

Accurate Inspection Team LLC
Property Inspection Report



201 Orange Grove Ave., South Pasadena, CA 91030
Inspection prepared for: James Perry
Date of Inspection: 4/18/2025 Time: 10:00 AM
Age of Home: 1887 Size: 5,535 Sq. Ft.
Weather: Cloudy and Cool

Inspector: Matt DeFazio
914, E Northridge Ave, Glendora, CA 91741

Email: mattdefazio@yahoo.com

Report Summary

Interior		
Page 5 Item: 1	Ceiling Condition	missing pull chain for whole house fan, stains present, evidence of past leaking
Page 5 Item: 3	Interior Doors	dead bolt has been drilled out, door off hinges
Page 6 Item: 4	Interior Electrical	exposed wires, missing light fixture
Page 6 Item: 5	Interior Fireplace	no damper door present
Page 7 Item: 6	Interior Floors	uneven areas
Page 7 Item: 7	Interior Smoke & Carbon Monoxide Detectors	recommend smoke & carbon monoxide detectors comply with current city code, missing hard wired smoke detector
Page 7 Item: 8	Interior Stairs & Handrail	handrails are not at the proper height
Page 8 Item: 9	Interior Walls	It is my opinion that this structure has many areas of differed maintenance and should further evaluated by a licensed contractor , evidence of moisture entering structure, large cracks present, evidence of structural movement and shifting
Bedrooms		
Page 11 Item: 3	Ceiling Fans	damaged fan blades
Page 11 Item: 5	Bedroom Electrical	outlet covers missing
Page 11 Item: 6	Bedroom Floors	soft areas
Bathrooms		
Page 14 Item: 5	Bathroom GFCI Outlets	<u>GFCI</u> outlet present, test did not operate, recommend GFCI outlet in hall bathroom, GFCI outlet is not grounded, test did not operate
Page 15 Item: 10	Shower Fixtures	shower heads missing
Page 16 Item: 13	Shower Enclosure	shower door did not close completely
Page 18 Item: 17	Bathroom Windows	deteriorated
Kitchen		
Page 19 Item: 4	Kitchen Doors	missing hardware
Page 19 Item: 6	Kitchen GFCI	recommend all outlets by the sink area are GFCI protected
Page 20 Item: 8	Cook top condition	all appliances at the kitchen area are in need of service due to age, condition and missing parts
Page 21 Item: 11	Kitchen Exhaust Vent	oven exhaust fan did not operate
Laundry		
Page 23 Item: 5	Laundry Electrical	some 3 prong outlets are not grounded

Page 23 Item: 7	Laundry Floor	cracked, missing and loose tiles
Heating & A/C		
Page 26 Item: 1	Heater Condition	all heaters and ac units did not operate, recommend heating and ac contractor to evaluate all HVAC systems
Page 27 Item: 4	Thermostat	thermostats are missing and did not operate
Page 27 Item: 6	Filter	some filter access covers are missing
Page 28 Item: 8	Refrigerant Lines	missing insulation in areas
Water Heater		
Page 31 Item: 6	Water Heater Overflow Line	none, recommend installing a overflow line at the temperature pressure relief valve
Page 32 Item: 7	Water Heater Plumbing	corrosion present
Garage Area		
Page 33 Item: 2	Garage Electrical	some 3 prong outlets are not grounded
Page 33 Item: 3	Garage GFCI	recommend all garage outlets are GFCI protected
Page 34 Item: 9	Garage Exterior Door	gaped in areas, damaged door
Page 34 Item: 10	Garage Ceiling & Rafters	stains present, evidence of past leaking
Page 35 Item: 11	Garage Walls & Firewall	stains present, evidence of moisture entering structure, water damage and mold stains present
Page 35 Item: 14	Garage Windows	cracked glass, deteriorated wood window frames
Electrical & Gas Main		
Page 36 Item: 1	Electrical Panel	overloaded system, recommend upgrading service, recommend electrician to evaluate all areas of the electrical systems
Page 37 Item: 5	Sub Panel Condition	FPE sub panel in the laundry room
Page 38 Item: 7	Fuses	recommend upgrading fuse system in the basement
Page 38 Item: 9	Main Gas Valve	can not determine if gas pipe is protected in the ground
Roof Area		
Page 40 Item: 1	Roof Condition	multi layers of material present, unknown amount of roofing material present, evidence of leaking in areas throughout the structure, recommend roofing contractor to evaluate all roofing surfaces, deteriorated roofing material
Page 41 Item: 3	Roof Flashings	bent, lifting metal flashings, missing in areas, irregular installation, irregular installation, some flashings are laid on top of the shingles
Page 41 Item: 4	Rain Gutters	bent, evidence of leaking, gutters are restricted by debris, recommend cleaning

