APPLE
Home Inspection Service

Gen. Building Contractor
Gen. Plumbing Contractor
Gen. Electrical Contractor

Lic. Number 315163

MEMBER: Calif. Real Estate Inspection Association
Since 1986

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731 Howard St. Marina Del Rey, CA. 90292-5514

Inspection Report

Date: xxxxxxxx

Buyer: xxxxxxxx
Phone: .....

Agent: xxxxxxxx
Phone: .....

Property Address: ..... California Ave. Santa Monica

Scope: Limited Visual Inspection

The purpose of this inspection report is to describe the conditions of the property, to reasonable standards of construction, workmanship and maintenance. While every effort was made to determine the property condition accurately, this work is not technically exhaustive and does not include specialized tests. Building permits and square footage are not researched or checked, this can be done by visiting the local building department. This inspection is a visual inspection only, I can't judge what I can't see. This inspection does not check; soil, geology, flooding, radon, asbestos, lead paint, termites, dry rot, mold, creosote or any environmental hazards. My inspection work and judgments given meet or exceed the standard of care of this profession at this time. No other warranties or guaranties are implied, assumed or intended, Warranties or home protection plans are available through your agent. this may protect you from some unforeseen problems. I recommend this insurance at an added cost. Further verbal information and explanations are an important part of this written report. This report is intended for the use of only the person or persons paying for it. This report is not transferable.

Description (Unverified-check city records)

Usage: ..... Single fam	Bathrooms: 2
Garage: .... 2 det	Bedrooms: 2
Age: 1920s/	Den: ..... no
Stories: 1	Pool: ..... no
Sq. Ft.: ..... 1189?	Spa: ..... no
Site: ..... level	

Summary / Visual Observations

1. Most areas of the foundation have no foundation bolts. These bolts hold the wood wall framing sill plate to the concrete footings. These bolts can reduce damage to the building from earthquakes. For more information contact a foundation contractor.

2. This building has short walls under the house known as "cripple walls" These 2x4 walls under the house could be at risk during an earthquake. Plywood nailed to the sides of these walls will strengthen them. For further details contact a foundation contractor.

3. Some cripple walls have been added under the rear addition of the house. The cripple walls have been improperly installed. There is no blocking, some sections are loose.

4. The sill plate is loose from along the rear east foundation. There are several vertical cracks in the concrete foundation.

5. Have a foundation contractor, engineer or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

6. There are leaking corroded sections of plumbing drain pipe as viewed from under the house. Plumbing pipe fittings are not correct under the rear master bathroom. The drain lines above and under ground appear original and possible in need or replacing. Have a qualified plumbing contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

7. When the above plumber checks the drain lines, have the copper water pipes checked and reported on.

8. There is no P trap for the laundry drain as required, sewer gases could enter the converted garage.

9. There are large trees on the property that may be over or by the main sewer line. As a precautionary measure, have the sewer line underground viewed by a video camera. This is usually done by a sewer cleaning service. A camera may reveal tree root damage or cracks that may be costly to repair or replace.

10. The vent box attached to the floor furnace in the front room is rusted open. All products of combustion dissipate under the house and seep up to the living area above. This could be a hazard. The transite asbestos vent pipe is disconnected at the side of the house by the fireplace. Have a plumber check and repair as needed. This is a safety or hazard condition.

11. The metal storage cabinet above the floor furnace in the living room should be removed.

12. There is knob and tube wiring in the house (attic and foundation) This type of wiring is old and consists of wires separated by an air space and mounted between porcelain insulators. There is no protective conduit (pipe or sheathing protection) This type of wiring can easily be damaged and is not considered safe. Knob and tube wiring should never be covered with insulation, because the heat in the wire can't dissipate. Electricians usually recommend the removal of this type of wiring. Check with an electrician.

13. A section of electrical wiring is laying on the ground under the house and should be raised up off the ground and attached to the floor frame.

14. The planter box area at the front of the house is against the side of the house. There should be a two inch gap to prevent possible rot damage to the side of the house.

15. The wood siding of the house is painted wood. At this time period, lead paint was used. Lead paint is considered a hazard, read about lead paint.

16. The earthquake strap around the hot water tank is improper. The wide angle of the strap will not keep the tank from moving.

17. There is no earthquake shut off on the gas meter. The meter is under the house along the west side.

18. The wood fencing along the rear and sides of the house is rot damaged and weakened.

19. The rear section of the house appears to be an addition, check the building permit history for proper permits.

20. The garage has been converted to a living area. Usually a garage is required for zoning and city requirements. The interior floors slope out of level. I was not able to view under the floor to see and cracking or rot damage. The driveway slopes towards the converted garage and may pond water underneath. The floor would have to be removed to know or detect problems.

21. The rear storage shed is not part of this inspection.

22. The exterior kitchen windows are not sealed, rain could enter the interior wood framing.

23. There are cracked windows in the building. There is a bent window screen. There is a paint stuck window in the living room. A bedroom window does not lock latch.

24. The sprinkler timer is plugged into an interior type outlet that is not weather protected. There is an electrical wire extension coming out of a foundation vent screen at the rear of the house, the cap covered wires should end in an approved box for safety.

25. Tree limbs are burnt or charred next to the fireplace top, have the adjacent tree cut back or removed.

26. The gap where the gas pipe extends through the fireplace firebox wall needs to be sealed with a special high temperature grout. This will prevent the possibility of sparks entering back behind the wall where combustible material may be.

27. The dishwasher is loose under the kitchen counter. Have the appliance proper attached.

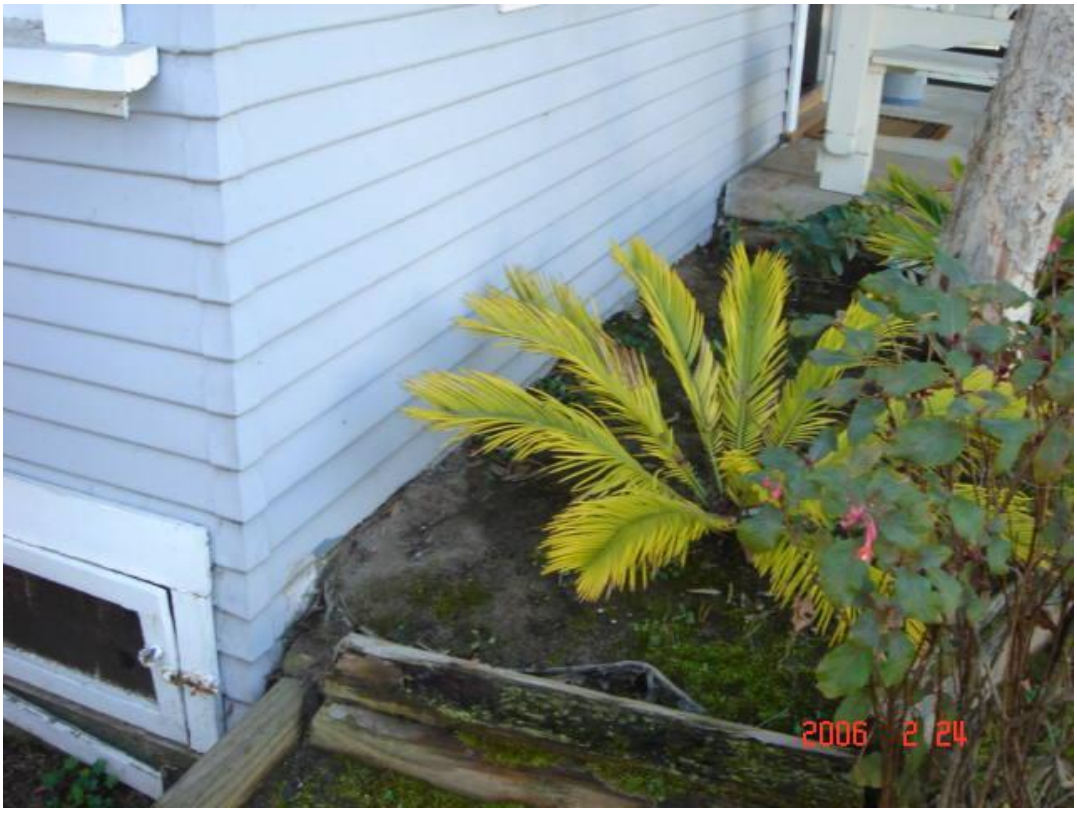
28. There is a missing kitchen counter edge tile.

29. The passage lock set is tapped shut in the hall bathroom.

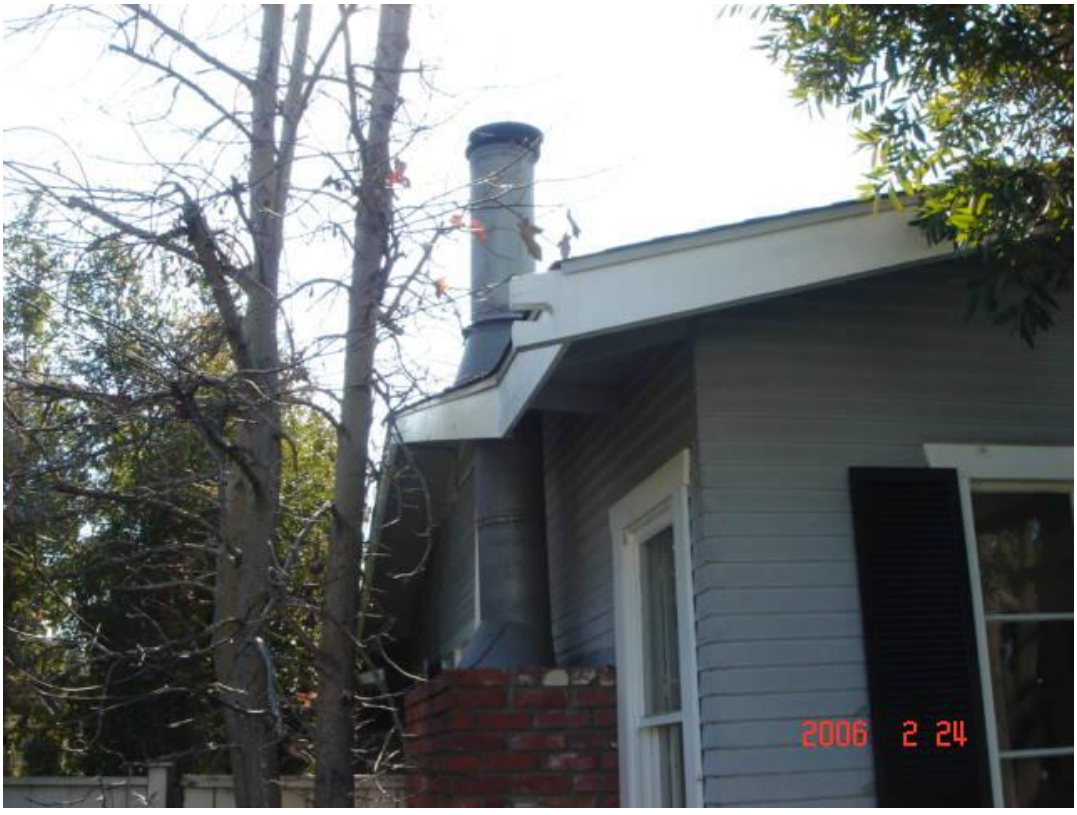
30. The edges are not finished in the flooring throughout the house.

