

Accurate Inspection Team LLC
Property Inspection Report



336 Rosemont Blvd, San Gabriel, CA 91775
Inspection prepared for: Kingman Family Trust & Mary Vega Trustee
Real Estate Agent: Pete Whan - Pete Whan & Associates

Date of Inspection: 1/28/2026 Time: 10:00 am
Age of Home: 1941 Size: 1,484 sqft
Weather: Sunny & Warm

Inspector: Mark Miller

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Report Summary

Interior		
Page 5 Item: 5	Door Bell	door bell did not operate
Page 5 Item: 6	Interior Doors	hardware sticks, door did not latch
Page 6 Item: 8	Interior Fireplace	recommend cleaning, no damper door not visible
Page 7 Item: 10	Interior Sliding Doors	did not operate, stuck in closed position
Page 8 Item: 14	Interior Windows	condensation present between the glass
Bedrooms		
Page 10 Item: 7	Bedroom Electrical	dead outlet at the 2 prong outlet
Page 10 Item: 9	Bedroom Smoke Detectors	missing in #1 and #3 bedroom
Bathrooms		
Page 13 Item: 4	Bathroom Ceiling	blistered and peeling paint in the shower
Page 13 Item: 7	Bathroom Electrical	2 prong outlets present
Page 13 Item: 8	Bathroom GFCI Outlets	none visible, recommend all bathroom outlets be - GFCI outlets
Page 14 Item: 10	Bathroom Floors	vinyl squares may contain asbestos
Page 14 Item: 11	Bathroom Heating	recommend removal of electric wall heater
Page 14 Item: 13	Bathroom Plumbing	frozen shut off handles, copper to galvanized missing proper connections at the garage bathroom
Page 15 Item: 14	Shower Fixtures	clogged shower head
Page 15 Item: 16	Shower Walls	missing grout, cracked tile, mold stains present at the garage bathroom
Page 16 Item: 18	Bathroom Sinks	faucet leaks while operating
Page 17 Item: 19	Bathroom Toilets	did not test toilet
Kitchen		
Page 19 Item: 20	Kitchen Exhaust Vent	none, recommend installing an exhaust vent
Laundry		
Page 21 Item: 8	Laundry Doors	not square in the jamb, weathered
Page 22 Item: 10	Laundry Gas Valves	unsecured gas line, irregular installation, using 2 flex gas lines, recommend further evaluation

Heating & A/C		
Page 24 Item: 1	Heater Condition	recommend a licensed heating and A/C contractor for service, rusted drip pan, signs of leaking at the secondary condensation line
Page 25 Item: 5	Heater Venting	vents at less than 90 degree angle
Page 25 Item: 6	Filter	dirty filter, recommend replacement
Page 26 Item: 9	Refrigerant Lines	missing insulation in the attic area
Water Heater		
Page 28 Item: 2	Water Heater Base	recommend a drip pan
Page 29 Item: 10	Water Heater Venting	missing screws at connections, loose connections
Garage Area		
Page 32 Item: 3	Garage Electrical	recommend upgrading knob & tub wiring, knob and tube present
Page 32 Item: 6	Garage Flooring	deteriorated areas, vinyl squares may contain asbestos
Page 33 Item: 7	Garage Door	door did not stay open
Page 34 Item: 15	Garage Windows	did not latch or lock, deteriorated wood window frames
Electrical & Gas Main		
Page 36 Item: 4	Main Panel Breakers	no labels present, worn breakers
Page 37 Item: 6	Sub Panel Breakers	two wires to one breaker, recommend further evaluation by a licensed electrician, aluminum wiring present, recommend further evaluation
Roof Area		
Page 41 Item: 3	Roof Flashings	recommend a cricket flashing at chimney
Page 42 Item: 4	Rain Gutters	gutters are restricted by debris, recommend cleaning, gutters do not divert water away from structure
Page 43 Item: 6	Roof Vent Caps	plumbing vent pipe does not extend to the proper height
Attic		
Page 44 Item: 4	Attic Electrical	exposed wires and connections, knob and tube present, recommend licensed electrician to evaluate all areas of structure
Page 45 Item: 6	Attic Insulation	insulation covering knob and tube wiring
Page 46 Item: 7	Attic Structure	old asbestos transite pipe present, recommend removal
Page 48 Item: 9	Attic Vent Screens	no lower vents visible
Exterior		
Page 49 Item: 1	Exterior Doors	exterior screen door sticks at the hinge side
Page 49 Item: 2	Exterior Eaves & Facia	leaking at the eaves, recommend further evaluation by a licensed roofing contractor, deteriorated wood, consult termite report all wood areas