Page 41 Item: 5	Chimney Spark Arrestor	recommend installing a rain cap spark arrestor for the chimney
Page 42 Item: 6	Roof Vent Caps	missing cap flashing for the heaters/water heater vents
Attic		
Page 43 Item: 1	Attic Access	recommend handrail at the attic stairs
Page 43 Item: 3	Attic Ducting	ducting is torn in areas
Page 43 Item: 4	Attic Electrical	exposed wires and connections, spliced and taped wires, recommend upgrading all knob and tube wiring
Page 44 Item: 7	Attic Insulation	missing and displaced in areas, recommend insulation, rodent droppings & traps present, recommend further evaluation by a pest control company
Page 44 Item: 8	Attic Structure	stains present, evidence of leaking
Page 45 Item: 10	Attic Vent Screens	torn attic vent screens
Exterior		
Page 46 Item: 1	Exterior Doors	deteriorated wood at the doors and jambs, exterior doors are gaped in areas, recommend exterior weather proofing
Page 46 Item: 2	Exterior Eaves & Facia	deteriorated wood, consult termite report all wood areas
Page 46 Item: 3	Exterior Paint	peeling and unpainted areas
Page 46 Item: 4	Exterior Siding	deteriorated and missing wood in areas, loose at the structure, holes present, consult termite report on all wood area including the balcony, stairs and patio covers
Page 47 Item: 5	Exterior Windows	recommend exterior weather proofing, recommend glazing, glass is loose in the frame, deteriorated wood window frames, recommend servicing or replacing all windows throughout the structure
Foundation		
Page 48 Item: 2	Foundation Perimeter	separation cracks
Page 48 Item: 3	Foundation Access	foundation access doors are broken and missing hardware, water is entering the foundation area, recommend installing an automatic sump pump system at the floor drain, rodent droppings and traps present, recommend pest control to evaluate
Page 49 Item: 4	Foundation Ventilation	moisture present
Page 49 Item: 6	Post & Girders	off center post, earth to wood contact, recommend additional support
Page 51 Item: 8	Foundation Walls	deteriorated mortar, loose and missing bricks, erosion in areas, moisture damage, recommend contractor to evaluate all areas of the foundation
Page 53 Item: 10	Foundation Bolts	recommend retrofitting the foundation

Page 53 Item: 12	Foundation Electrical	exposed connections, exposed wires, missing junction box cover, spliced and taped wires, recommend upgrading knob & tub wiring
Page 54 Item: 13	Foundation Plumbing	copper and galvanized piping are touching, rusted and corroded, sewer drain line shows signs of leaking
Grounds		
Page 56 Item: 2	Patio & Porch Roof	tree is damaging the support post, damage and deteriorated wood at all patio roof and exterior covers
Page 56 Item: 3	Exterior Balcony	could not fully access, locked doors to section of balcony, deteriorated and warped wood, evidence of leaking at balcony roof
Page 57 Item: 4	Walkways, Patio & Porch Deck	cracked and lifting concrete walkway, chipped, cracked and settling decks at the front porch, damaged and loos bricks at the porches
Page 58 Item: 5	Exterior Stairs & Handrail	irregular installation of the stairs by the garage, weak, damaged and deteriorated wood, recommend all steps and stairs comply with current city code
Page 59 Item: 6	Exterior & Grounds Electrical	missing light fixture, exposed connections, exposed wires, loose light fixtures, exterior yard lighting did not operate in areas
Page 59 Item: 7	Exterior GFCI Outlets	GFCI outlet has no power at the front porch, some GFCI outlets, test did not operate
Page 60 Item: 10	Exterior Grading	signs of poor drainage, grade slopes toward the structure, trees are too close to the structure
Page 60 Item: 12	Grounds Sprinkler System	recommend a complete service of the sprinkler system
Page 61 Item: 13	Main Water Shut Off Valve	water off to structure, recommend a plumber to evaluate all plumbing areas of the structure
Pool/Spa		
Page 62 Item: 2	Pool Deck	pliable seal caulking missing in areas
Page 62 Item: 4	Pool GFCI	no GFCI for the pool and spa lights
Page 62 Item: 5	Pool Area Gate & Fencing	gate to the pool area did not self close and latch, recommend a 4 foot fence or better at the pool area, recommend all safety alarms at all doors and windows leading to the pool area
Page 63 Item: 8	Pool & Spa Heater	pool and spa heater did not operate, not connected
Page 64 Item: 9	Pool & Spa Lights	spa light did not operate
Page 66 Item: 16	Pool Water	water is green and could not inspect the pool due to the condition

Interior

1. Ceiling Condition

Materials: plaster • wood

Observations: cracking small, patched areas, missing pull chain for whole house fan, stains present, evidence of past leaking



missing pull chain for whole house fan



stains present, evidence of past leaking at living room



stains present, evidence of past leaking



stains present, evidence of past leaking

2. Interior Closets

Observations: functional, worn hardware

3. Interior Doors

Observations: worn hardware, dead bolt has been drilled out, door off hinges



dead bolt has been drilled out



door off hinges

4. Interior Electrical

Observations: worn switches & outlets, **exposed wires**, **missing light fixture**



missing light fixture



missing light fixtures

5. Interior Fireplace

Location: Living Room • Family Room

Fireplace Type: mason built

Observations: gas log lighter, no key could not test gas, **no damper door present**



no damper door present



no damper door present

6. Interior Floors

Floor Type: carpet • hardwood • hardwood type
Observations: stained, worn, **uneven areas**