31. The drain control cover is upside down in the master bathroom, allowing water to drip under the house.

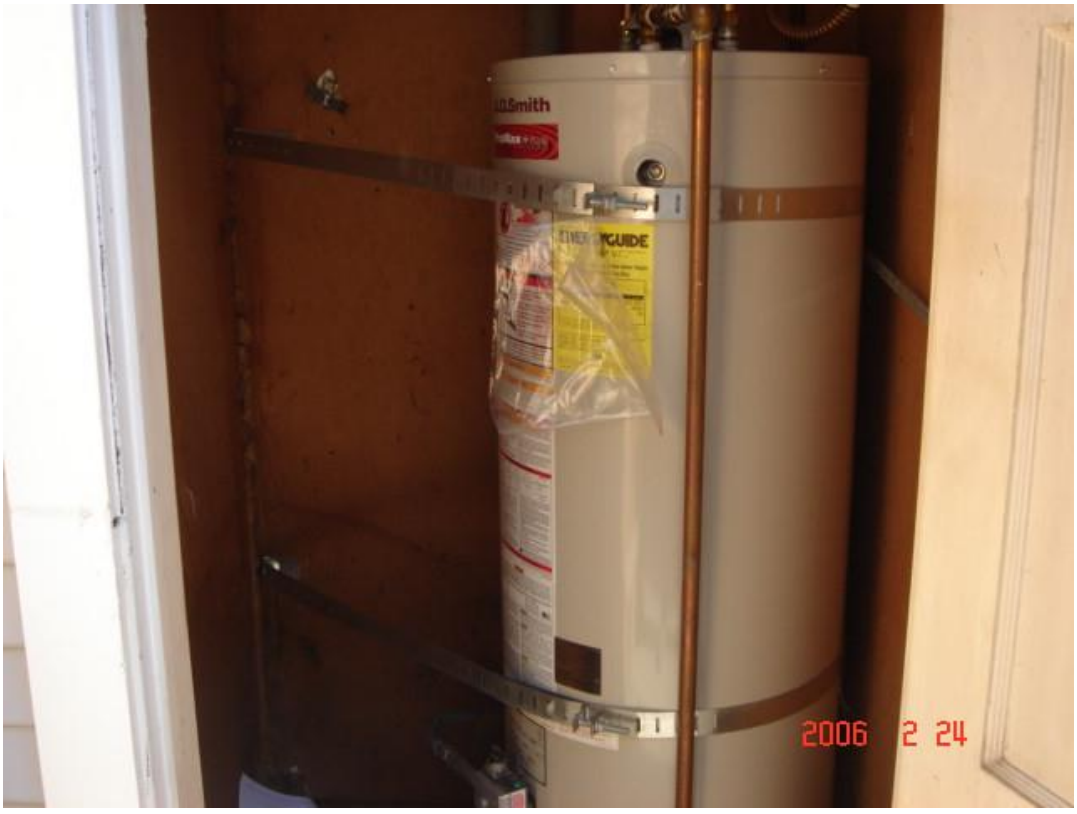
The house



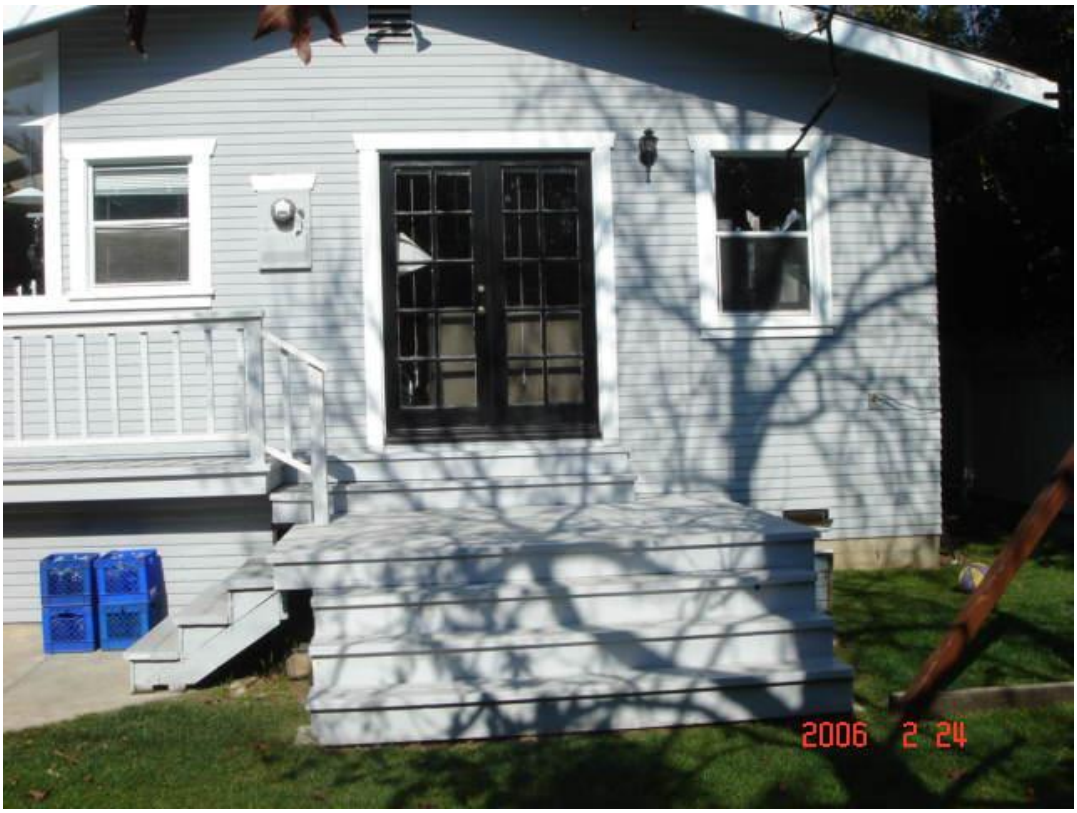
The planter box to close to the wood siding. (lead paint?)



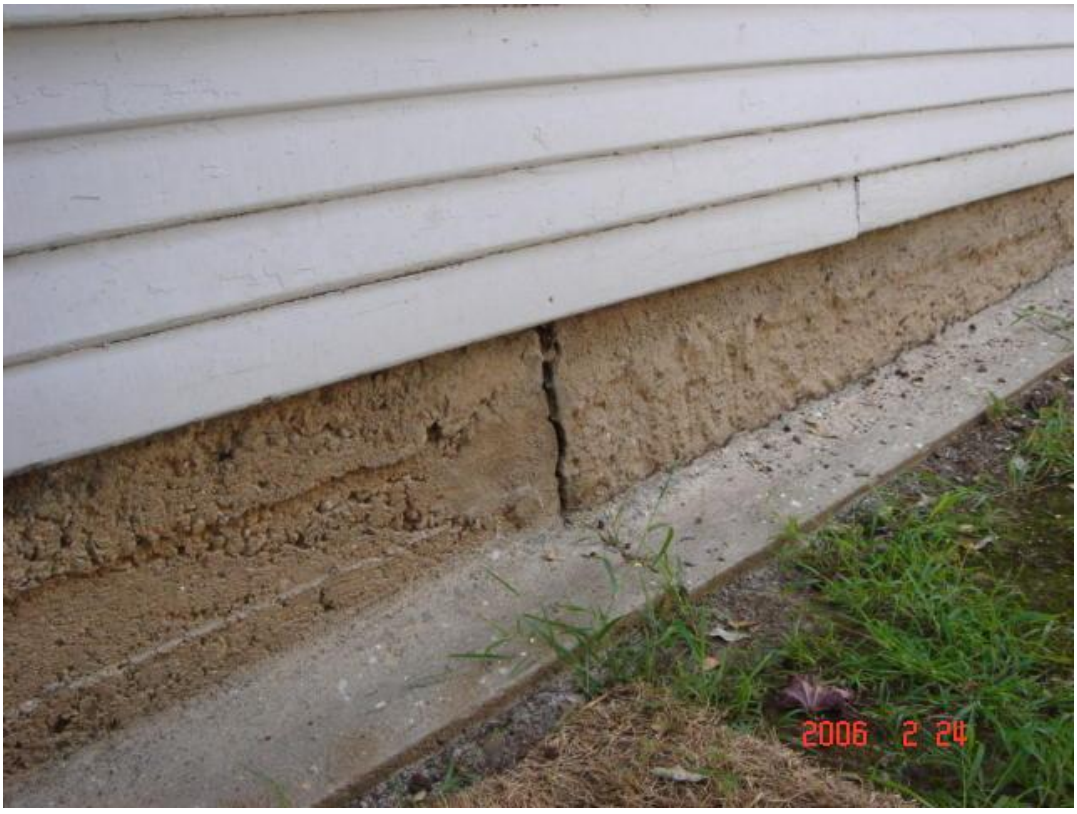
The fireplace and tree to close to the spark arrester.



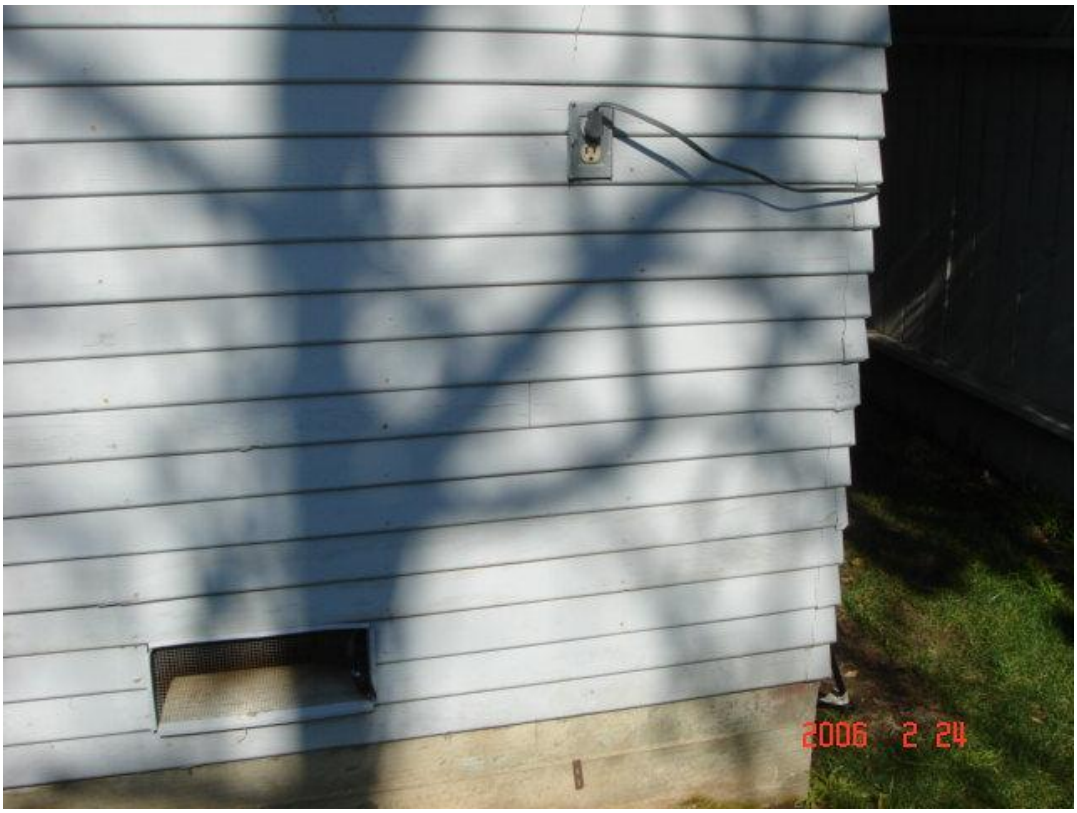
The earthquake strap to wide around the tank.