Page 50 Item: 3	Exterior Paint	peeling in areas
Foundation		
Page 52 Item: 7	Sub Flooring & Joist	deteriorated wood in areas, consult termite report on all wood area
Page 55 Item: 12	Foundation Electrical	knob and tube present, recommend upgrading knob & tube wiring
Page 55 Item: 13	Foundation Plumbing	visible leaking under the hall bathroom bathtub
Grounds		
Page 58 Item: 4	Patio Enclosure	deteriorated wood, consult termite report all wood areas
Page 59 Item: 5	Patio Roof	damaged and missing
Page 59 Item: 6	Exterior Stairs & handrail	recommend hand rails
Page 59 Item: 7	Exterior & Grounds Electrical	exposed wires going from the house to the garage, 3 prong outlets are not grounded
Page 60 Item: 8	Exterior GFCI Outlets	recommend -GFCI on all exterior outlets
Page 61 Item: 11	Exterior & Grounds Plumbing	copper to galvanized missing proper connections

Interior

1. Location

Observations: Entryway, Living Room, Dining Room, Hallway, Sun Room



Entryway



Living Room



Dining Room



Hallway



Sun Room

2. Cabinets

Observations: most not accessible due to personal items, functional, worn hardware

3. Ceiling Condition

Materials: plaster

Observations: good, cracking small

4. Interior Closets

Observations: functional, worn hardware, most not visible due to personal items

5. Door Bell

Observations: **door bell did not operate**



door bell did not operate

6. Interior Doors

Observations: functional, worn hardware, **hardware sticks, door did not latch**



hardware sticks, door did not latch

7. Interior Electrical

Observations: functional, some outlets are not accessible due to personal items or furnishing, worn switches & outlets, some 3 prong outlets are not grounded

8. Interior Fireplace

Location: Living Room

Fireplace Type: mason built

Observations: limited inspection, gas only, patching present, could not fully inspect due to personal items, **recommend cleaning, no damper door not visible**



could not fully inspect due to personal items



no damper door not visible



patching present

9. Interior Floors

Floor Type: carpet, hardwood

10. Interior Sliding Doors

Observations: **did not operate, stuck in closed position**



did not operate, stuck in closed position

11. Screen Doors

Observations: none

12. Interior Smoke & Carbon Monoxide Detectors

Observations: smoke detector present and operated, carbon monoxide detector present and operated

13. Interior Walls

Materials: plaster, paneling, wall paper

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

14. Interior Windows

Window Type: stationary, vinyl

Observations: functional, worn hardware, dirty tracks, recommend cleaning tracks, **condensation present between the glass**



condensation present between the glass

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 Locations

#1 Bedroom, #2 Bedroom, #3 Bedroom

2. Location

Observations: #1 Bedroom, #2 Bedroom, #3 Bedroom



#1 Bedroom



#2 Bedroom



#3 Bedroom

3. Ceiling Condition

Materials: plaster

Observations: good, cracking small

4. Ceiling Fans

Observations: operated, worn unit

5. Bedroom Closets

Observations: not accessible due to personal items, functional, worn hardware



not accessible due to personal items

6. Bedroom Doors

Observations: functional, worn hardware

7. Bedroom Electrical

Observations: functional, worn switches & outlets, 3 prong outlets are not grounded, 2 prong outlets present, **dead outlet at the 2 prong outlet**



dead outlet at the 2 prong outlet

8. Bedroom Floors

Floor Type: carpet

Observations: personal items prevent complete inspection, stained, worn, dirty

9. Bedroom Smoke Detectors

Observations: operated, **missing in #1 and #3 bedroom**



missing in bedroom

10. Bedroom Walls

Materials: plaster

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

11. Bedroom Windows

Window Type: vinyl

Observations: could not access some windows due to height, window coverings or personal items, functional, worn hardware, dirty tracks, recommend cleaning tracks

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 Locations

Hall Bathroom, Hall 1/2 Bathroom

2. Location

Observations: Hall Bathroom, Hall 1/2 Bathroom, Garage Bathroom



Hall Bathroom



Hall 1/2 Bathroom



Garage Bathroom

3. Bathroom Cabinets

Observations: functional, worn hardware

4. Bathroom Ceiling

Materials: plaster

Observations: cracking small, **blistered and peeling paint in the shower**



blistered and peeling paint in the shower

5. Bathroom Counters

Observations: normal wear

6. Bathroom Doors

Observations: functional, worn hardware

7. Bathroom Electrical

Observations: functional, worn switches & outlets, **2 prong outlets present**



2 prong outlets present



2 prong outlets present

8. Bathroom GFCI Outlets

Observations: **none visible, recommend all bathroom outlets be -GFCI outlets**



recommend all bathroom outlets be -GFCI outlets recommend all bathroom outlets be -GFCI outlets

