ELITE GROUP
INSPECTION PROFESSIONALS



3733 W 173rd St, Torrance, CA 90504
Inspection prepared for: Melvin Auerbach
Real Estate Agent: -

Date of Inspection: 10/21/2021 Time: 2:00 PM
Age of Home: 1955 Size: 1238
Weather: Mostly Sunny 70°
Order ID: 262221

Inspector: Juzstin Hillman
Phone: 323-400-0077

Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Further evaluation is recommended for any item written in red text or marked "needs to be serviced" on this report -- further evaluation often times will allow a contractor to find additional items needing repair beyond the scope of the home inspection. Failure to further evaluate any item as recommended releases us of any liability.

INTERIOR		
Page 4 Item: 7	Smoke Detectors	• Missing - needs to be installed
Page 4 Item: 8	Carbon Monoxide Detectors	• Not permanently mounted - needs to be serviced
BEDROOMS		
Page 7 Item: 9	Smoke Detectors	• Missing - needs to be installed
BATHROOMS		
Page 8 Item: 4	Floor Conditions	• Lifting at seams- needs to be serviced - potential trip hazard • Buckled areas - needs to be serviced
Page 9 Item: 8	Sinks	• Corrosion present at fixture(s) - signs of wear • Rust present, signs of wear - recommend rust treatment/service • Drain operated slowly - needs to be serviced
Page 11 Item: 13	Enclosures / Shower doors	• Deteriorated bottom track/seal - needs to be serviced
Page 12 Item: 15	Plumbing	• Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
KITCHEN		
Page 14 Item: 3	Floor Conditions	• Chipped areas, recommend maintenance and fill as needed
LAUNDRY AREA		
Page 19 Item: 6	Plumbing	• Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
ELECTRICAL/GAS SERVICE		
Page 25 Item: 1	Main Panel	• Recommend upgrading services due to age of electrical system • Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician
GARAGE AND/OR CARPORT		
Page 29 Item: 3	Walls	• Wood deterioration observed - consult the termite report for all wood in the garage
EXTERIOR AREAS		
Page 31 Item: 1	Stucco	• Stained/discolored areas - recommend rain gutters or ground cover in these areas to prevent splashing and staining
FOUNDATION		
Page 33 Item: 2	Foundation Walls	• Cracks large - needs to be serviced/further evaluated
Page 34 Item: 7	Plumbing	• Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present

GROUNDS		
Page 36 Item: 1	Driveways and Walkways	• Damaged - needs to be serviced
Page 36 Item: 2	Exterior Electrical	• Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services
Page 37 Item: 4	Exterior Plumbing and Faucets	• Exterior hose faucet(s) leaked at handle(s) when operated - needs to be serviced
Page 38 Item: 8	Sprinklers	• Leaking/evidence of leaking at valves – needs to be serviced
Page 39 Item: 11	Planters	• Loose/cracked materials present - needs to be serviced
ROOF		
Page 40 Item: 3	Vents and Vent Caps	• Rusted - needs to be serviced

INTERIOR

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. "Needs to be serviced" is a common phrase used throughout this report and means, in the inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and/or replacement by an appropriate licensed contractor may be required.

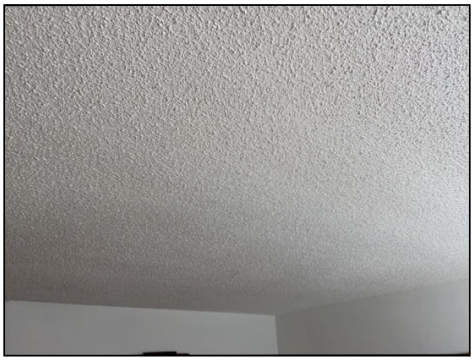
1. Wall Conditions

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



2. Ceiling Conditions

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



3. Floor Conditions

Normal wear for age - no major visible defects at the time of the inspection



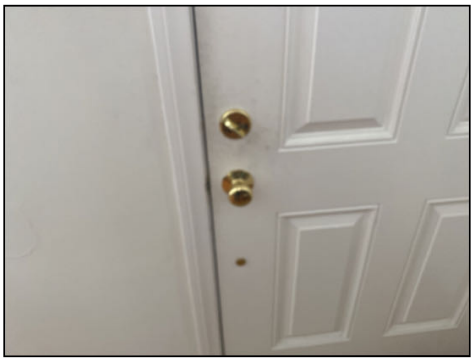
4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection • Recommend general window maintenance/lubrication and weather tight service