The rear view of the house. The deck is under 30 inches, no guardrail required.

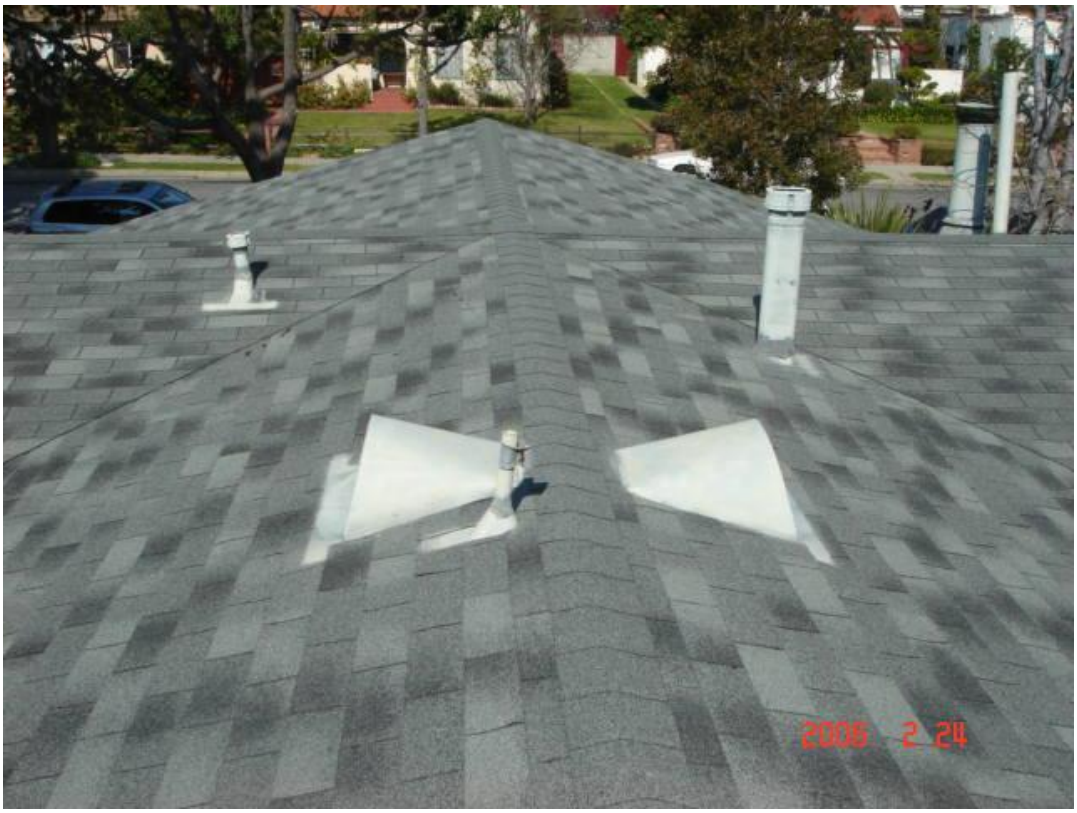


A crack in the concrete footing.

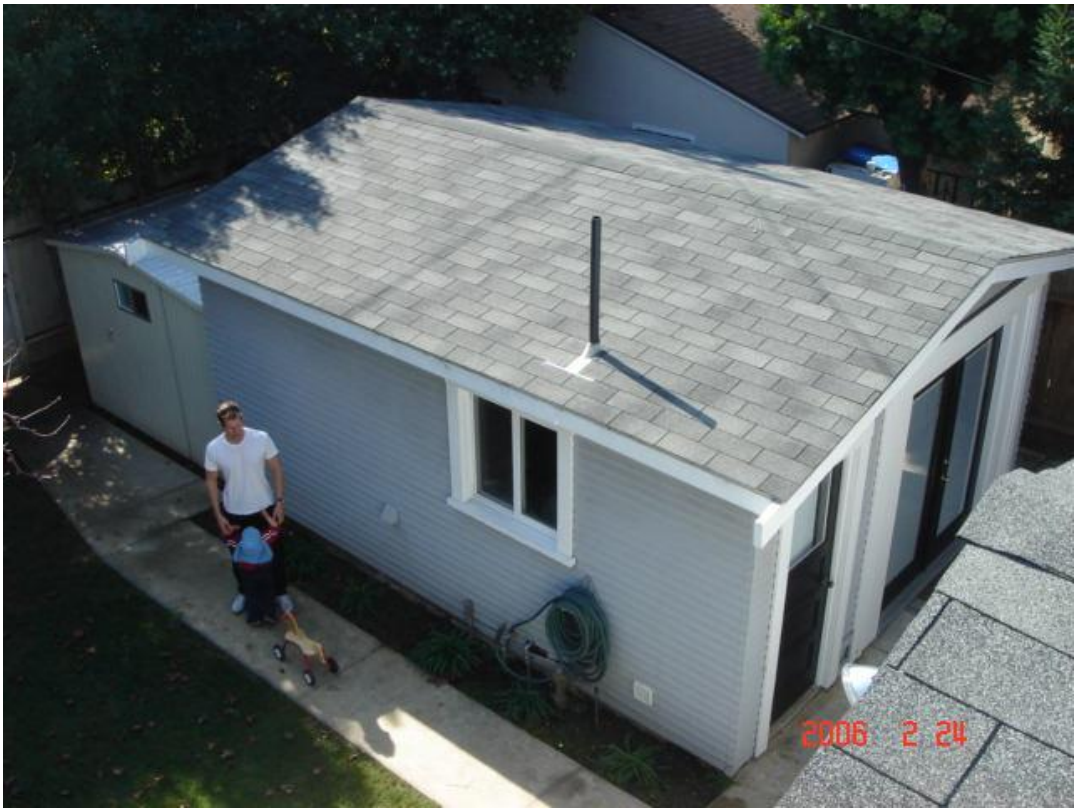


The unprotected outlet and wire at the foundation vent needing a box.

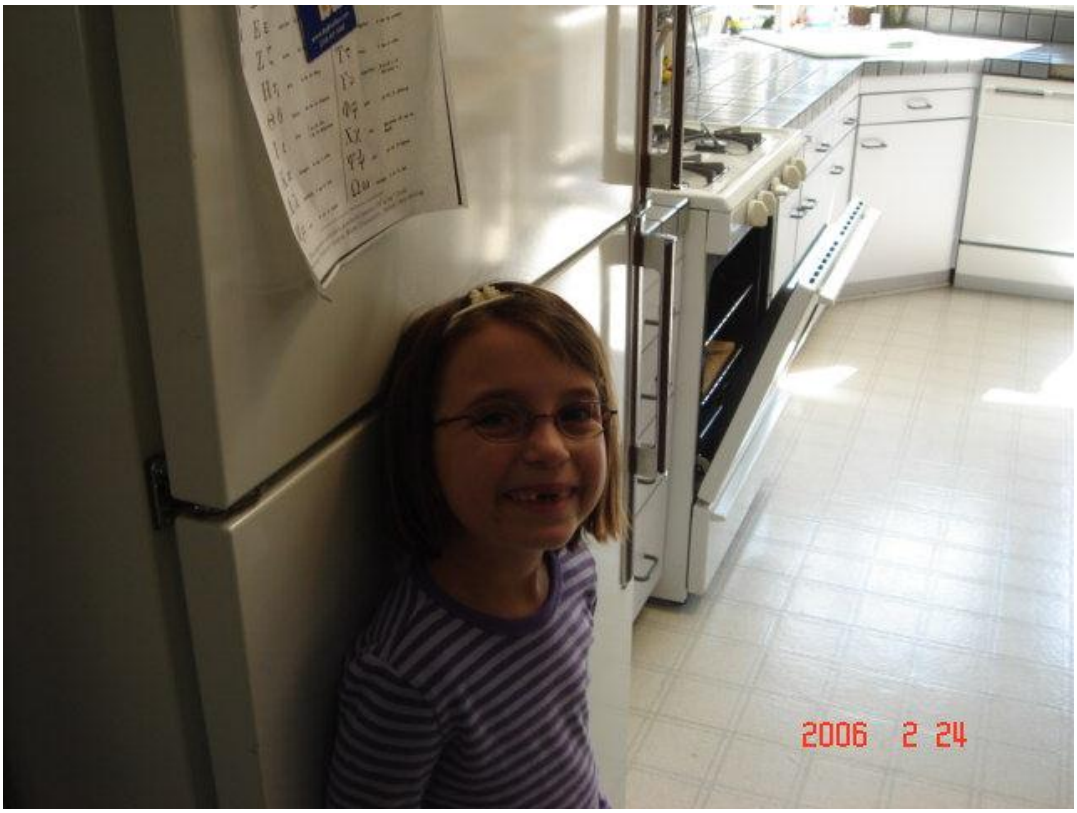
The chimney



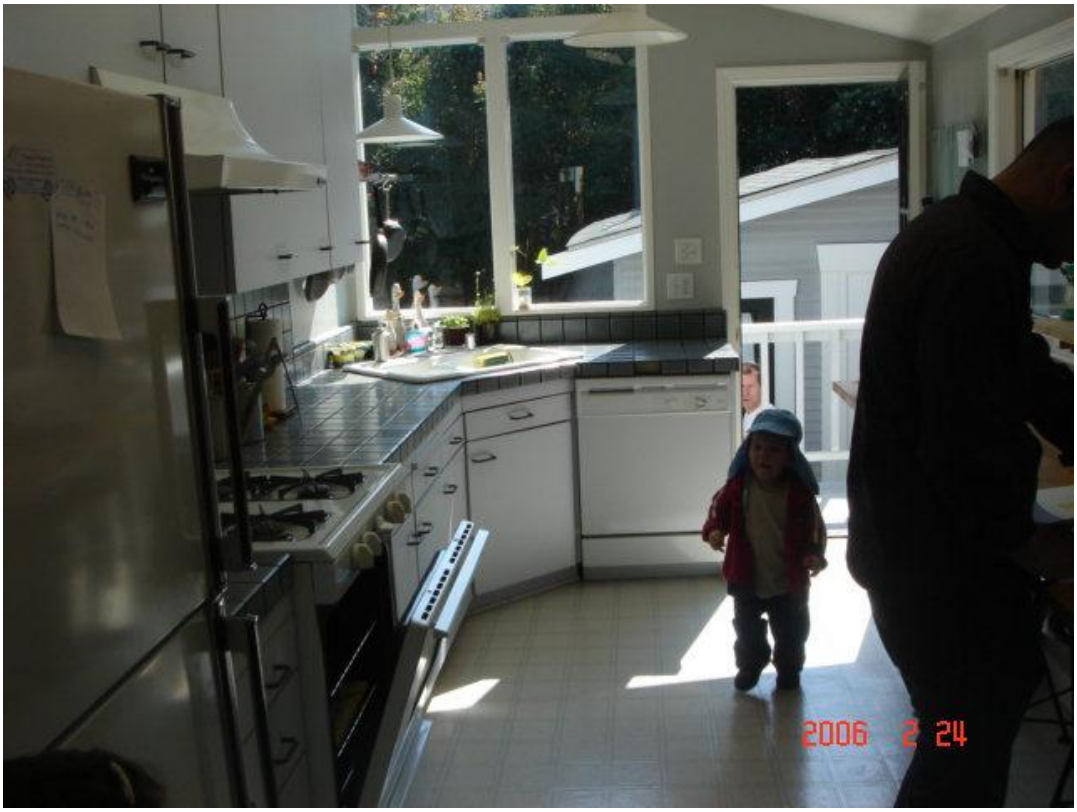
The roof in good condition.