9. Bathroom Exhaust Fan

Observations: none, recommend a bath fan in the bathroom

10. Bathroom Floors

Floor Type: tile

Observations: normal wear, personal items prevent complete inspection, stained grout, **vinyl squares may contain asbestos**

11. Bathroom Heating

Observations: electric wall heater operated, **recommend removal of electric wall heater**



recommend removal of electric wall heater

12. Bathroom Mirrors

Observations: functional, worn hardware

13. Bathroom Plumbing

Observations: functional, worn fixtures, **frozen shut off handles, copper to galvanized missing proper connections at the garage bathroom**



frozen shut off handles



copper to galvanized missing proper connections at the garage bathroom

14. Shower Fixtures

Observations: functional, worn hardware, **clogged shower head**



clogged shower head

15. Bathtub

Observations: normal wear, worn fixtures

16. Shower Walls

Observations: worn, **missing grout, cracked tile, mold stains present at the garage bathroom**



cracked tile



missing grout



mold stains present at the garage bathroom

17. Shower Enclosure

Observations: safety glass, functional

18. Bathroom Sinks

Observations: functional, worn fixtures & surface, **faucet leaks while operating**



faucet leaks while operating

19. Bathroom Toilets

Observations: functional, worn hardware, **did not test toilet**



did not test toilet

20. Bathroom Walls

Materials: plaster, wall paper, tile

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

21. Bathroom Windows

Window Type: vinyl

Observations: functional, worn hardware, dirty tracks, recommend cleaning tracks

Kitchen

1. Location

Observations: Kitchen, Kitchen Breakfast Nook



Kitchen



Kitchen Breakfast Nook

2. Kitchen Cabinets

Observations: functional, worn hardware, most not accessible due to personal items, drawers difficult to slide, broken handle, cabinet doors did not close completely

3. Kitchen Counters

Observations: worn, small cracks, dirty, stained grout

4. Kitchen Ceiling

Materials: plaster

Observations: cracking small

5. Dishwasher

Observations: none

6. Kitchen Doors

Observations: none

7. Kitchen Electrical

Observations: no outlets at the counter area, functional, some outlets not accessible, worn switches & outlets, 3 prong outlets are not grounded

8. Kitchen GFCI

Observations: none visible

9. Kitchen Floor

Floor Type: vinyl

Observations: personal items prevent complete inspection, worn, lifting at seams

10. Garbage Disposal

Observations: operated

11. Microwave

Observations: none

12. Cook top condition

Observations: operated, electric, capped gas line behind the cook top/ oven

13. Oven & Range

Observations: operated, electric

14. Kitchen Plumbing

Observations: worn fixtures

15. Kitchen Sink

Observations: functional, worn fixtures & surface

16. Filtered Drinking Water

Observations: none

17. Spray Wand

Observations: no spray wand present, faucet sprayer aerator present

18. Hot Water Dispenser

Observations: none

19. Soap Dispenser

Observations: none

20. Kitchen Exhaust Vent

Vent Type: gravity vent

Observations: none, recommend installing an exhaust vent



none, recommend installing an exhaust vent

21. Kitchen Walls

Materials: plaster • wall paper • paneling • tile

Observations: good, some areas n/a personal items, small holes, small cracking

22. Kitchen Windows

Window Type: vinyl

Observations: functional, worn hardware

Laundry

1. Laundry Location

laundry room

2. Location

Observations: Laundry Room



Laundry Room

3. Laundry Cabinets

Observations: most not accessible due to personal items, functional, worn hardware

4. Laundry Ceiling

Materials: plaster

Observations: good, cracking small

5. Laundry Dryer Vent

Observations: functional, could not fully inspect, recommend cleaning

6. Laundry Electrical

Observations: functional, worn switches & outlets, 3 prong outlets are not grounded, 2 prong outlets present