5. Doors

Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection • Recommend routine maintenance on hardware and weather seals on all exterior doors



6. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services

7. Smoke Detectors

Missing - needs to be installed

8. Carbon Monoxide Detectors

Not permanently mounted - needs to be serviced

BEDROOMS

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

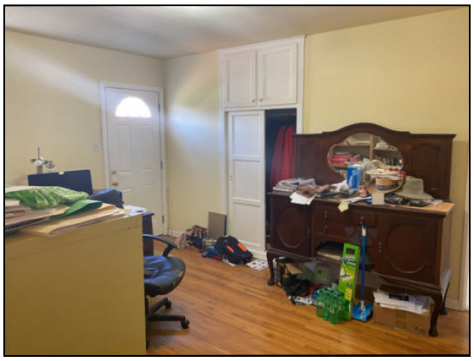
1. Locations

Master • North • East

2. Wall Conditions

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



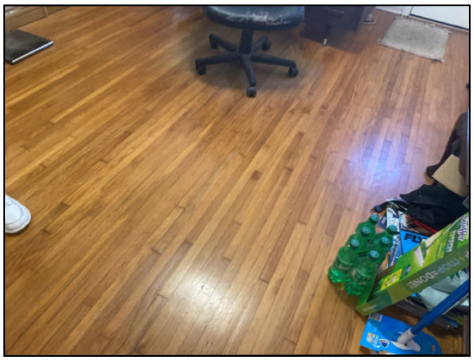


3. Ceiling Conditions

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

4. Floor Conditions

Normal wear for age - no major visible defects at the time of the inspection • Personal items/furnishings prevent complete inspection in areas



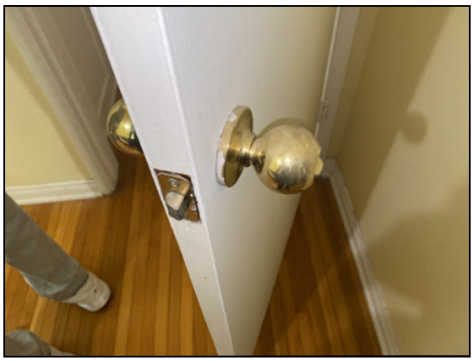
5. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection • Recommend general window maintenance/lubrication and weather tight service

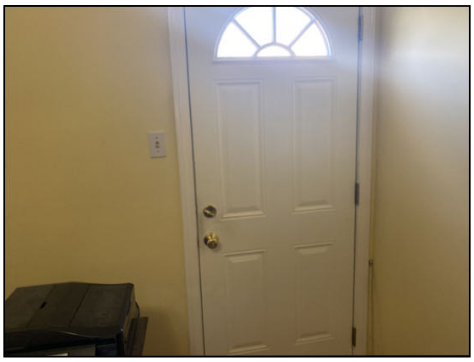


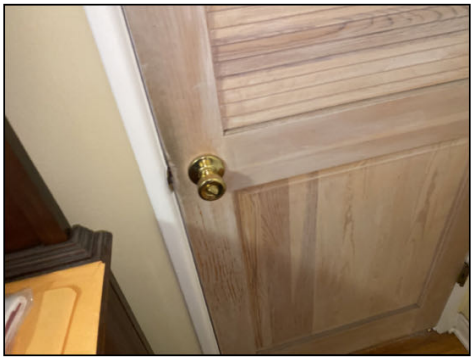
6. Doors

Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection









7. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services



8. Closets

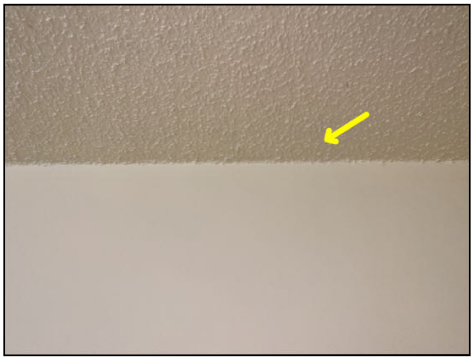
Normal wear for age with no major visible defects





