark arrestor with rain cover is not installed. Recommend installing.



9.1 Item 1(Picture) Spark Arrestor

- 🏠 (2) Unlined flue observed. Recommend verifying condition by a qualified fireplace specialist.

## 9.2 FLASHING

Comments: Limited Inspection

## 9.3 FIREBOX, HEARTH & DOORS

Comments: Recommendation

- 🏠 (1) Glass doors and a protective screen surround are not installed at living room. Recommend installing.

- 🏠 (2) Smoke chamber is not parged smooth. Recommend further review by a qualified fireplace specialist.



9.3 Item 1(Picture)

🏠 (3) Hearth extension is covered up at living room. Recommend correcting.



9.3 Item 2(Picture)

🏠 (4) Wood form remains under the hearth at living room. Recommend removal.



9.3 Item 3(Picture)

#### 9.4 DAMPERS

Comments: Recommendation

🏠 Flue damper is missing. Recommend correcting.

#### 9.5 GAS PIPING & LOG LIGHTER

Comments: Limited Inspection

Gas pipe capped. Testing for gas leaks is beyond the scope of this inspection.

The fireplace and chimney of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition.

## 10. Kitchen Appliances

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(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)



Styles & Materials

Exhaust Hood Brand:

Down-Draft

Dishwasher Brand:

Not Installed

Disposal Brand:

Not Installed

Stove/Oven Brand(s):

Hotpoint

Microwave Brand:

Not Installed

Items


10.0 DISHWASHER

Comments: Not Present

10.1 STOVE/OVEN

Comments: Recommendation

 (1) Anti-tip bracket is not installed. Recommend installing.

 (2) The oven/stove did not respond to test. Recommend repair/replacement.

10.2 EXHAUST FAN/HOOD

Comments: Inspected

Exhaust vent screen(s) missing. Suggest installing.

10.3 DISPOSAL

Comments: Not Present

10.4 MICROWAVE

Comments: Not Present

10.5 APPLIANCE COMMENTS

Comments: Inspected

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.



## 11. Interior Rooms

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms



*Styles & Materials*

Flooring Material Type:

Vinyl or Linoleum  
Wood - Tongue & Groove

Walls & Ceiling Material Type:

Lath & Plaster  
Open Beam

Interior Door Type:

Hollow core wood

Cabinet Material Type:

Wood

Counter Type:

Manufactured material

Items

11.0 FLOORS

Comments: Recommendation

🏠 (1) Sloping floor observed at rear/left bedroom and rear/right bathroom. Recommend further review by a structural engineer.



11.0 Item 1(Picture)



11.0 Item 2(Picture)

🏠 (2) Laminate is not sealed at the hall bathroom toilet. Recommend repair.



11.0 Item 3(Picture)

11.1 WALLS & CEILINGS

Comments: Recommendation

🏠 (1) Ceiling height is less than 7 feet for more than 50% of the room at rear/right bathroom. Recommend further review by a qualified contractor.

🏠 (2) Moisture staining observed at rear/left bedroom ceiling and walls. Hidden damage may not be observable. Recommend further review by a qualified professional.



11.1 Item 1(Picture)



11.1 Item 2(Picture)

🏠 (3) Unfinished walls observed at rear/right bedroom closet. Recommend correcting.



11.1 Item 3(Picture)

(4) Cracks observed in a number of areas throughout the home. Suggest repairs.

## 11.2 INTERIOR DOORS

**Comments:** Recommendation

- 🏠 (1) The door at center/left bedroom sticks/rubs frame when opening and closing. Recommend repair.



11.2 Item 1(Picture)

- (2) Missing hinged door at living room and kitchen. Suggest installing.

### 11.3 INTERIOR CLOSETS

**Comments:** Inspected

### 11.4 CABINETS & COUNTERTOPS

**Comments:** Recommendation

- 🏠 (1) Cabinet doors do not open/close correctly and broken glass observed at living room. Recommend correcting.



11.4 Item 1(Picture)



🏠 (2) Moisture damage observed at rear/right bathroom cabinetry. Hidden damage may not be observable. Recommend further review by a qualified professional.



11.4 Item 2(Picture)

(3) Deterioration observed at mirror in the rear/right bathroom. Suggest repair.

(4) Door is deteriorated at hall bathroom cabinetry. Suggest repair.