7. Laundry GFCI

Observations: none visible

8. Laundry Doors

Observations: functional, worn hardware, **not square in the jamb, weathered**



weathered



not square in the jamb

9. Laundry Floor

Floor Type: vinyl

Observations: personal items prevent complete inspection, stained, worn, dirty

10. Laundry Gas Valves

Observations: functional, could not fully inspect, **unsecured gas line, irregular installation, using 2 flex gas lines, recommend further evaluation**



irregular installation, using 2 flex gas lines, recommend further evaluation



unsecured gas line

11. Laundry Plumbing

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

12. Laundry Walls

Materials: plaster

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

13. Laundry Windows

Window Type: vinyl • in exterior door

Observations: functional, worn hardware, dirty tracks

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

Heater Type: gas • forced • split system

Observations: operated, **recommend a licensed heating and A/C contractor for service, rusted drip pan, signs of leaking at the secondary condensation line**



operated



rusted drip pan



signs of leaking at the secondary condensation line



signs of leaking at the secondary condensation line

2. Heater Base

Observations: functional, stained

3. Heater Gas Valve

Observations: functional

4. Thermostat

Observations: functional

5. Heater Venting

Observations: vents at less than 90 degree angle



vents at less than 90 degree angle

6. Filter

Filter Location: hall ceiling

Observations: dirty filter, recommend replacement



dirty filter, recommend replacement

7. Air Supply

Observations: functional

8. Registers

Observations: functional

9. Refrigerant Lines

Observations: functional, could not fully inspect, **missing insulation in the attic area**