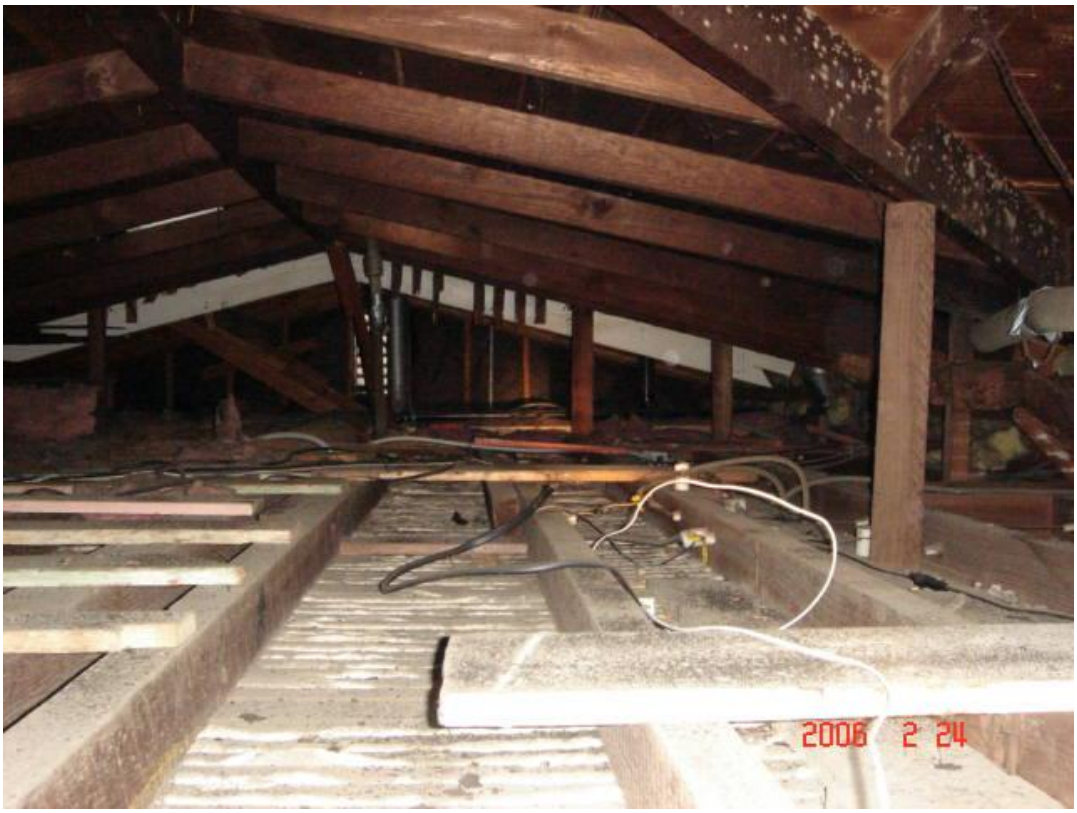
The converted garage.



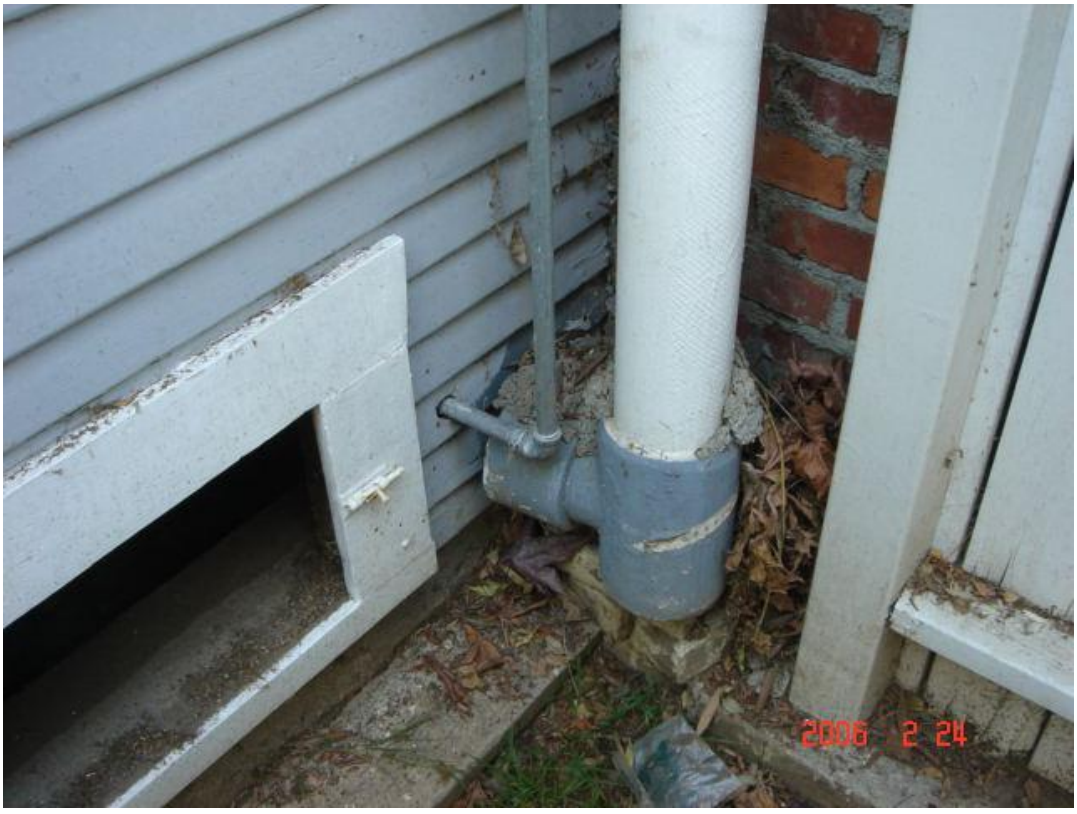
The kitchen and local kid missing front teeth.



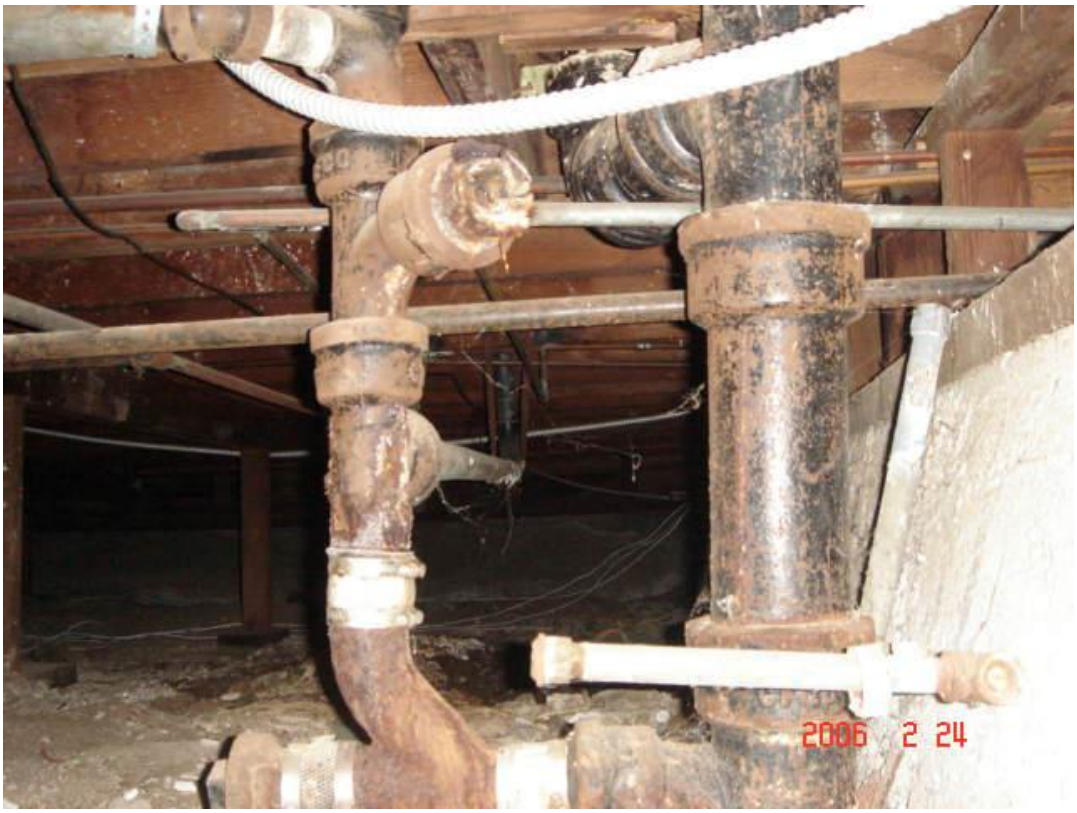
The kitchen in full.