9. Smoke Detectors

Missing - needs to be installed



BATHROOMS

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Locations

Hall

2. Wall Conditions

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



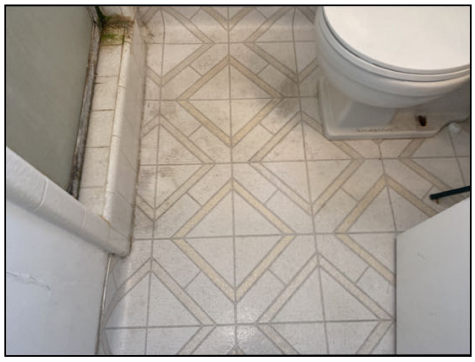
3. Ceiling Conditions

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

4. Floor Conditions

Lifting at seams- needs to be serviced - potential trip hazard • Buckled areas - needs to be serviced





Buckled areas - needs to be serviced

5. Window Conditions

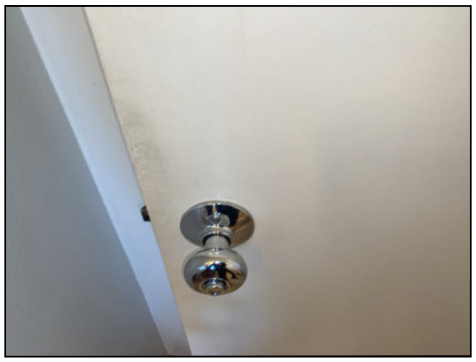
Accessible windows were tested and operated at time of inspection • Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection • Recommend general window maintenance/lubrication and weather tight service





6. Doors

Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection





7. Cabinets

Worn cabinets with loose/worn hardware - typical for age



8. Sinks

Corrosion present at fixture(s) - signs of wear • Rust present, signs of wear - recommend rust treatment/service • Drain operated slowly - needs to be serviced





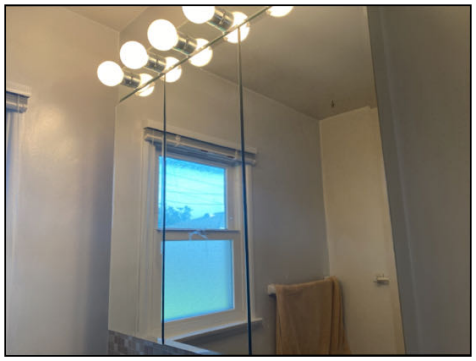
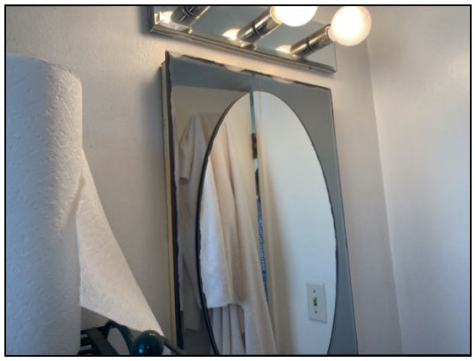
Rust present, signs of wear - recommend rust treatment/service



Drain operated slowly - needs to be serviced

9. Mirrors

Mirror functional at time of inspection • Normal wear for age of material with no major visible defects

10. Bath Tubs

Fixture was tested and operating at the time of the inspection • Fixture had normal wear for age at the time of the inspection - no major visible defects



11. Showers

Fixture was tested and operating at time of inspection via normal fixture controls • Fixture was in a worn and older condition - typical for the age





12. Shower Walls

Tile and grout present • Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance • Recommend grout and sealer maintenence



13. Enclosures / Shower doors

Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age • Corrosion present in areas - signs of wear and moisture accumulation • Deteriorated bottom track/seal - needs to be serviced