missing insulation in the attic area



missing insulation in the attic area

10. AC Compressor

Size: 3 ton ac unit

Condensor Location: backyard

Observations: electric, operated, The date of manufacture is 2011



3 ton unit

11. Heating & A/C Temperature

Observations: Heating, Cooling



Heating



Heating



Cooling



Cooling

Water Heater

1. Water Heater Condition

Water Heater Type: gas, tank unit

Water Heater Location: laundry room

Observations: operated, older water heater, The date of manufacture is 2007



The date of manufacture is 2007

2. Water Heater Base

Observations: functional, **recommend a drip pan**



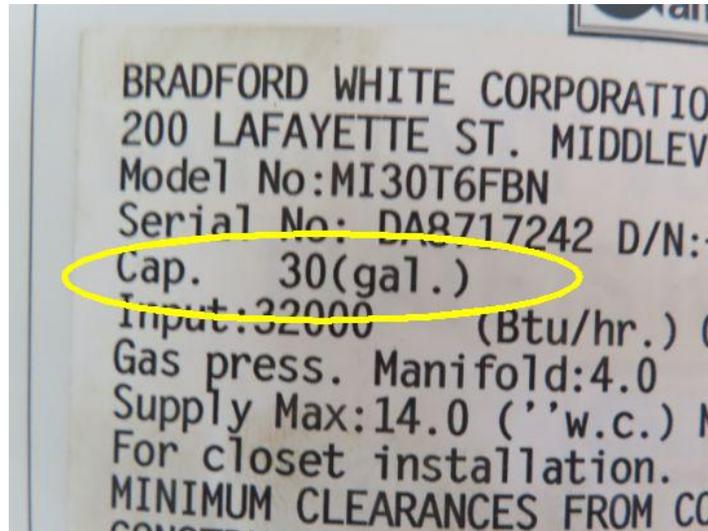
recommend a drip pan

3. Water Heater Combustion Air

Observations: functional

4. Water Heater Capacity

Observations: 30 gallons



30 gallons

5. Water Heater Gas Valve

Observations: functional, worn valve

6. Water Heater Overflow Line

Material Type: copper

7. Water Heater Plumbing

Plumbing Type: Galvanized

8. Water Heater Strapping

Observations: braced



braced

9. Temperature Pressure Relief Valve

Observations: functional

10. Water Heater Venting

Observations: missing screws at connections, loose connections



loose connections



missing screws at connections

Garage Area

1. Location

Observations: Garage, storage room



Garage



storage room



storage room



Garage



Garage

2. Garage Cabinets

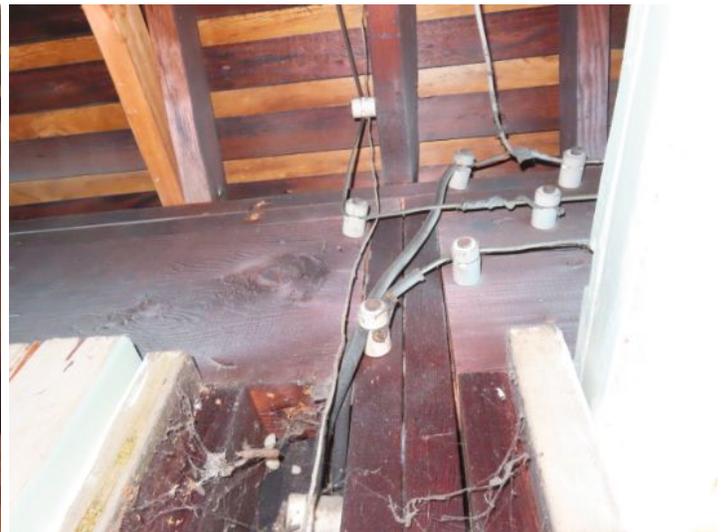
Observations: functional, worn hardware, most not accessible due to personal items

3. Garage Electrical

Observations: could not access some electrical areas due to personal items , worn outlets, **recommend upgrading knob & tub wiring, knob and tube present**



knob and tube present



knob and tube present

4. Garage GFCI

Observations: none visible

5. Garage 240 Volt Outlet

Observations: none visible

6. Garage Flooring

Type: concrete

Observations: personal items present some not accessible, cracking small, stained, **deteriorated areas, vinyl squares may contain asbestos**



deteriorated areas



vinyl squares may contain asbestos

7. Garage Door

Materials: hinged door

Observations: weathered, **door did not stay open**

8. Garage Door Parts

Observations: functional, worn hardware

9. Garage Roof

Garage Type: same as the main structure

Observations: see main roof page

10. Garage Exterior Door

Observations: functional, worn hardware

11. Garage Ceiling & Rafters

Observations: not for heavy storage, ceiling is drywall and paneling in areas, limited inspection, small cracks



not for heavy storage

12. Garage Walls & Firewall

Observations: personal items prevent complete inspection, small holes, stains present, walls are drywalled and paneled in areas, limited inspection

13. Foundation Bolts

Observations: present



present

14. Garage Vent Screens

Observations: none visible, recommend vents

15. Garage Windows

Observations: functional, worn hardware, dirty tracks, **did not latch or lock, deteriorated wood window frames**



deteriorated wood window frames



deteriorated wood window frames



did not latch or lock

Electrical & Gas Main

1. Electrical Panel

Location: east side exterior of structure, driveway area

Observations: functional, rust present



2. Main Amp Breaker

Observations: 100 amp



100 amp

3. Number Of Breakers Off

Observations: 0

4. Main Panel Breakers

Wiring Type: copper

Observations: functional, push button type breakers present, **no labels present, worn breakers**



push button type breakers present

5. Sub Panel Condition

Location: laundry room
Observations: functional



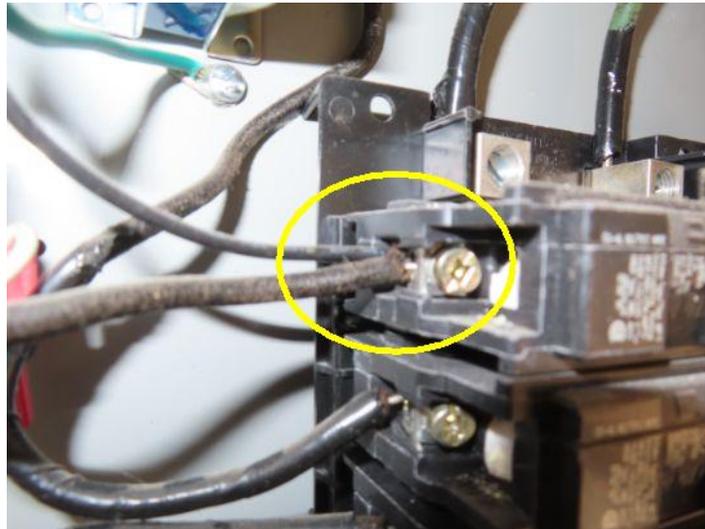
Laundry room wall

6. Sub Panel Breakers

Wiring Type: copper, aluminum
Observations: functional, **two wires to one breaker, recommend further evaluation by a licensed electrician, aluminum wiring present, recommend further evaluation**