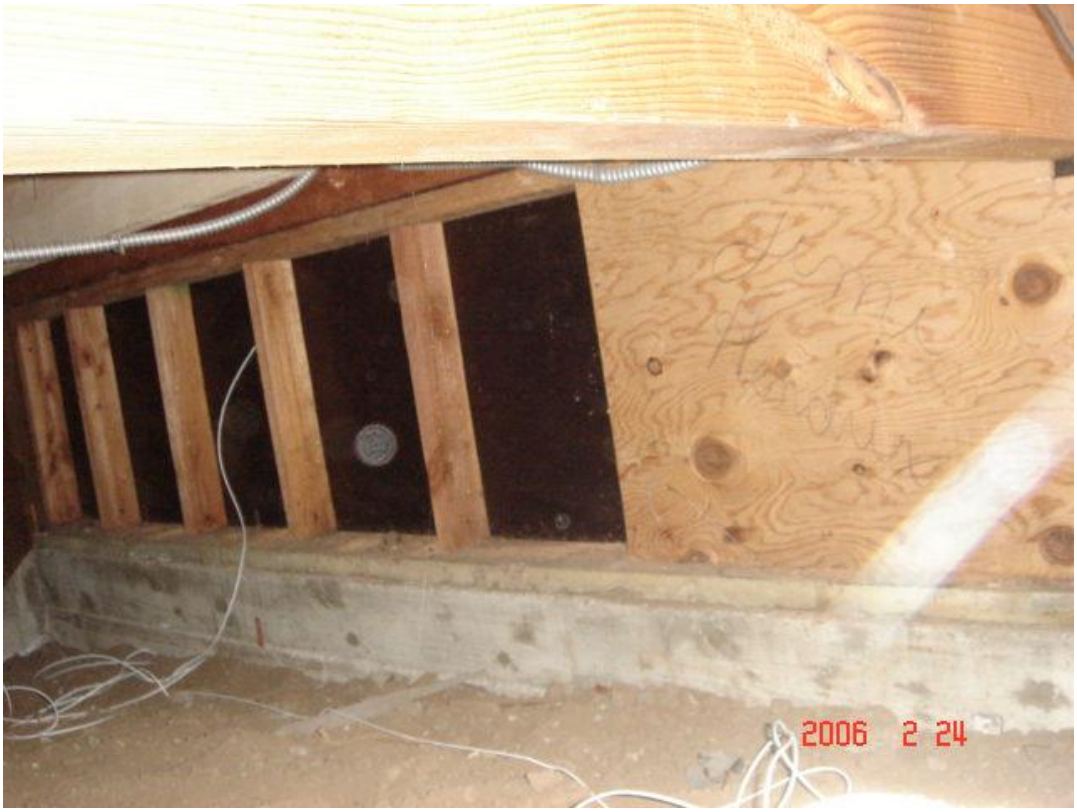
The attic, no insulation and knob and tube wiring needing replacing.



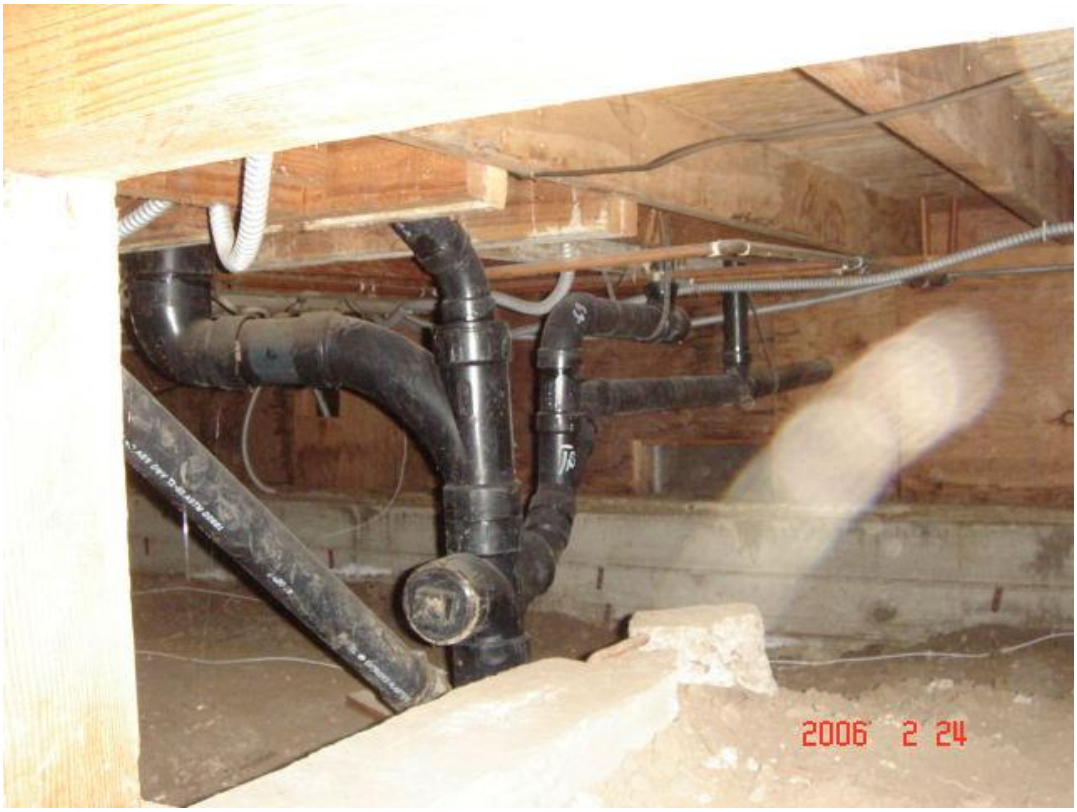
The disconnected floor furnace vent pipe by the fireplace.



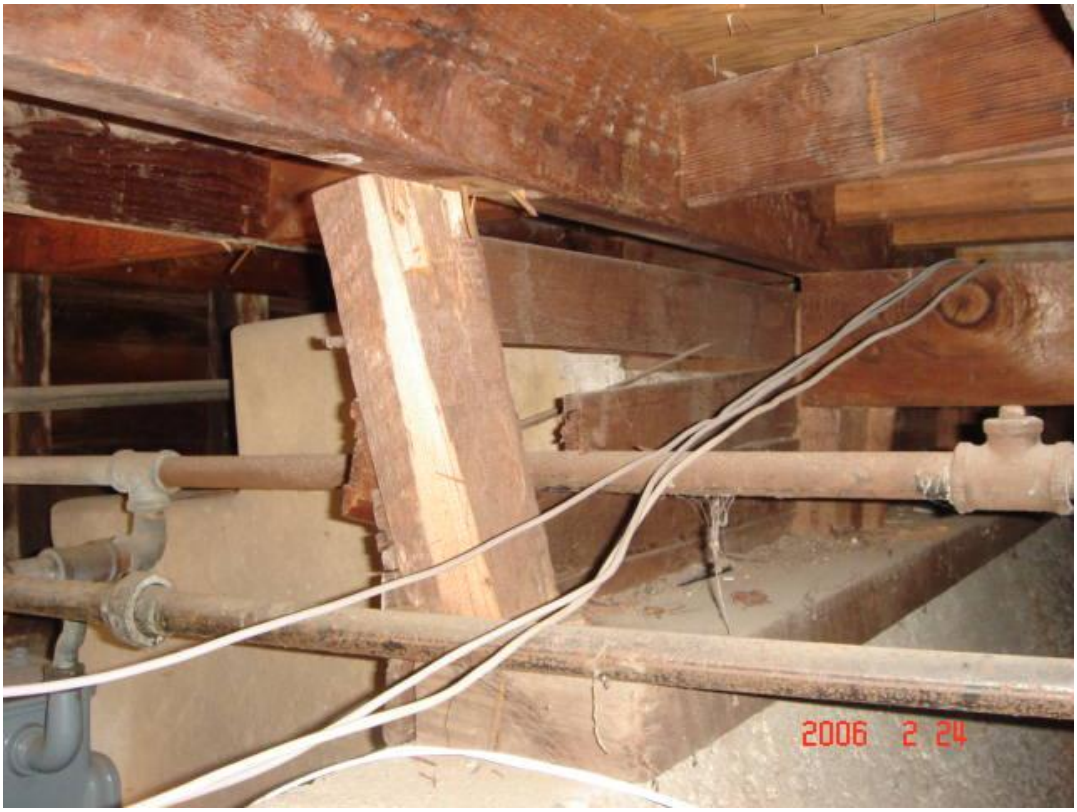
A section of corroded drain pipe.



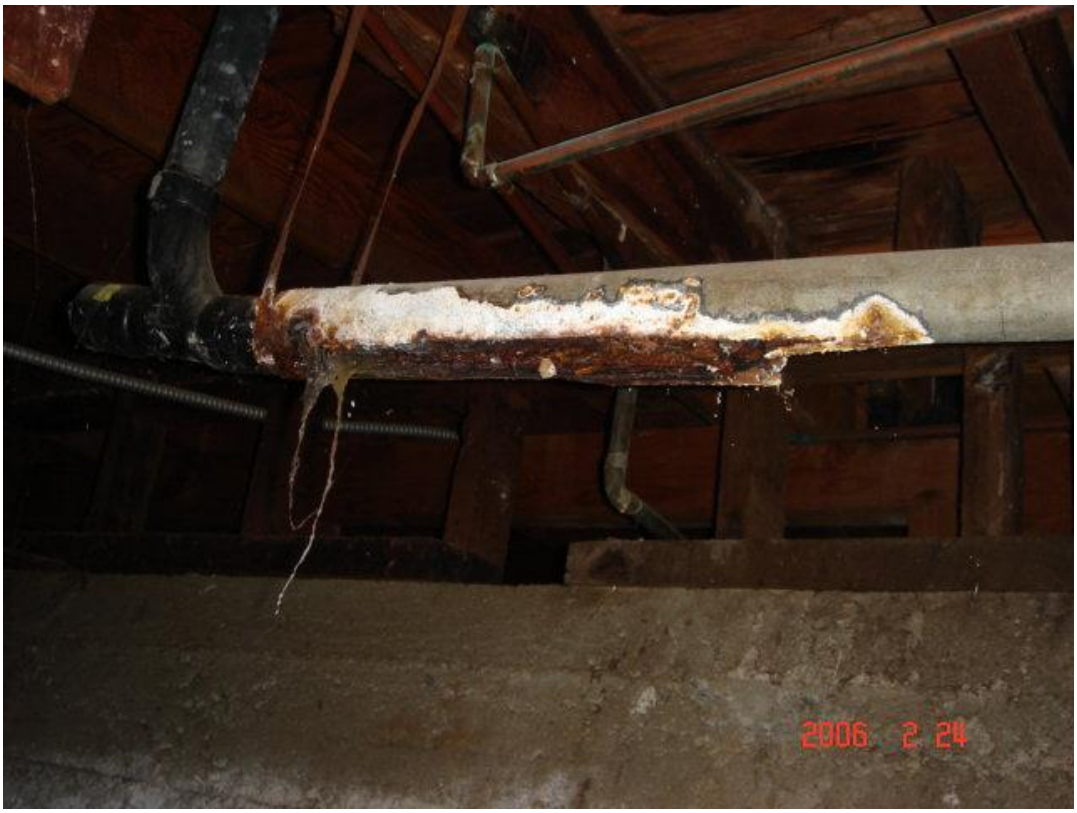
Partial incorrectly installed shear wall support.