Deteriorated bottom track/seal - needs to be serviced

14. Toilets

Tested and operational at time of inspection via normal fixture controls, flush test performed • Toilet is in a worn and older condition at the time of the inspection - typical for age • No visible leaking at the time of inspection and flush testing





15. Plumbing

Operational at time of inspection via normal fixture controls with no major visible defects • Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures • Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber







Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber

16. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches - typical for age consider upgrading





17. GFCIs

None installed recommend upgrade for increased safety

18. Exhaust Fans

None

19. Heating

Electric wall • Recommend removal of the electric wall heating unit due to potential safety/burn hazard • Operated with normal wear - no major visible defects



Recommend removal of the electric wall heating unit due to potential safety/burn hazard

KITCHEN

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1. Wall Conditions

Appliances present and are not moved for inspection - limited inspection of walls, floors, cabinet areas covered by appliances • No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.





2. Ceiling Conditions

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

3. Floor Conditions

Chipped areas, recommend maintenance and fill as needed



Chipped areas, recommend maintenance and fill as needed

4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection • Recommend general window maintenance/lubrication and weather tight service





5. Counters

Counter is worn and has typical wear for age • Recommend grout/sealer/stone maintenance • Scratched/Worn/Chipped/Stained areas - signs of age and wear

6. Cabinets

Worn cabinets with loose/worn hardware - typical for age



7. Sinks

Fixture operated at the time of the inspection • Worn fixture/sink - typical for the age



8. Dishwashers

None installed

9. Garbage Disposals

Tested and operational at time of inspection via normal controls • Normal wear for age - no major visible defects

10. Plumbing

Operational at time of inspection via normal fixture controls with no major visible defects • Angle stops/hoses/drain pipes are in a normal condition for their age - no major visible defects • No visible leaks found at the time of the inspection after running water at fixtures





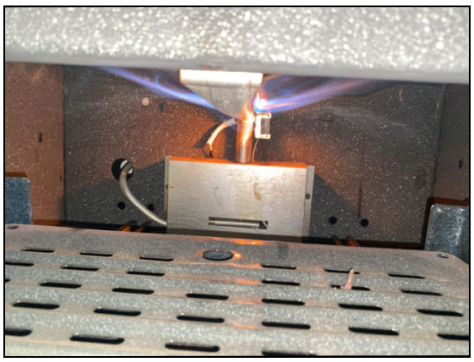
11. Ranges

Gas supplied unit • Tested and operational at time of inspection via normal controls • Worn/older unit - typical wear for age and use



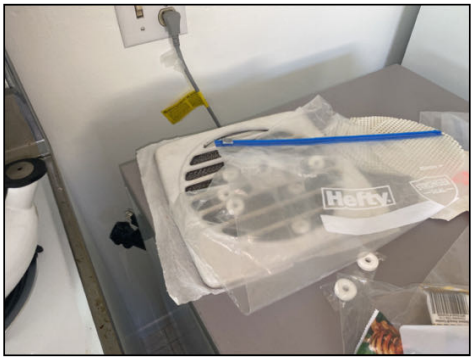
12. Ovens

Gas supplied unit • Tested and operational at time of inspection via normal controls • Worn/older unit - typical wear for age and use



13. Exhaust Vents

Exterior vented • Hood with fan
Tested and operational at time of inspection via normal controls • Worn/older unit - replacement/repairs/maintenance will be required in the near future • Greasy/dirty unit - recommend cleaning



14. Electrical

Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services




15. GFCIs

None installed recommend upgrade for increased safety

LAUNDRY AREA

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1. Laundry Area Location

Kitchen area

2. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Washer/dryer unit(s) present during inspection and obstruct the view of the wall areas



3. Doors

Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection • Recommend routine maintenance on hardware and weather seals on all exterior doors