aluminum wiring present, recommend further evaluation



two wires to one breaker, recommend further evaluation by a licensed electrician

7. Number Sub Panel of Breakers Off

Observations: 0

8. Electrical Power Feed

Observations: overhead

9. Main Gas Valve

Location: south side exterior of structure, under structure

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



natural gas



main gas shut off, behind shrubs



main gas shut off

Roof Area

1. Roof Condition

Roof Type: Asphalt Shingles
Observations: showing signs of wear





2. Roof Area Chimney

Observations: functional, limited inspection



3. Roof Flashings

Observations: good, **recommend a cricket flashing at chimney**



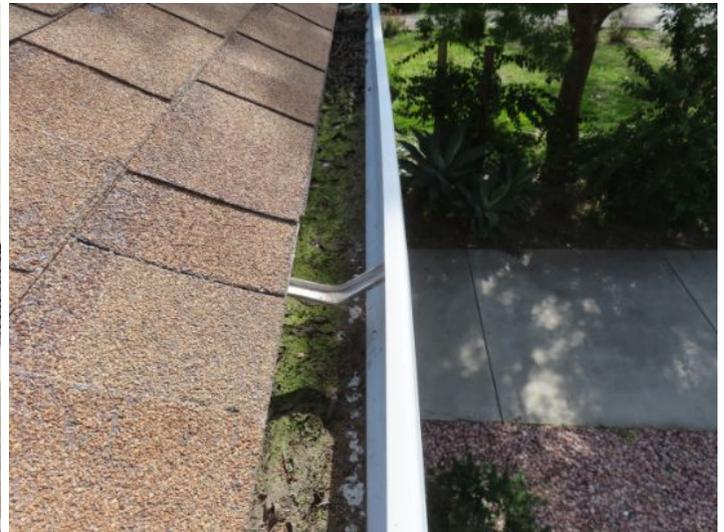
recommend a cricket flashing at chimney

4. Rain Gutters

Observations: functional, gutters are restricted by debris, recommend cleaning, gutters do not divert water away from structure



gutters do not divert water away from structure



gutters are restricted by debris, recommend cleaning

5. Chimney Spark Arrestor

Observations: rain cap and spark arrestor present for the chimney



6. Roof Vent Caps

Observations: functional, plumbing vent pipe does not extend to the proper height



plumbing vent pipe does not extend to the proper height

Attic

1. Attic Access

Observations: functional, limited space, could not access all areas

2. Attic Chimney

Observations: functional



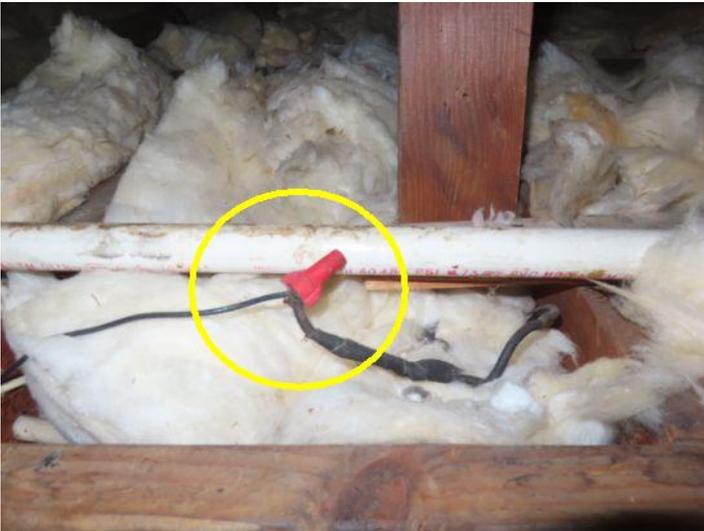
3. Attic Ducting

Observations: functional, some ducting is not accessible

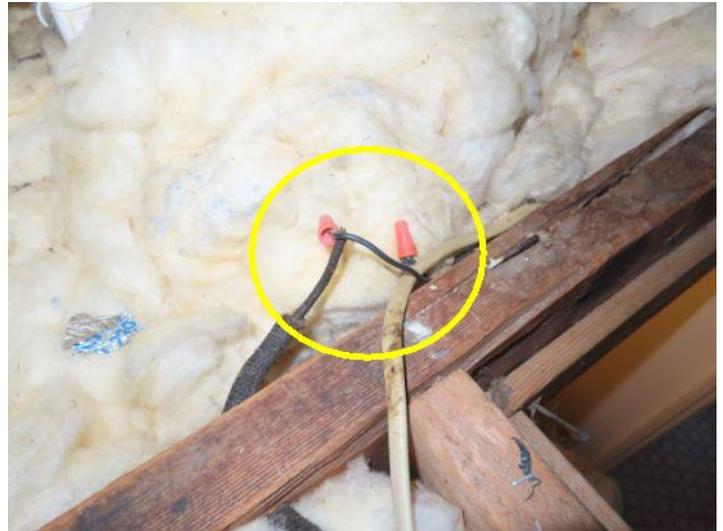


4. Attic Electrical

Observations: some electrical is not accessible due to insulation and space provided, **exposed wires and connections, knob and tube present, recommend licensed electrician to evaluate all areas of structure**



exposed wires and connections



exposed wires and connections



knob and tube present, recommend licensed electrician to evaluate all areas of structure