7. Interior Smoke & Carbon Monoxide Detectors

Observations: **recommend smoke & carbon monoxide detectors comply with current city code, missing hard wired smoke detector**



missing hard wired smoke detector

8. Interior Stairs & Handrail

Observations: elevator present and operated, limited inspection only, **handrails are not at the proper height**



elevator present and operated, limited inspection only



elevator present and operated, limited inspection only



handrails are not at the proper height

9. Interior Walls

Materials: plaster • Pre-Listing Inspection

Observations: small holes, patched areas, small cracking, It is my opinion that this structure has many areas of differed maintenance and should further evaluated by a licensed contractor , evidence of moisture entering structure, large cracks present, evidence of structural movement and shifting



large cracks present, evidence of structural movement and shifting



large cracks present, evidence of structural movement and shifting



large cracks present, evidence of structural movement and shifting



evidence of moisture entering structure

10. Interior Window/Wall-AC/ Heat

Observations: see HVAC page

11. Interior Windows

Window Type: wood

Observations: see exterior page

Bedrooms

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

1. Bedroom Cabinets

Observations: worn hardware

2. Ceiling Condition

Materials: plaster

Observations: cracking small, patched areas, small stains

3. Ceiling Fans

Observations: worn unit, **damaged fan blades**



damaged fan blades

4. Bedroom Closets

Observations: worn hardware

5. Bedroom Electrical

Observations: worn switches & outlets, 3 prong outlet not grounded, **outlet covers missing**

6. Bedroom Floors

Floor Type: carpet • hardwood • hardwood type

Observations: worn, stained, **soft areas**



soft areas

7. Bedroom Walls

Materials: plaster • wall coverings present • wall paper

Observations: small holes, patched areas, small cracking





8. Bedroom Windows

Window Type: wood

Observations: see exterior page

Bathrooms

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

1. Bathroom Ceiling

Materials: plaster

Observations: cracking small, patched areas

2. Bathroom Counters

Observations: stained, worn

3. Bathroom Doors

Observations: worn hardware

4. Bathroom Electrical

Observations: worn switches & outlets

5. Bathroom GFCI Outlets

Observations: **GFCI** outlet present, test did not operate, recommend GFCI outlet in hall bathroom, GFCI outlet is not grounded, test did not operate



GFCI outlet present, test did not operate



GFCI outlet present, test did not operate



GFCI outlet is not grounded, test did not operate



GFCI outlet is not grounded, test did not operate

6. Bathroom Exhaust Fan

Observations: bath fan operated, could not fully inspect the venting of the bath fan

7. Bathroom Floors

Floor Type: tile • hardwood • hardwood type

Observations: stained, worn

8. Bathroom Mirrors

Observations: functional, worn hardware, rust present

9. Bathroom Plumbing

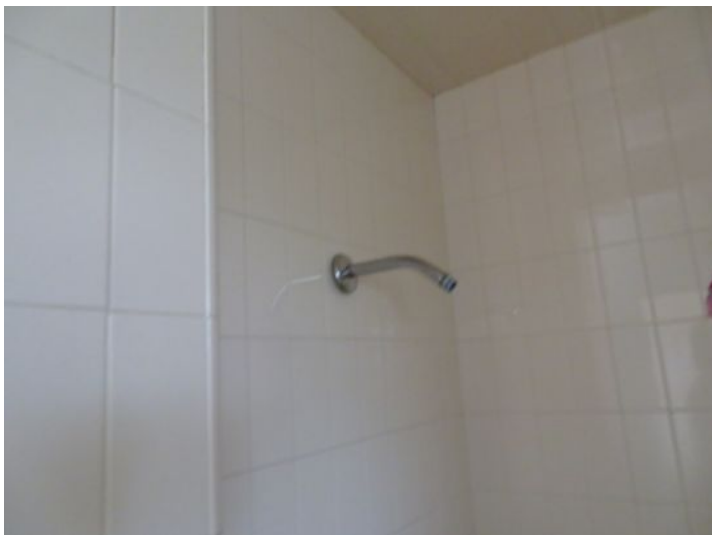
Observations: water off to structure, could not test any plumbing including sinks, showers, tubs, and toilets, worn fixtures, corrosion present