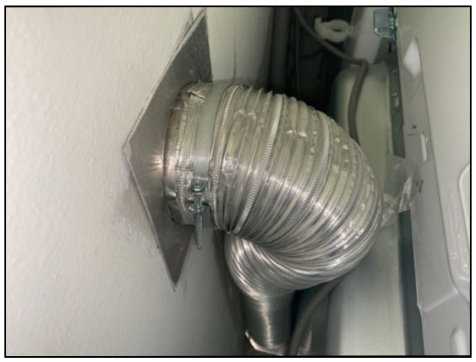
4. Cabinets

Worn cabinets with loose/worn hardware - typical for age



5. Dryer Vent

Dryer vent should be cleaned periodically to prevent lint fire hazards • Normal wear on day of the inspection - no major visible defects





6. Plumbing

Angle stops/valves/hoses are worn/older - recommend upgrading these areas with new fixtures • Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber



Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber

7. Wash Basin

Operated with worn fixtures at time of inspection • There were no visible leaks at the time of the inspection • Worn/older sink and fixtures - recommend upgrading





8. Gas Valve

The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy • Normal wear at valve - no major visible defects at the time of the inspection



9. Electrical

Areas not visible/accessible - not inspected/tested • Representative number of receptacles and switches tested and operational at time of inspection



10. GFCIs

None installed recommend upgrade for increased safety

11. Exhaust Fan

None

HEATING/AIR CONDITIONING

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1. Heaters

Location: Floor unit (these types of heating systems are considered out dated - consider upgrading the heating system for this structure)
Type: Double sided floor heater
Operated at time of inspection • Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenence to extend the life of the unit



2. Thermostats

Digital type present - functional day of the inspection



3. Registers

Representative number tested and functional day of the inspection • Visible register covers are worn and older - consider upgrading to newer style registers



WATER HEATERS

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1. Water Heaters Condition

Number of gallons: 40 gallons
Location/s: Exterior Metal Enclosure
Operated at the time of the inspection - Gas unit • Visible areas of unit have normal wear for the age at the time of the inspection with no major visible defects



2. Venting

Normal wear day of the inspection - no major visible defects



3. Plumbing

Material type: Braided steel flex lines
Normal wear at time of inspection - no major visible defects or leaks found at the time of the inspection



4. Temperature Pressure Release Valves

Normal wear on the day of the inspection - no major visible defects

5. Overflow Line/s

Material type: Copper
Normal wear on the day of the inspection - no major visible defects



6. Strapping

Standard metal type straps present - normal wear on the day of the inspection - no major visible defects



7. Gas Supply Valves and Pipes

Normal wear at time of inspection - no major visible defects



8. Combustion Air

Combustion air appears to be adequate at the time of the inspection

9. Platforms/Bases

Normal wear at time of inspection - no major visible defects



10. Enclosures

Normal wear at time of inspection - no major visible defects

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s: West side of the structure
Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy • Electrical fires due to poor installation of wiring cannot be determined by inspector • Recommend upgrading services due to age of electrical system • Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician





Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician

2. Panel Wiring

Visible wiring is worn and older - consider upgrading the electrical services



3. Breakers

No visible labeling for breakers on panel cover - needs to be serviced • Breakers or panel may require upgrade soon due to age

4. Cable Feeds

Overhead - worn/weathered - needs service/maintenance



Overhead - worn/weathered - needs service/maintenance

5. Main Gas Valve

Location: West side of the structure
Natural gas present
• Recommend gas valve wrench be placed near valve for optimal preparedness • Minor rusting - typical for exterior weathering - recommend rust treatment • No seismic safety valve present - recommend installation for increased safety • The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation • Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc. • Main and other fuel gas supply valves are not tested or turned on/off during this inspection • We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.



No seismic safety valve present - recommend installation for increased safety

6. Gas Pipes and Valves

Minor rusting - typical for age - recommend rust treatment



Minor rusting - typical for age - recommend rust treatment

ATTIC AREA

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1. Access Entries

Inspection method: Partially traversed: some areas not accessible or visible due to access limitations • Location of access: Hall ceiling • Normal wear at access door - no major visible defects



2. Structure

Conventional framing present, normal wear at time of inspection - no major visible defects • Consult termite report for all wood areas in the attic



3. Insulation

Material type: Blown in fiberglass
Approximate depth: 8-10 inches
No visible signs of rodents at this inspection - we recommend pest services seasonally as needed • All visible insulation is worn/older/dirty - typical for the age of the structure