5. Attic Plumbing

Observations: vents only

6. Attic Insulation

Insulation Type: fiberglass batts

Insulation Depth: 8 inches

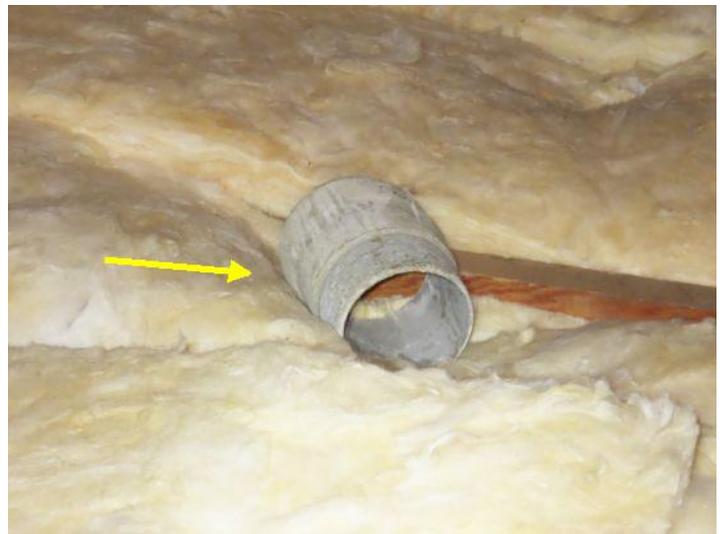
Observations: insulation covering knob and tube wiring



insulation covering knob and tube wiring

7. Attic Structure

Observations: could not access all areas, stains in areas, evidence of past leaking, **old asbestos transite pipe present, recommend removal**



old asbestos transite pipe present, recommend removal



old asbestos transite pipe present, recommend removal



8. Attic Ventilation

Observations: functional, attic fan present and operated, limited inspection only



attic fan present and operated, limited inspection only

9. Attic Vent Screens

Observations: could not access some attic vents, **no lower vents visible**



no lower vents visible

Exterior

1. Exterior Doors

Observations: functional, worn hardware, exterior screen door sticks at the hinge side



exterior screen door sticks at the hinge side

2. Exterior Eaves & Facia

Observations: stained, weathered, leaking at the eaves, recommend further evaluation by a licensed roofing contractor, deteriorated wood, consult termite report all wood areas



leaking at the eaves



leaking at the eaves



leaking at the eaves



deteriorated wood

3. Exterior Paint

Observations: weathered, **peeling in areas**



peeling in areas

4. Exterior Stucco

Observations: weathered, small cracks, foliage prevented complete inspection

5. Exterior Windows

Observations: functional, weathered

Foundation

1. Slab Foundation

Observations: Raised Foundation Only

2. Foundation Perimeter

Observations: partially visible

3. Access

Materials: North side of the structure • East side of the structure

Observations: functional, limited space, could not access all areas



4. Foundation Ventilation

Observations: functional

5. Foundation Vent Screens

Observations: functional

6. Post & Girders

Observations: good, recommend T-Straps at the post and girders, could not access all areas



recommend T-Straps at the post and girders



7. Sub Flooring & Joist

Observations: could not access all areas, stained in areas, **deteriorated wood in areas, consult termite report on all wood area**



deteriorated wood in areas



stained in areas



8. Foundation Walls

Observations: good, could not access all areas



9. Cripple Walls

Observations: functional, could not access all areas



10. Foundation Bolts

Observations: present in areas visible



11. Chimney Hearth

Observations: functional, could not access all areas



12. Foundation Electrical

Observations: some electrical not accessible, could not access all areas, **knob and tube present, recommend upgrading knob & tube wiring**