10. Shower Fixtures

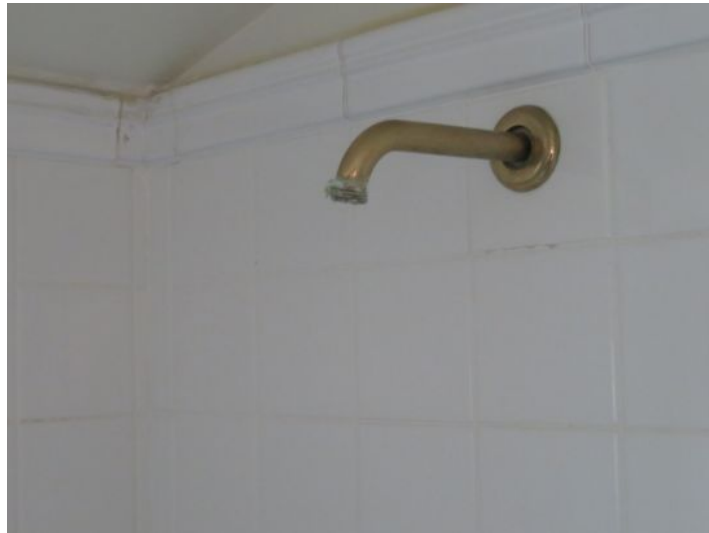
Observations: **shower heads missing**



shower heads missing



shower heads missing



shower heads missing

11. Bathtub

Observations: normal wear, worn, GFCI for spa tub not visible

12. Shower Walls

Observations: normal wear, stained, cracked grout

13. Shower Enclosure

Observations: worn hardware, corrosion present, **shower door did not close completely**



shower door did not close completely

14. Bathroom Sinks

Observations: worn fixtures, worn surface

15. Bathroom Toilets

Observations: worn hardware



16. Bathroom Walls

Materials: plaster • wall paper • mirrors • tile

Observations: some areas not accessible due to personal items, small holes, small cracking, patched areas





17. Bathroom Windows

Window Type: wood

Observations: see exterior page, **deteriorated**



deteriorated

Kitchen

1. Kitchen Cabinets

Observations: worn hardware

2. Kitchen Counters

Observations: stained

3. Kitchen Ceiling

Materials: paneling

4. Kitchen Doors

Observations: worn hardware, missing hardware



missing hardware

5. Kitchen Electrical

Observations: worn switches & outlets

6. Kitchen GFCI

Observations: recommend all outlets by the sink area are GFCI protected



recommend all outlets by the sink area are GFCI protected

7. Kitchen Floor

Floor Type: tile

Observations: stained grout, cracked

8. Cook top condition

Observations: gas, **all appliances at the kitchen area are in need of service due to age, condition and missing parts**



all appliances at the kitchen area are in need of service due to age, condition and missing parts



all appliances at the kitchen area are in need of service due to age, condition and missing parts



all appliances at the kitchen area are in need of service due to age, condition and missing parts



all appliances at the kitchen area are in need of service due to age, condition and missing parts

9. Kitchen Plumbing

Observations: worn fixtures, corrosion present, water off to the structure, could not test

10. Kitchen Sink

Observations: worn fixtures, worn surface

11. Kitchen Exhaust Vent

Vent Type: self filtering with vent to the exterior

Observations: **oven exhaust fan did not operate**



oven exhaust fan did not operate

12. Kitchen Walls

Materials: plaster • brick

Observations: some areas are not accessible due to personal items, small holes, patched areas, small cracking



13. Kitchen Windows

Observations: see exterior page

Laundry

1. Laundry Location

Interior area

2. Laundry Cabinets

Observations: worn hardware, drawer slide irregular

3. Laundry Ceiling

Materials: plaster • metal square tiles

4. Laundry Dryer Vent

Observations: could not fully inspect

5. Laundry Electrical

Observations: worn switches, worn outlets, bulb out could not test, some 3 prong outlets are not grounded



some 3 prong outlets are not grounded

6. Laundry Doors

Observations: worn hardware

7. Laundry Floor

Floor Type: tile • plywood

Observations: stained, dirty, uneven areas, cracked, missing and loose tiles

8. Laundry Gas Valves

Observations: worn valve



9. Laundry Plumbing

Observations: did not test drain, only inspected supply lines, limited inspection



10. Laundry Walls

Materials: drywall • plaster

Observations: small holes, patched areas, blistered



11. Laundry Windows

Window Type: wood

Heating & A/C

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

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

1. Heater Condition

Heater Location: attic area • basement

Heater Type: gas • electric • heat pump • mini split heat & ac

Observations: **all heaters and ac units did not operate, recommend heating and ac contractor to evaluate all HVAC systems**