4. Ventilation

Existing ventilation appeared to be adequate on the day of the inspection



5. Exhaust Vents

Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents



Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents

GARAGE AND/OR CARPORT

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1. Rafters & Ceilings

Cosmetic blemishes observed • Exposed wood rafters/joists - consult termite report for all wood



2. Main Automotive Doors

Type: Metal sectional
Normal wear for age at the time of the inspection - no major visible defects • Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas





3. Walls

Wood deterioration observed - consult the termite report for all wood in the garage



Wood deterioration observed - consult the termite report for all wood in the garage

4. Anchor Bolts

Present - worn/old/rusted



5. Slab

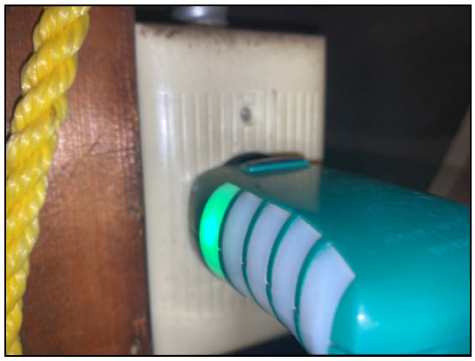
Completely covered with personal items - not visible for inspection (limited inspection of most areas in the garage) • Personal items/storage/vehicles prevent complete inspection of floor areas



6. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches - typical for age consider upgrading





EXTERIOR AREAS

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Stucco

Stained/discolored areas - recommend rain gutters or ground cover in these areas to prevent splashing and staining





Stained/discolored areas - recommend rain gutters or ground cover in these areas to prevent splashing and staining



Stained/discolored areas - recommend rain gutters or ground cover in these areas to prevent splashing and staining

2. Wood Trim

Normal wear at time of inspection where visible - no major visible defects
• Recommend general trim maintenance and sealing any holes/gaps • Consult termite report for all exterior wood





3. Eaves & Fascia

Normal wear at time of inspection where visible - no major visible defects
• Consult termite report for all wood areas at the structure

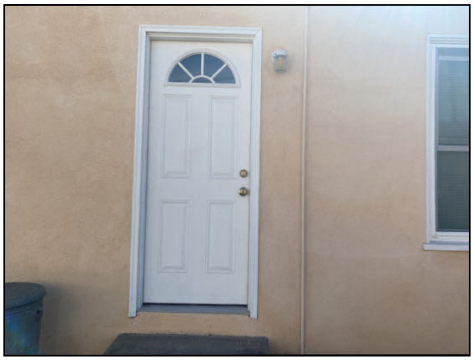
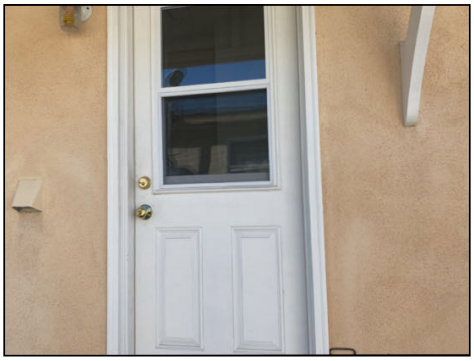


4. Exterior Paint

Weathered and worn areas - typical for age and weather exposure

5. Exterior Doors

Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for more information


6. Exterior Windows

Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for additional information - some exterior window areas may not be visible due to height/limited access/vegetation/etc.



FOUNDATION

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Access Panels

Inspection method: crawlspace completely traversed • Access entry has normal wear at the time of the inspection with no major visible defects



2. Foundation Walls

Constructed of: concrete • Visible foundation wall areas are worn and stained areas - typical for age of the structure and material • Efflorescence present - indicates past moisture accumulation - monitor for further moisture intrusion • Cracks large - needs to be serviced/further evaluated





Cracks large - needs to be serviced/further evaluated

3. Sub Flooring

Wood is worn and stained in areas where visible - typical of a structure this age

4. Posts and Girders

Stained and worn areas - typical for age of structure

5. Sill Plate

Normal wear for age where visible with no major visible defect found at the time of the inspection