knob and tube present



knob and tube present

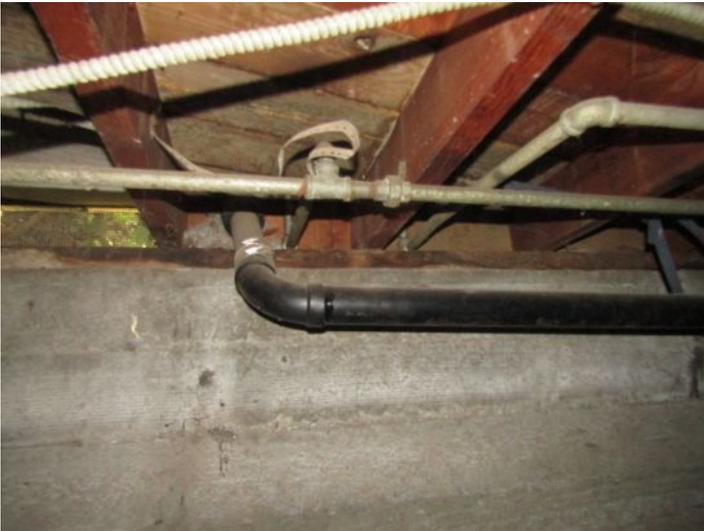
13. Foundation Plumbing

Plumbing Type: Copper, Galvanized

Observations: could not access all areas, some plumbing is not accessible, **visible leaking under the hall bathroom bathtub**



visible leaking under the hall bathroom bathtub



14. Foundation Ducting

Observations: none

Grounds

1. Driveway

Materials: concrete

Observations: good, stained



2. Walkway

Materials: concrete

Observations: stained, small cracking



3. Patio Deck

Materials: concrete

Observations: small cracking, weathered deck, personal items prevent complete inspection



4. Patio Enclosure

Observations: functional, posts and roof only, weathered, earth to wood contact, **deteriorated wood**, **consult termite report all wood areas**



deteriorated wood



deteriorated wood



earth to wood contact

5. Patio Roof

Roof Type: Fiberglass

Observations: functional, weathered, **damaged and missing**



damaged and missing



damaged and missing

6. Exterior Stairs & handrail

Observations: functional, **recommend hand rails**



recommend hand rails

7. Exterior & Grounds Electrical

Observations: worn outlets, no light present at the exterior door, **exposed wires going from the house to the garage, 3 prong outlets are not grounded**



no light present at the exterior door



no light present at the exterior door



exposed wires going from the house to the garage



3 prong outlets are not grounded

8. Exterior GFCI Outlets

Observations: none visible, **recommend -GFCI on all exterior outlets**



recommend -GFCI on all exterior outlets

9. Fencing & Walls

Fence Type: block, wood, vinyl fencing

Observations: functional, weathered, damaged, foliage prevented complete inspection

10. Exterior Grading

Observations: no drains visible, recommend trimming all shrubs that are touching the structure



recommend trimming all shrubs that are touching the structure



recommend trimming all shrubs that are touching the structure

11. Exterior & Grounds Plumbing

Plumbing Type: Copper, Galvanized

Observations: worn fixtures, copper to galvanized missing proper connections



copper to galvanized missing proper connections

12. Grounds Sprinkler System

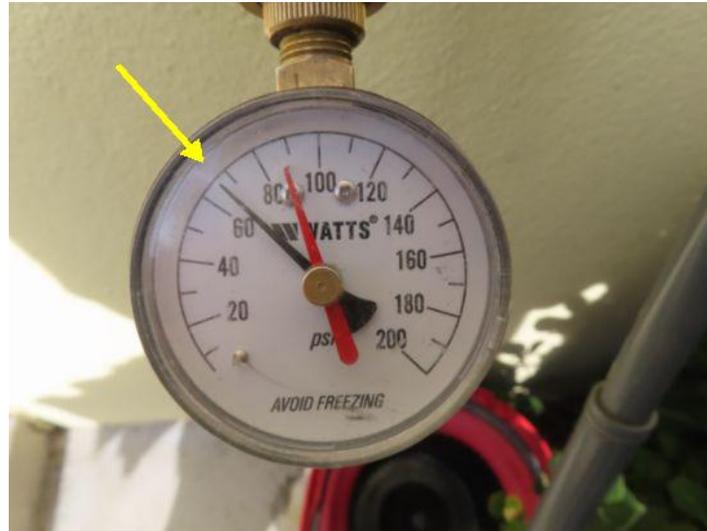
Observations: on timers, not tested by the inspector, consult the owner on the operation of the system



on timers, not tested by the inspector

13. Water Pressure

Observations: 68 psi



68 psi

14. Water Pressure Regulator

Observations: none visible

15. Main Water Shut Off Valve

Location: front of structure, front walk way
Observations: functional, worn valve



main water shut off