all heaters and ac units did not operate



2. Heater Base

Observations: stained

3. Heater Gas Valve

Observations: worn valve

4. Thermostat

Observations: **thermostats are missing and did not operate**



thermostats are missing and did not operate

5. Heater Venting

Observations: could not fully inspect

6. Filter

Observations: **some filter access covers are missing**



some filter access covers are missing

7. Registers

Observations: dirty, registers are loose on the floor

8. Refrigerant Lines

Observations: could not fully inspect, **missing insulation in areas**

9. AC Compressor

Condensor Location: roof • exterior south

Observations: electric





10. Heater & AC Temperature



Water Heater

1. Water Heater Base

Observations: functional

2. Water Heater Combustion Air

Observations: functional

3. Water Heater Condition

Water Heater Type: gas

Water Heater Location: basement

Observations: operated, older water heater, circulation pump present



circulation pump present

4. Water Heater Capacity

GAS-FIRED		AUTOMATIC CIRCULATING TANK OR AUTOMATIC STORAGE WATER HEATER		ANSI/NSF 5-2000E	
LISTED ANSI Z21.10.3-CSA 4.3-2004		MODEL NUMBER BTN 180 108 118		ITEM ID 9280617013	
INPUT BTU/H		RECOVERY GALLON		SERIAL NUMBER	
180000		174.54		M07M000910	
GAS PRESSURE IN W.C.		MAX WORKING PRESSURE P.S.I.		ELECTRICAL RATINGS	
3.50		14.00		VOLTS HZ AMPS	
3.50		14.00		120 60 5	
CAPACITY		STANDBY LOSS		THERM EFF.	
GALLONS PER HOUR		BTU/H		%	
99.0		94		2.16 1174 80	
A.D. SMITH WATER PRODUCTS CO. MCBEE, SC. USA					

SYSTEM	
1 flash	System lockout
2 flashes	Pressure switch
3 flashes	Pressure switch
4 flashes	Open on high temp
6 flashes	115 volt AC power
7 flashes	Low flame sensor in burner
8 flashes	Check ignitor
continuous flash->continuous flame gas valve	
continuous on->internal control failure module	

FOR YOUR SAFETY READ BEFORE OPERATING

WARNING If you do not follow these instructions exactly, a fire or explosion may result causing property damage, personal injury, or loss of life.

A. This appliance draws and burns gas. It is designed with an ignition device which...

5. Water Heater Gas Valve

Observations: functional

6. Water Heater Overflow Line

Observations: **none, recommend installing a overflow line at the temperature pressure relief valve**

7. Water Heater Plumbing

Plumbing Type: copper

Observations: insulation present, corrosion present



corrosion present

8. Water Heater Strapping

Observations: functional

9. Temperature Pressure Relieve Valve

Observations: functional

10. Water Heater Venting

Observations: limited inspection only, could not fully inspect

Garage Area

1. Garage Cabinets

Observations: worn hardware

2. Garage Electrical

Observations: worn switches, worn outlets, bulbs out, could not test all lighting, **some 3 prong outlets are not grounded**



some 3 prong outlets are not grounded

3. Garage GFCI

Observations: **recommend all garage outlets are GFCI protected**

4. Garage Flooring

Type: concrete, brick

Observations: cracking small, chipped, oil stains, uneven areas



5. Garage Door

Materials: vertical door

Observations: weathered



6. Garage Door Parts

Observations: worn hardware

7. Garage Door Opener

Observations: none

8. Garage Roof

Garage Type: detached structure
Roof Type: asphalt shingles
Observations: see main roof page

9. Garage Exterior Door

Observations: worn hardware, **gaped in areas, damaged door**



damaged door

10. Garage Ceiling & Rafters

Observations: not for heavy storage, check permits for the upstairs storage area, **stains present, evidence of past leaking**

11. Garage Walls & Firewall

Observations: patched in areas, large hole, stains present, evidence of moisture entering structure, water damage and mold stains present



evidence of moisture entering structure



water damage and mold stains present

12. Foundation Bolts

Observations: not visible

13. Garage Vent Screens

Observations: doors and windows only

14. Garage Windows

Observations: could not access some windows, cracked glass, deteriorated wood window frames

Electrical & Gas Main

1. Electrical Panel

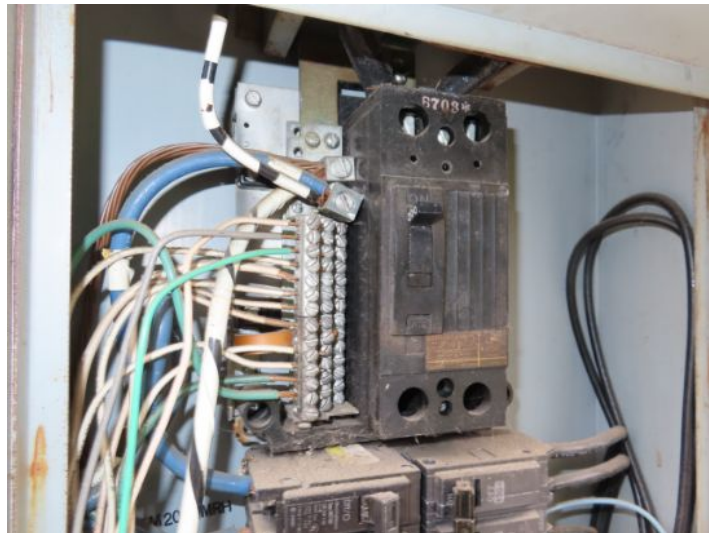
Location: south side

Observations: overloaded system, recommend upgrading service, recommend electrician to evaluate all areas of the electrical systems