## 11.5 INTERIOR COMMENTS

### Comments: Inspected

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

12. Crawlspace and Basement

(Refer to Part 2, Section 1 of the CREIA Standards of Practice) Items to be inspected: 1. Foundation system 2. Floor framing system 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation. The inspector is not required to: 1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems. 2. Determine the composition or energy rating of insulation materials



Styles & Materials

Access Method:

Fully accessed

Access Location:

Rear of home

Perimeter Walls:

Concrete stem walls  
CMU block

Floor Structure:

Wood framing

Piers & Posts:

Concrete footings and wood posts

Cripple Walls:

Exterior cripple wall present  
Interior cripple wall present  
Not Braced

Sill Plate:

Bolted

Insulation:

Not installed

Vapor Retarder:

Not installed

Items

**12.0 ACCESS**

Comments: Inspected

**12.1 FOUNDATION STEM WALLS**

Comments: Recommendation

- 🏠 (1) Cracking observed at the stem walls. Recommend further review by a qualified foundation specialist.



12.1 Item 1(Picture)



12.1 Item 2(Picture)

- 🏠 (2) Exposed footing observed. Recommend correcting.



12.1 Item 3(Picture)

- (3) Efflorescence observed on foundation walls. See grading/drainage comments in the exterior category.

**12.2 CONDITION OF FRAMING & SUBFLOOR**

Comments: Recommendation

- 🏠 (1) While inspecting the crawlspace, dark staining was observed in a number of areas under the home. Recommend further review by a qualified professional.

- 🏠 (2) Frass observed. Recommend further review by a termite specialist.

**12.3 PIERS & POSTS**

Comments: Recommendation



 (1) Posts are off center and leaning. Recommend further review by a qualified foundation specialist.



12.3 Item 1(Picture)




12.3 Item 2(Picture)

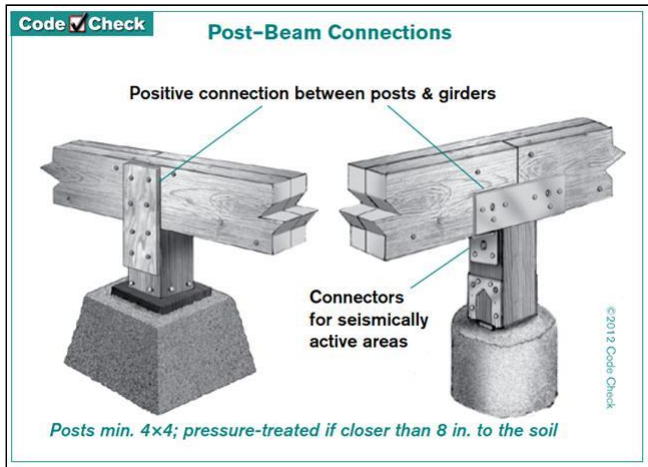


12.3 Item 3(Picture)



12.3 Item 4(Picture)


 (2) Posts are inadequately sized (2x4). Recommend correcting.



12.3 Item 5(Picture)



12.3 Item 6(Picture)

 (3) Posts are in contact with the surrounding soil. Recommend correcting.

12.4 SILL PLATE

Comments: Limited Inspection



Sill plate is bolted to the foundation. Determining the number of bolts required is beyond the scope of this inspection.



12.4 Item 1(Picture)

## 12.5 CRIPPLE WALLS

Comments: Limited Inspection

Cripple walls are not braced. Bracing cripple walls enhances earthquake safety.

## 12.6 VENTILATION

Comments: Limited Inspection

## 12.7 CRAWLSPACE COMMENTS

Comments: Recommendation

🏠 (1) Rodent droppings observed in the crawlspace. Recommend correcting.

🏠 (2) Damaged/abandoned transite vent pipe (asbestos) debris observed. Recommend removal.



12.7 Item 1(Picture)



12.7 Item 2(Picture)

(3) Debris observed. Suggest removal.

The crawlspace(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, plumbing, excessive moisture or stored personal items can limit the evaluation of the crawlspace. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the crawlspace was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.



## INVOICE

Morrison plus Property Inspections  
504 East Route 66 suite 102  
Glendora CA 91740  
Inspected By: Jeremy Gauchay

Inspection Date: 3/10/2021  
Report ID: 2021031003JG

Customer Info:	Inspection Property:
Elizabeth Guerrero	5606 Irvington Pl Los Angeles CA 90042
<b>Customer's Real Estate Professional:</b> Ted Clark Pacific Union International	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Single Family Residence	475.00	1	475.00

**Tax \$0.00****Total Price \$475.00****Payment Method:** Credit Card**Payment Status:** Paid**Note:**



**Morrison plus Property Inspections**

**504 East Route 66 suite 102  
Glendora CA 91740**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Cover Letter](#)

[Signed Agreement](#)



## Morrison plus Property Inspections

Jeremy Gauchay

504 East Route 66 suite 102  
Glendora CA 91740