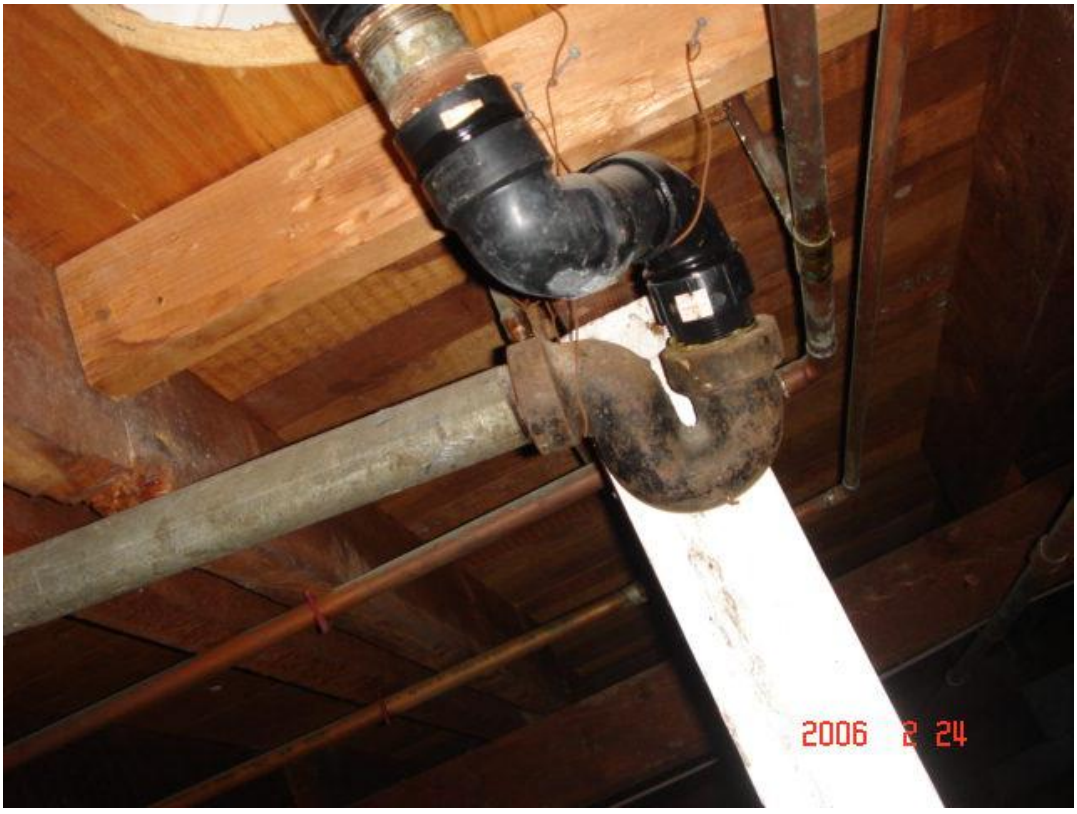
Improper drain fittings under the master bathroom.



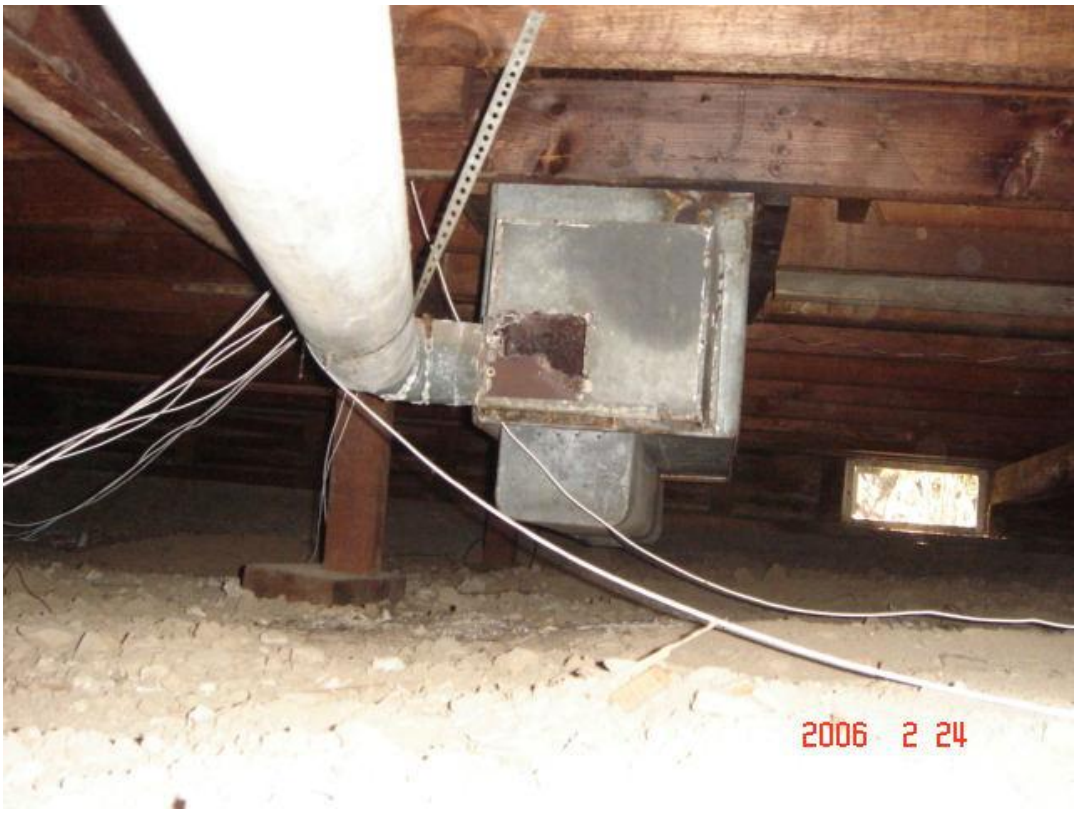
Loose cripple wall support.



Corroded drain pipe, leaking to under the house.



Improper drain fitting under the hall bathroom.



The rusted out vent box under the house.

Lack of bolting, cripple walls and cracking to the foundation.

CONCERNING THE FOLLOWING REPORT ITEMS:

These rating are based on properties of similar age and style

Good: The item appears to be in operating condition and does not show excessive wear.
Poor: The item is in need of repair or replacement.
Blank: Items left blank, do not apply.
????: A question mark indicates a further explanation is supplied.

Roofs:

Materials
- (x) Composition shingles
- ( ) Wood shingles
- ( ) Wood shake
- ( ) Clay tiles
- ( ) Cement tiles
- ( ) Built up tar and gravel
- ( ) Mineral roll/cap sheet

Good	Poor	
(x)	( )	Roof condition
(x)	( )	Visible flashings
(x)	( )	Roof surface drainage
(x)	( )	Eaves and facia
(x)	( )	Skylight Installation
( )	( )	Gutters and spouts
( )	( )	Scupper drains

General information: Roofs

It can be difficult or impossible to tell if a roof will leak unless it is raining at the time of the inspection. (People can paint the interior walls and ceilings) Enamel paint may not show leakage at all. Some leakage may be absorbed in the attic insulation, drywall or plaster. You can, however, expect accurate information as to the condition of the visible roof covering. A roof may need to be replaced, but show no evidence of leakage. Roof rain gutters (if any) need annual cleaning, repairs or replacement.

When replacing a roof, have all existing layers of shingles (or composition material) removed. Have new plywood installed over the roof rafters, before the new roofing. Older roofs may have several layers. Two are the maximum allowed today. One layer of roofing is best, it will last longer and perform better.

Comments:

- ✓ Asphalt Shingles: Asphalt shingles are the most common roofing material used at present. The shingles consist of asphalt impregnated felt paper, coated with an additional layer of asphalt and covered with granular material. Some manufacturer use fiber glass matting as an alternative to felt paper.
- ✓ The roof was inspected by walking on it.
- ✓ All of the interior ceilings and walls were viewed for signs of water stains indicating roof leakage. No stains were found at the time of the inspection.
- ✓ There are no roof rain gutters to direct water away from the sides of the house, windows, trim and foundation. Consider gutters and downspouts to protect these areas.

Summary / visual observations:

25. Tree limbs are burnt or charred next to the fireplace top, have the adjacent tree cut back or removed.

Attic:

Good	Poor	
( )	(0)	Insulation
(x)	( )	Ventilation
(x)	( )	Gable vents
(x)	( )	Soffit Vents
(x)	( )	Vent screens
(x)	( )	Roof sheathing
(x)	( )	Ceiling joists
(x)	( )	Roof rafters

General information: Attics

Attics can very in size of framing material and strength. Generally the newer the building the stronger the framing. When inspecting the attic, I try to spot any excessive sagging, broken joists, broken rafters or problems that need current attention or repairs. If there is no attic or the access is restricted, the condition of the wood framing, any plumbing, electrical, heating ducts will not be known.

Comments:

- ✓ The attic area from below the roof to above the ceilings were viewed. Wood framing and ventilation were checked and found to be in sound or satisfactory overall condition, unless other wise noted. There is no insulation. The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

There is a slope in the front roof area, the framing appears o.k. however.

Summary / visual observations:

12. There is knob and tube wiring in the house (attic and foundation) This type of wiring is old and consists of wires separated by an air space and mounted between porcelain insulators. There is no protective conduit (pipe or sheathing protection) This type of wiring can easily be damaged and is not considered safe. Knob and tube wiring should never be covered with insulation, because the heat in the wire can't dissipate. Electricians usually recommend the removal of this type of wiring. Check with an electrician.

Plumbing: Water supply pipes:

Materials

(x) Copper pipe (cop)
( ) Galvanized pipe (gal)
(x) P.V.C. pipe (plastic)

Cop.	Gal.	p.v.c.	
( )	( )	(x)	Street to the house
(x)	( )	( )	Horizontal pipe
(x)	( )	( )	Vertical pipe

Good	Poor	
(x)	( )	Overall condition
(x)	( )	Water flow
(x)	( )	water pressure
(x)	( )	Main shut off
( )	( )	Pressure regulator
( )	( )	Pressure relief
(x)	( )	Angle stop valves

General information: Water supply piping

There are currently two types of water supply pipe material used in the Los Angeles area, galvanized iron pipe and copper pipe. Of the two types of pipe, copper is considered the better material. When I check the water supply pipe I look for corrosion, leaks and reduction in the water pressure and flow. These are indications of the condition of the water supply lines. Reduction in the flow of the water is usually caused by a build up of mineral deposits in the interior of the pipes. These minerals are in the water we use. The life of galvanized pipe can vary from under 20 years to over 50 years. Any galvanized water pipe installed in the 1970s will need to be replaced now. Copper pipe should last indefinitely. This inspection does not attempt to check plumbing lines underground, in walls or otherwise hidden. Because a high percentage of main line water shut off valves leak , fail or break off in the closed position if operated, they are not turned or tested. Water valves that shut off water under sinks (angle stops) are not turned to test, because of the possibility of leakage.

Comments:

✓ All of the plumbing fixtures, visible drain pipes and vent pipes were checked, operated and were found to be operational, except as noted below or in the summary.

The water pipe appears copper, except to the alley in back. Have the plumber check the water pipe along with the drain pipe for possible problems.

Summary / visual observations:

17. There is no earthquake shut off on the gas meter. The meter is under the house along the west side.
12. There is knob and tube wiring in the house (attic and foundation) This type of wiring is old and consists of wires separated by an air space and mounted between porcelain insulators. There is no protective conduit (pipe or sheathing protection) This type of wiring can easily be damaged and is not considered safe. Knob and tube wiring should never be covered with insulation, because the heat in the wire can't dissipate. Electricians usually recommend the removal of this type of wiring. Check with an electrician.
7. When the above plumber checks the drain lines, have the copper water pipes checked and reported on.