2. Main Amp Breaker

Observations: 200 amp



200 amp

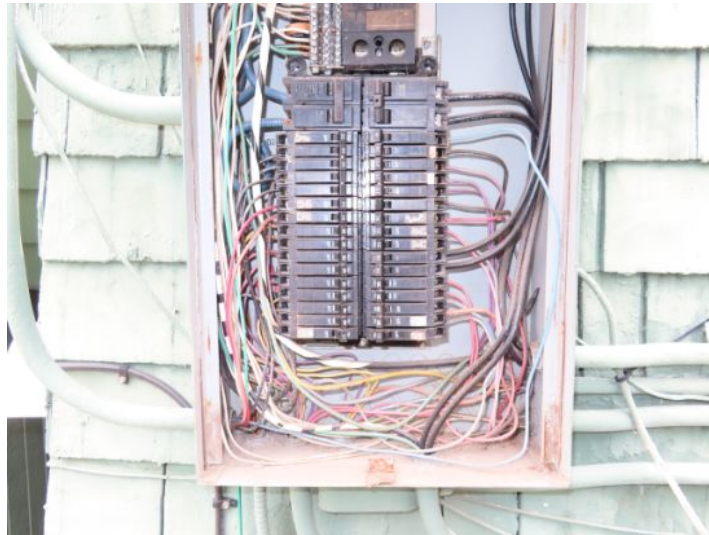
3. Number Of Breakers Off

Observations: 1

4. Main Panel Breakers

Wiring Type: copper

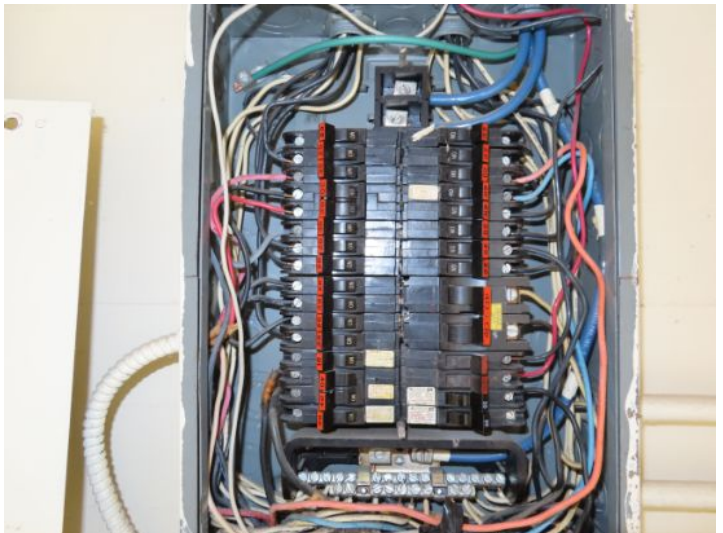
Observations: worn breakers



5. Sub Panel Condition

Location: garage • laundry • By the main • exterior south side roof area by the ac units