6. Anchor Bolts

Anchor bolts present - worn with rust present - typical for age





7. Plumbing

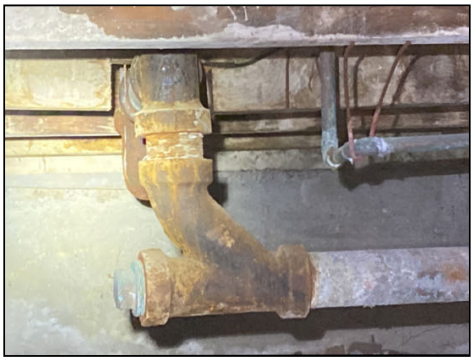
The inspector ran water during the inspection prior to inspecting under the structure • No visible leaks found at the time of the inspection • Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present



Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present



Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present



Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present



GROUNDS

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1. Driveways and Walkways

Constructed of: Concrete • Brick • Asphalt
Cracking/chipping small and typical for age • Damaged - needs to be serviced






Damaged - needs to be serviced

2. Exterior Electrical

Accessible lights/switches/outlets were tested on the day of the inspection
• The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age
• Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services





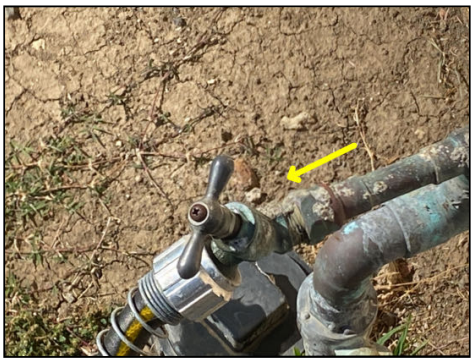
Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services

3. GFCIs

None visible/installed recommend upgrade for increased safety

4. Exterior Plumbing and Faucets

Exterior hose faucet(s) leaked at handle(s) when operated - needs to be serviced



Exterior hose faucet(s) leaked at handle(s) when operated - needs to be serviced

5. Main Water Valve

Type of plumbing: Copper 100% (approximate)

Location: south side
• No visible leaking found at the main valve area at the time of the inspection • Main valve appears to have normal wear at the time of inspection - no major visible defects



6. Water Pressure

Approximate pounds per square inch: 80



Approximate pounds per square inch: 80

7. Pressure Regulator

None installed - a pressure regulator is recommended to allow for water pressure adjustments as needed

8. Sprinklers

Yard irrigation tested and operational at time of inspection via normal fixture controls - manually tested at each valve • Leaking/evidence of leaking at valves – needs to be serviced





Leaking/evidence of leaking at valves – needs to be serviced

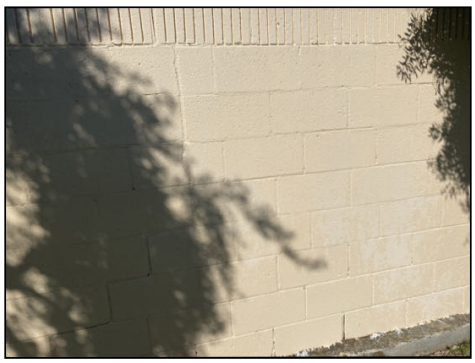






9. Fencing and Walls

Constructed of: Block
Visible fencing/wall areas had normal wear on the day of the inspection - no major visible defects

10. Gates

Constructed of: Wood • Vinyl
Operated on the day of the inspection • Normal wear at the time of the inspection - no major visible/functional defects





11. Planters

Loose/cracked materials present - needs to be serviced



Loose/cracked materials present - needs to be serviced

12. Grading

No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure

ROOF

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1. Condition

Inspection method - roof was walked
Constructed of: Asphalt shingles
Visible materials show signs of normal wear for the age of the materials at time of inspection - no major visible defects - Regular seasonal maintenance is recommended to extend the life of the roof





2. Gutters and Down Spouts

None present- recommend gutters on all feasible sides of the structure/roof areas to help to divert water away from the structure

3. Vents and Vent Caps

Rusted - needs to be serviced



Rusted - needs to be serviced



Rusted - needs to be serviced