Plumbing: Drain-Waste-Vent:

Materials
- (x) Clay pipe
- (x) Cast iron pipe
- (x) Steel pipe
- (x) A.B.S. pipe
- ( ) Copper pipe

Good	Poor	
( )	(x)	Pipe condition
( )	(x)	Waste discharge
( )	(x)	Water tightness

General information: Drain plumbing pipe

Note: Sewer drain lines can become blocked without warning! Plumbing drain line pipes are subject to damage from: corrosion on the inside and outside of pipes, tree root damage, soil movement and harsh chemicals. Buildings with plumbing drain systems over 50 years old are at risk of needing drain line work or replacement. As a precautionary and maintenance measure, all the building drain and waste lines could be cleaned out by a roto rooter company. I'm unable to know the true condition of sewer lines underground. To know the condition of the sewer line underground, a video camera can be sent down the line to check for breakage or tree roots. Check with the owner, agent or building department to find out if the plumbing drains are connected to the city sewer. In the course of a visual inspection, I'm unable to determine this. If a private septic tank exists, a contractor should pump and check the system. The presents of or condition of a septic tank is beyond the scope of this inspection.

Comments:

- ✓ This old drainage/sewer system is currently operational, but it is at risk to need repairs or replacement. Given the age of this residence, it is likely that the main drainpipe is made of clay. Such drainpipes were widely used until the late forties or early fifties. However, they are susceptible to decay and to root damage and are no longer manufactured. Therefore, it would be prudent to ask the sellers if they have ever had blockages in the main drainpipe or to have it video-scanned.
- ✓ The sewer or drain line from the house to the street is underground, the condition of the pipe is unknown. It is possible that the pipe could be damaged and I would not see it. Given the age of this residence, it is likely that the main drainpipe is made of clay. Such drainpipes were widely used until the late forties or early fifties. However, they are susceptible to decay and to root damage and are no longer manufactured. Therefore, it would be prudent to ask the sellers if they have ever had blockages in the main drainpipe or to have it video-scanned.
- ✓ There are problems with the plumbing drain lines.
- ✓ The main drainpipe does not have a cleanout installed outside of the house in case of blockage. There is a clean out under the house which is difficult to access. Although one was never installed outside the building, plumbers commonly identify this as being a deficiency and recommend installing one.

Summary / visual observations:

9. There are large trees on the property that may be over or by the main sewer line. As a precautionary measure, have the sewer line underground viewed by a video camera. This is usually done by a sewer cleaning service. A camera may reveal tree root damage or cracks that may be costly to repair or replace.
8. There is no P trap for the laundry drain as required, sewer gases could enter the converted garage.
7. When the above plumber checks the drain lines, have the copper water pipes checked and reported on.
6. There are leaking corroded sections of plumbing drain pipe as viewed from under the house. Plumbing pipe fittings are not correct under the rear master bathroom. The drain lines above and under ground appear original and possible in need or replacing. Have a qualified plumbing contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

Electric:

Size
(x) 100 Amps

Conduit (wire covering)
(x) Aluminum flex tube
(x) Steel flex tube
(x) Knob and tube
(x) 3 wire Romex (grounded)

System grounding
(x) Water pipes
(x) Ground rod
( ) Not visible

G.F.I. outlets (water safe outlets)
(0) Kitchens
(1) Bathrooms
( ) Garage
( ) Exterior
(?) None

Other systems
(x) Overhead service wires
( ) Underground service wires
(x) 110/220 volt service
( ) 110 volt only (old service)
(x) Circuit breakers
( ) Fuses (old type plugs)
(x) Service disconnect
(x) 3 prong grounded outlets
( ) 2 prong ungrounded outlets
(x) Copper branch wiring
(no) Aluminum branch wiring

Good	Poor	
( )	(x)	General condition
( )	(x)	Ampacity amount
( )	(x)	Receptacles
( )	(x)	Lighting

General information: Electric

Electrical services are rated in amps and voltage. Circuit protection can be old glass plug fuses or modern circuit breakers. The amount of electrical service that a house needs depends basically upon the size of the building. If a house has added features like a pool, spa, air conditioning system or an all electric kitchen, the house will generally need more electrical service. A 2000 square foot house should generally have a 100 amp. service. Usually a 30 amp old glass fuse plug, 110 volt only, electrical system is considered inadequate. Old type knob and tube wiring is considered potentially hazardous and should probably be replaced. Today's electrical codes for new construction require g.f.i. (ground fault circuit interrupter) type outlets in kitchen, bathroom, garage and outdoor areas. This type of electrical outlet offers shock protection in these wet areas. If you have an older house, with no grounded or three pronged outlets, consider having an electrician replace the old outlets with these new outlets. The building code does not require replacing existing outlets unless a new permit is taken out on new work. Two pronged outlets meet the old code requirements, three prong are better and g.f.i. outlets are best and safest in wet areas.

Comments:

(14) Number of circuits
( ) Sub panels

- ✓ Some of the circuits employ older cloth coated wiring. The insulation on this wiring can become brittle and crack, leading to current leakage and overheating. This is especially true when light fixtures are changed and the wiring is disturbed. Plan on replacing the wiring, fixtures and outlets where needed. Have an electrician check and make recommendations.
- ✓ Special g.f.i. outlets were found in some areas of the house. These special outlets shut the electrical power off if a dangerous short occurs in wet areas i.e. kitchens, bathrooms, garages and exterior yards. Have more of these outlets installed for safety.

Summary / visual observations:

24. The sprinkler timer is plugged into an interior type outlet that is not weather protected. There is an electrical wire extension coming out of a foundation vent screen at the rear of the house, the cap covered wires should end in an approved box for safety.
13. A section of electrical wiring is laying on the ground under the house and should be raised up off the ground and attached to the floor frame.

Foundation:

Type
- ( ) Raised concrete stem wall
- (x) Raised stem wall with piers
- ( ) Concrete slab on grade
- ( ) Caissons and concrete grade beams
- ( ) Concrete blocks and slab

Good	Poor	
( )	(x)	Anchor bolting
( )	(x)	Cripple wall bracing
( )	(x)	Condition of concrete footings
( )	(x)	Foundation posts
(x)	( )	Crawl space clearance
( )	(x)	Floor joists
(x)	( )	Sub flooring
(x)	( )	Bathroom sub-floors
( )	(x)	Overall condition
(x)	( )	Property drainage
( )	(x)	Soil grade at house
(x)	( )	Vent / crawl screens

General information: Foundations

Most buildings constructed after the 1933 Long Beach earthquake are bolted. No matter what the date of the building, the bolting (or lack of bolting) is viewed and reported on. When an earthquake moves a house side to side and up and down, the house can move off its foundation if it is not anchored or bolted. Another area of concern is the bracing of cripple walls (if they exist). Cripple walls are the short studs that extend from the top of the foundation wall to the underside of the first floor framing and form the crawl space under some houses. If the house sways side to side during an earthquake, if the cripple walls are not braced, they could collapse, causing the house to fail. Engineering standards improve and become more involved over the years, increasing costs and performance. If earthquake retrofitting is recommended, have a foundation contractor give estimates to avoid surprises.

Comments:

- ✓ This foundation has two parts. The outside is a continuous steel reinforced concrete footing. The inside foundation supports are intermittent piers. The foundation supports the loads of the building. This is a raised type of foundation with a crawl space under the house.
- ✓ There are problems with the foundation.

Summary / visual observations:

19. The rear section of the house appears to be an addition, check the building permit history for proper permits.
14. The planter box area at the front of the house is against the side of the house. There should be a two inch gap to prevent possible rot damage to the side of the house.
13. A section of electrical wiring is laying on the ground under the house and should be raised up off the ground and attached to the floor frame.
12. There is knob and tube wiring in the house (attic and foundation) This type of wiring is old and consists of wires separated by an air space and mounted between porcelain insulators. There is no protective conduit (pipe or sheathing protection) This type of wiring can easily be damaged and is not considered safe. Knob and tube wiring should never be covered with insulation, because the heat in the wire can't dissipate. Electricians usually recommend the removal of this type of wiring. Check with an electrician.
5. Have a foundation contractor, engineer or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.
4. The sill plate is loose from along the rear east foundation. There are several vertical cracks in the concrete foundation.
3. Some cripple walls have been added under the rear addition of the house. The cripple walls have been improperly installed. There is no blocking, some sections are loose.
2. This building has short walls under the house known as "cripple walls" These 2x4 walls under the house could be at risk during an earthquake. Plywood nailed to the sides of these walls will strengthen them. For further details contact a foundation contractor.

1. Most areas of the foundation have no foundation bolts. These bolts hold the wood wall framing sill plate to the concrete footings. These bolts can reduce damage to the building from earthquakes. For more information contact a foundation contractor.

Windows:

Type
(x) Wood sash frames

Good	Poor	
( )	(x)	Overall condition
( )	(x)	Operation

General information: Windows

A representative number of windows are checked during the inspection. Furniture can block access to some windows. Windows are test operated when possible. The inside perimeter of the window frames are viewed for evidence of leakage.

Comments:

✓ There are problems with the windows

Summary / visual observations:

23. There are cracked windows in the building. There is a bent window screen. There is a paint stuck window in the living room. A bedroom window does not lock latch.
22. The exterior kitchen windows are not sealed, rain could enter the interior wood framing.

Exterior:

Good	Poor	
( )	( )	Block walls
( )	(x)	Wood fences
( )	( )	Chain link
(x)	( )	Gates
( )	( )	Decks/patios
( )	( )	Patio overhang
( )	( )	Sprinklers
( )	( )	Sprinkler timer
( )	( )	Property drainage

General information: Exterior

All visible exterior surfaces and materials of the building were observed to determine their current condition. The general drainage of the side, front and back yards are viewed. Sprinkles and timers are not operated. The condition of shrubs, trees etc. are not part of this report. Any large tree could be a hazard if limbs fall. Large trees should be checked by an appropriate professional.

Comments:

✓ The yards are planted and irrigated.
✓ The automatic sprinkler system was not tested, have the seller demonstrate the system to your satisfaction.

#

Summary / visual observations:

24. The sprinkler timer is plugged into an interior type outlet that is not weather protected. There is an electrical wire extension coming out of a foundation vent screen at the rear of the house, the cap covered wires should end in an approved box for safety.
21. The rear storage shed is not part of this inspection.
18. The wood fencing along the rear and sides of the house is rot damaged and weakened.
15. The wood siding of the house is painted wood. At this time period, lead paint was used. Lead paint is considered a hazard, read about lead paint.
14. The planter box area at the front of the house is against the side of the house. There should be a two inch gap to prevent possible rot damage to the side of the house.

Glass doors: ( )
French doors: (x)

Yes	No	
( )	( )	Safety glass

Good	Poor	
( )	( )	Wheels
( )	( )	Lock latch
( )	( )	Frame (s)
( )	( )	Screen door (s)
( )	( )	Condition

General information: Glass and French doors

The operation of the sliding glass door (s) or French door (s) is checked. The locking, rolling, squareness and general condition of the door is part of the inspection. If the door is not Mylar or safety glass it is a severe hazard if walked into. The broken glass can cause serious injury. Safety glass has a decal itched into the lower or upper corner of the glass.