Observations: **FPE sub panel in the laundry room**

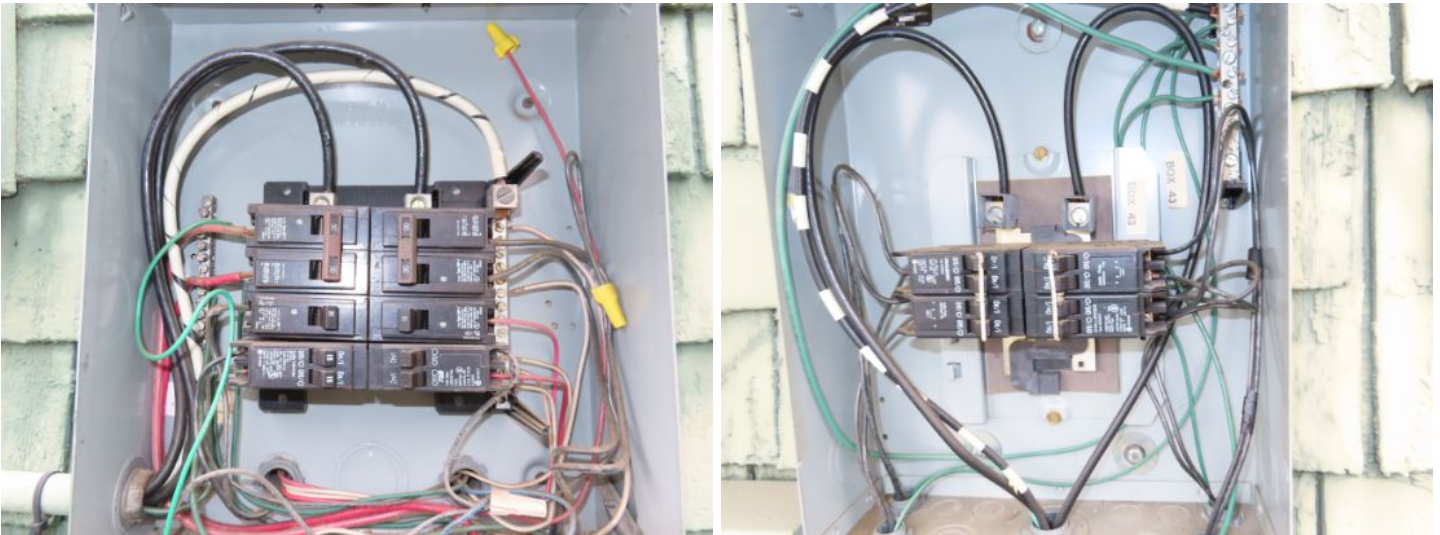


FPE sub panel in the laundry room

6. Sub Panel Breakers

Wiring Type: copper

Observations: worn breakers



7. Fuses

Observations: recommend upgrading fuse system in the basement



recommend upgrading fuse system in the basement

8. Electrical Power Feed

Observations: could not fully inspect

9. Main Gas Valve

Location: east side • front of structure

Observations: natural gas, no seismic shut off present, can not determine if gas pipe is protected in the ground



Roof Area

1. Roof Condition

Roof Type: asphalt shingles • rolled roofing • wood shingles

Observations: drone photo only, **multi layers of material present, unknown amount of roofing material present, evidence of leaking in areas throughout the structure, recommend roofing contractor to evaluate all roofing surfaces, deteriorated roofing material**





evidence of leaking in areas throughout the structure



evidence of leaking in areas throughout the structure

2. Roof Area Chimney

Observations: could not access

3. Roof Flashings

Observations: some are not visible, bent, lifting metal flashings, missing in areas, irregular installation, irregular installation, some flashings are laid on top of the shingles

4. Rain Gutters

Observations: recommend rain gutters on all pitched areas, bent, evidence of leaking, gutters are restricted by debris, recommend cleaning

5. Chimney Spark Arrestor

Observations: recommend installing a rain cap spark arrestor for the chimney



recommend installing a rain cap spark arrestor for the chimney

6. Roof Vent Caps

Observations: could not access, **missing cap flashing for the heaters/water heater vents**



missing cap flashing for the heaters/water heater vents

Attic

1. Attic Access

Observations: could not access all areas, **recommend handrail at the attic stairs**



recommend handrail at the attic stairs

2. Attic Chimney

Observations: could not fully inspect

3. Attic Ducting

Observations: most ducting is not accessible, **ducting is torn in areas**

4. Attic Electrical

Observations: most electrical is not accessible due to insulation and location, **exposed wires and connections, spliced and taped wires, recommend upgrading all knob and tube wiring**



exposed wires and connections



recommend upgrading all knob and tube wiring



exposed wires and connections

5. Attic Plumbing

Plumbing Type: copper

Observations: corrosion present, most not visible due to insulation and location



6. Attic Exhaust Vents

Observations: could not access some

7. Attic Insulation

Insulation Type: fiberglass batt • blown in insulation

Insulation Depth: 3 • inches

Observations: missing and displaced in areas, recommend insulation, rodent droppings & traps present, recommend further evaluation by a pest control company

8. Attic Structure

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



9. Attic Ventilation

Observations: functional

10. Attic Vent Screens

Observations: some attic vents are not accessible due to the location and space, **torn attic vent screens**

Exterior

1. Exterior Doors

Observations: weathered, **deteriorated wood at the doors and jambs, exterior doors are gaped in areas, recommend exterior weather proofing**

2. Exterior Eaves & Fascia

Observations: stained, cracked, weathered, **deteriorated wood, consult termite report all wood areas**



missing and loose fascia boards in areas

3. Exterior Paint

Observations: weathered, fading, cracked, **peeling and unpainted areas**

4. Exterior Siding

Siding Type: wood

Observations: stained, cracked, weathered, some siding is not accessible, **deteriorated and missing wood in areas, loose at the structure, holes present, consult termite report on all wood area including the balcony, stairs and patio covers**



loose at the structure

5. Exterior Windows

Observations: could not access some windows due to height or shrubs, recommend exterior weather proofing, recommend glazing, glass is loose in the frame, deteriorated wood window frames, recommend servicing or replacing all windows throughout the structure

Foundation

1. Slab Foundation

Observations: Raised Foundation Only

2. Foundation Perimeter

Observations: partially visible, **separation cracks**



separation cracks



separation cracks

3. Foundation Access

Observations: could not access all areas, **foundation access doors are broken and missing hardware, water is entering the foundation area, recommend installing an automatic sump pump system at the floor drain, rodent droppings and traps present, recommend pest control to evaluate**





foundation access doors are broken and missing hardware



recommend installing an automatic sump pump system at the floor drain

4. Foundation Ventilation

Observations: recommend vents, **moisture present**



moisture present



moisture present

5. Foundation Vent Screens

Observations: could not access some vents

6. Post & Girders

Observations: stained in areas, **off center post**, **earth to wood contact**, **recommend additional support**



earth to wood contact



7. Sub Flooring & Joist

Observations: stained in areas, could not access all areas



8. Foundation Walls

Observations: **deteriorated mortar, loose and missing bricks, erosion in areas, moisture damage, recommend contractor to evaluate all areas of the foundation**



moisture damage



deteriorated mortar



deteriorated mortar

9. Cripple Walls

Observations: present



10. Foundation Bolts

Observations: **recommend retrofitting the foundation**

11. Chimney Hearth

Observations: limited inspection only

12. Foundation Electrical

Observations: some electrical not accessible, **exposed connections, exposed wires, missing junction box cover, spliced and taped wires, recommend upgrading knob & tub wiring**



recommend upgrading knob & tub wiring



exposed connections



missing junction box cover



missing junction box cover



13. Foundation Plumbing

Plumbing Type: copper

Observations: corrosion present, copper and galvanized piping are touching, rusted and corroded, sewer drain line shows signs of leaking



rusted and corroded, sewer drain line shows signs of leaking



rusted and corroded, sewer drain line shows signs of leaking



rusted and corroded, sewer drain line shows signs of leaking



14. Foundation Ducting

Observations: old ducting present

Grounds

1. Driveway

Materials: concrete • brick • dirt • pavers

Observations: stained, small cracking, trip hazards

2. Patio & Porch Roof

Roof Type: same as main structure • wood patio cover • rolled material

Observations: **tree is damaging the support post, damage and deteriorated wood at all patio roof and exterior covers**



tree is damaging the support post



damage and deteriorated wood at all patio roof and exterior covers



damage and deteriorated wood at all patio roof and exterior covers



damage and deteriorated wood at all patio roof and exterior covers

3. Exterior Balcony

Observations: **could not fully access, locked doors to section of balcony, deteriorated and warped wood, evidence of leaking at balcony roof**



deteriorated and warped wood



evidence of leaking at balcony roof

4. Walkways, Patio & Porch Deck

Observations: cracked and lifting concrete walkway, chipped, cracked and settling decks at the front porch, damaged and loos bricks at the porches



damaged and loos bricks at the porches



chipped, cracked and settling decks at the front porch



cracked and lifting concrete walkway



chipped, cracked and settling decks at the front porch

5. Exterior Stairs & Handrail

Observations: uneven steps, irregular installation of the stairs by the garage, weak, damaged and deteriorated wood, recommend all steps and stairs comply with current city code



recommend all steps and stairs comply with current city code



weak, damaged and deteriorated wood



recommend all steps and stairs comply with current city code

6. Exterior & Grounds Electrical

Observations: consult the owner on all exterior electrical, any lighting that is on sensors is not tested by the inspector, **missing light fixture, exposed connections, exposed wires, loose light fixtures, exterior yard lighting did not operate in areas**



missing light fixture



exposed wires

7. Exterior GFCI Outlets

Observations: test operated, **GFCI outlet has no power at the front porch, some GFCI outlets, test did not operate**



GFCI outlet has no power at the front porch



GFCI outlet has no power at the front porch

8. Fencing & Walls

Fence Type: block • wood • wrought iron • brick

Observations: could not fully inspect, weathered, cracked, rusted, leaning, patched areas

9. Yard Gates

Gate Type: wrought iron

Observations: some yard gates are locked and not accessible

10. Exterior Grading

Observations: signs of poor drainage, grade slopes toward the structure, trees are too close to the structure

11. Exterior & Grounds Plumbing

Plumbing Type: copper • galvanized

Observations: corrosion present, exterior plumbing present

12. Grounds Sprinkler System

Observations: consult the owner on the operation of the system, recommend a complete service of the sprinkler system



consult the owner on the operation of the system

13. Main Water Shut Off Valve

Observations: **water off to structure, recommend a plumber to evaluate all plumbing areas of the structure**



water off to structure

Pool/Spa

1. Spa Booster Pump

Observations: air blower motor operated



air blower motor operated

2. Pool Deck

Materials: n/a see grounds page for material type

Observations: trip hazards, **pliable seal caulking missing in areas**

3. Pool Electrical

Observations: functional

4. Pool GFCI

Observations: **no GFCI for the pool and spa lights**

5. Pool Area Gate & Fencing

Type: see grounds page

Observations: **gate to the pool area did not self close and latch, recommend a 4 foot fence or better at the pool area, recommend all safety alarms at all doors and windows leading to the pool area**

6. Pool Filter

Observations: functional



7. Pool Skimmer & Basket

Observations: functional, limited inspection only



8. Pool & Spa Heater

Heater Type: gas

Observations: pool and spa heater did not operate, not connected



pool and spa heater did not operate, not connected

9. Pool & Spa Lights

Observations: operated, **spa light did not operate**



spa light did not operate

10. Filter Pressure Gauge

Observations: present

11. Pool Pump

Observations: operated



12. Spa Jets

Observations: consult the owner on all operations of the pool and spa



13. Pool Structure

Pool Type: below ground

Observations: Limited Inspection Only

14. Pool Tile

Observations: stained

15. Pool Timer

Observations: present



16. Pool Water

Observations: water is green and could not inspect the pool due to the condition



water is green and could not inspect the pool due to the condition

17. Pool Water Fill Valve



Photos