Comments:

The rear bedroom French door was locked and therefore not tested. Have the keyless deadbolt changed to a thumb latch for ease of fire escape.

Laundry:

Yes	
(x)	Facility
(x)	Hot and cold
(?)	Drain
(x)	Gas for dryer
(x)	Dryer vent to outside
(x)	Light and receptacles
( )	220 Volt outlet for dryer

General Information: Laundry

Washing machines and clothes dryers usually do not transfer with the building, therefore they are not operated and are not part of this report. The flexible hoses to the washing machine should be replaced when you move into the house. It is always a good idea to have a pan under the washing machine in case of leakage or flooding. When the machine is installed, check the condition of the pan and any drainage under the machine that would be hidden at the time of the inspection. Have the clothes dryer vent checked and cleaned every year or two. If the duct clogs, the dryer will not operate properly. If your dryer duct is plastic, have it replaced with a metallic material. Clothes dryer vents in condos or townhouses are usually in walls and are not accessible, they need to be cleaned by professional duct cleaning services.

Comments:

The laundry is installed in the garage, there is no trap. The drain lines are old and probably need replacing.

Summary / visual observations:

8. There is no P trap for the laundry drain as required, sewer gases could enter the converted garage.

Water Heaters:

(x) Gas

Date (if visible)
2003

Size-gallons
(x) 40

O/K
(x) Combustion air
(x) Flue vent position
(x) Water shut off
(x) Water/gas/connections
(x) Release unions
( ) Drip pan (interior)
(?) Earthquake strap
(x) Temp/pressure relief valve
(x) t/p down spout pipe

General Information: Water Heaters

Hot water tanks usually last about 12 to 15 years before needing replacement. As the tank gets older, the amount of hot water produced is reduced. California regulations require substantial strapping or bracing at the top and bottom third of the tank. This is required of the seller at the time of property transfer. There are companies that provide this service and the paperwork. Your agent may have this information. When hot water tanks are installed upstairs or in the house, a pan is useful in case of leakage. If hot water tanks are installed in garages they have to be 18 inches up off the floor.

Comments:

✓ This is a standard gas fired hot water tank, properly installed and in good condition except as noted below or in the summary.

Summary / visual observations:

16. The earthquake strap around the hot water tank is improper. The wide angle of the strap will not keep the tank from moving.

Heating and Air Conditioning

Type

(1) Floor furnace
(1) Wall heater-gas
( ) Wall heater-electric
( ) Ceiling radiant heating
( ) Air conditioner (central)
( ) Window air conditioner

Gas Elec.
(x) ( ) Energy source

Yes No
(x) ( ) Heat for each room
(x) ( ) Automatic Thermostat
( ) (?) Venting/gas furnace
( ) (?) Combustion air/gas furnace

General information: Heating + Air Conditioning

This inspection report checks for the presents of Consolidated Industries furnaces. These horizontal furnaces usually installed in the attic are considered a fire hazard. If the heating system of this building is a Consolidated furnace it will be disclosed in the summary.

Comments:

There is a problem with the floor furnace. The hall heater in the rear bedroom is in good working condition and appears safe.

Summary / visual observations:

11. The metal storage cabinet above the floor furnace in the living room should be removed.
10. The vent box attached to the floor furnace in the front room is rusted open. All products of combustion dissipate under the house and seep up to the living area above. This could be a hazard. The transite

asbestos vent pipe is disconnected at the side of the house by the fireplace. Have a plumber check and repair as needed. This is a safety or hazard condition.

Fireplaces: (1)

Yes
- (x) Masonry
- (x) Factory flue system
- ( ) Visible cracking
- (x) Gas valve
- (x) Gas starter log
- (x) Damper
- (x) Spark arestor
- (x) Rain cap
- (x) Fireproof lining
- (x) Hearth protection
- (x) Firebox condition
- (x) Wood burning
- (x) Integrity to structure

General Information: Fireplaces

What makes a safe brick/masonary fireplace has totally changed since the Northridge earthquake. If there are cracks in the exterior or interior of the fireplace it usually means it should be removed. If it is a single wall brick fireplace with no steel reinforcing with soft cement grout it should also come down. Usually a damaged or weakened brick fireplace is removed down to where its strong and then re build using a metal flue and wood framed stucco covering to match the house. The city of L.A. usually will not allow a brick fireplace to be built.

Comments:

✓ The fireplace was visible checked, I do not light fires. This appears to be a wood burning unit in good condition.

Summary / visual observations:

26. The gap where the gas pipe extends through the fireplace firebox wall needs to be sealed with a special high temperature grout. This will prevent the possibility of sparks entering back behind the wall where combustible material may be.
25. Tree limbs are burnt or charred next to the fireplace top, have the adjacent tree cut back or removed.

Entry Door

Yes
- (x) Passage set
- (x) Dead bolt
- (x) Keyless bolt
- (x) Door bell
- (x) Light
- (x) 36" X 6'8"

Good Poor
- (x) ( ) Overall condition

General Information: Exit doors

For fire safety, have any double keyed deadbolts removed. There should be a thumb latch on the inside of the front door for easy exit in case if fire. This will allow any occupant to exit without looking for a key. This applies to all rear, side or any door leading outside.

Comments

✓ The front door and entrance area appears to be in good condition.

Kitchen:

Good	Poor	
(x)	( )	Cabinets
(?)	( )	Counters
(x)	( )	Floor
(x)	( )	Walls
(x)	( )	Ceilings
(x)	( )	Sink
( )	(0)	G.F.I. outlets
(x)	( )	Angle stops
(x)	( )	Faucet
(x)	( )	Garbage disposal
(x)	( )	Oven
(x)	( )	Stove
(x)	( )	Exhaust fan or vent
(x)	( )	Dishwasher
( )	( )	Micro wave oven
( )	( )	Trash compactor
( )	(x)	Window

Gas	Elec.	
(x)	( )	Oven
(x)	( )	Stove

General information-Kitchens

Refrigerators usually do not transfer with the property, therefore they are not inspected. Oven timers, clocks, thermostats and cleaning cycles are not inspected. Any water purifier filters should be changed or replaced by a professional who can maintain it. Don't drink from a non serviced water dispenser. Permanent dishwashers, ovens, stoves are operated and reported upon. Portable dishwashers are not inspected

Comments

- ✓ This is a standard kitchen facility with appliances, fixtures, floors, counters, walls and ceilings that appear to be in good condition given the age and overall condition of the building. Except as noted below or in the summary.

Summary / visual observations:

28. There is a missing kitchen counter edge tile.
27. The dishwasher is loose under the kitchen counter. Have the appliance proper attached.
22. The exterior kitchen windows are not sealed, rain could enter the interior wood framing.

Interior Rooms:

Good	Poor	
(x)	( )	Floors
(x)	( )	Walls/ceilings
(x)	( )	Lights/plugs
(x)	( )	Doors
(x)	( )	Wood floors
( )	( )	Drywall
(x)	( )	Plaster
( )	( )	Sprayed ceilings

General information-Interiors

Security or intercom systems (if any) are not inspected. Interior carpets and paint are not a part of this inspection. New paint can be scuffed when people move out.

Comments:

- ✓ There is normal wear and tear to the interior walls, floors, doors, windows, built in cabinets etc.

Summary / visual observations:

30. The edges are not finished in the flooring throughout the house.
11. The metal storage cabinet above the floor furnace in the living room should be removed.

Garage: (2) Car

Good	Poor	
(x)	( )	Roof
( )	( )	Structure
( )	( )	Firewalls/door
( )	( )	Concrete floor
(x)	( )	Elec. outlets/lights
( )	( )	Main car door
( )	( )	Springs (door)
( )	( )	Spring wire cable
( )	( )	Hinges (door)

Driveway
- ( ) Asphalt
- (x) Concrete
- (x) Common cracks
- ( ) Major cracks

Yes
- ( ) Auto garage opener
- ( ) Auto reverse
- ( ) Manual opening
- ( ) House access
- (?) Flooding (evidence)

General information-Garage doors

Garage doors by nature are hazardous. Doors can blow down during windy conditions. An automatic garage door opener can act to hold open the door on windy days. Garage doors without openers should remain in the raised position securely by the tension in the springs. For added safety, have a safety latch installed on the door jamb, if the door is to be left in the open position. Unless stated in this report, automatic garage doors will not reverse when closing, this of course could injure children or damage property. I recommend this safety reverse mechanism be installed.

Comments:

✓ The garage has been converted to a living area.

Summary / visual observations:

20. The garage has been converted to a living area. Usually a garage is required for zoning and city requirements. The interior floors slope out of level. I was not able to view under the floor to see and cracking or rot damage. The driveway slopes towards the converted garage and may pond water underneath. The floor would have to be removed to know or detect problems.

Bathrooms: (2)

Good	Poor	
(x)	( )	Toilets
(x)	( )	Angle stops
(x)	( )	Sinks
(x)	( )	Faucets
(x)	( )	Cabinet/vanity
(x)	( )	Counter
(x)	( )	Outlets
( )	(?)	G.F.I. safety outlets
(x)	( )	Showers/tubs
( )	( )	Heaters
(x)	( )	Floors
(x)	( )	Walls/ceilings
(x)	( )	Exhaust fans
(x)	( )	Windows

General information: Bathrooms

The accessible doors, windows, lights, receptacles. vents and permanently installed components are checked for basic operation. Water flow is checked with several faucets on at the same time. Angle stops under the sinks are not turned or operated. Old angle stop valves can leak or stick. If not present, have g.f.i. protected outlets installed in all bathrooms to avoid shock hazard.

Comments:

✓ These are generally standard bathroom facilities. The plumbing pipes, fixtures, counters, walls, floors, ceilings, lights and outlets are in good condition except as noted below or in the summary.

Summary / visual observations:

31. The drain control cover is upside down in the master bathroom, allowing water to drip under the house.
29. The passage lock set is tapped shut in the hall bathroom.
6. There are leaking corroded sections of plumbing drain pipe as viewed from under the house. Plumbing pipe fittings are not correct under the rear master bathroom. The drain lines above and under ground appear original and possible in need or replacing. Have a qualified plumbing contractor or trades person, further inspect, comment, make recommendations and repair or replace as may be needed.

Bedrooms: (2)

Good	Poor	
(x)	( )	Entrance doors
(x)	( )	Closet doors
(x)	( )	Floors
(x)	( )	Walls/ceilings
(x)	( )	Lights/plugs
( )	( )	Smoke detectors
(x)	( )	Windows
(x)	( )	Heat source

General information-Bedrooms

Bedrooms or "habitable rooms" need light equal to 10 % of the floor area. There should be two escape routes, one being the door and at least one window. If security bars are installed, at lest one window needs panic release hardware. All bedrooms and halls leading to bedrooms should have smoke detectors. Bedroom should not have access (doors) to garages or any heating appliances.

Comments:

✓ The bedroom doors, walls, ceilings, windows , electrical outlets and lights are in good condition except as noted below or in the summary.

Summary / visual observations:

23. There are cracked windows in the building. There is a bent window screen. There is a paint stuck window in the living room. A bedroom window does not lock latch.

---------- End ---------