



IM HOME INSPECTIONS

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<https://imhomeinspections.com/>



## IM HOME INSPECTIONS INC - RESIDENTIAL REPORT

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La Crescenta-Montrose, CA 91214

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02/21/2026



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### About this report:

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the [InterNACHI Standards of Practice](#), that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trade's contractors within the client's inspection contingency window or prior to closing, whichever is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property. **This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection.** This inspection is intended to assist in the evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

**It is essential** that you take action on the recommendations in your inspection report. If your report has a recommendation for further evaluation OR repair by a qualified professional, do it BEFORE the end of your contingency period. **IF YOU DO NOT ACT BEFORE THE END OF YOUR CONTINGENCY PERIOD AND BUY THE HOUSE, YOU WILL BE RESPONSIBLE FOR THE COST TO REPAIR THESE ITEMS WHICH MAY BE SUBSTANTIAL.** If an issue exists in one location it may exist in multiple locations.

### Useful Life Expectancy

While components, appliances, and materials may work at the time of inspection, every part of the house has a useful life expectancy. To see expected life expectancy, please see: <http://www.nachi.org/life-expectancy.htm>

### Read the Entire Report:

Please read the entire report. While the most pressing issues are in the summary, the body of the report also includes important details and recommendations.



MAINTENANCE ITEM



REPAIR/UPGRADE



SAFETY HAZARD

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# SUMMARY

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring 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. We recommend all repairs be done by a licensed & bonded trade or professional before closing. We recommend obtaining a copy of all receipts, warranties and permits for the work done

- ⊖ 2.2.1 Grounds and Exterior Areas - Driveway and Walkway Condition: Heavy cracking -driveway
- ⊖ 2.2.2 Grounds and Exterior Areas - Driveway and Walkway Condition: Moderate cracking walkways
- ⊖ 2.3.1 Grounds and Exterior Areas - Exterior Material : Wood Deterioration
- 🔧 2.4.1 Grounds and Exterior Areas - Vegetation Observations: Vegetation close to home
- 🔧 2.4.2 Grounds and Exterior Areas - Vegetation Observations: Planter beds
- ⊖ 2.5.1 Grounds and Exterior Areas - Grading: Poor grading
- ⊖ 2.5.2 Grounds and Exterior Areas - Grading: No visible drains
- ⊖ 2.7.1 Grounds and Exterior Areas - Fence Condition: Cracked fencing
- ⊖ 2.9.1 Grounds and Exterior Areas - Patio: Missing gaurd rails
- 🔧 2.12.1 Grounds and Exterior Areas - Retaining wall: Retaining wall mortar deterioration noted
- 🔧 2.13.1 Grounds and Exterior Areas - Exterior Stairs: No handrail
- ⊖ 3.2.1 Garage - Garage Roof: Moderate to Significant granule loss
- 🔧 3.2.2 Garage - Garage Roof: Vegetation & debris
- ⊖ 3.2.3 Garage - Garage Roof: Damaged shingles
- ⊖ 3.2.4 Garage - Garage Roof: Soft
- ⊖ 3.2.5 Garage - Garage Roof: Flat ponding
- 🔧 3.2.6 Garage - Garage Roof: Wave
- 🔧 3.2.7 Garage - Garage Roof: Painted
- 🔧 3.5.1 Garage - Interior Walls: Shelves
- ⊖ 3.6.1 Garage - Rafters & Ceiling: Wood deterioration
- ⊖ 3.7.1 Garage - Floor Condition: Cracks - moderate
- ⚠️ 4.2.1 Electrical - Service Wires: Wires touching roof
- ⊖ 4.2.2 Electrical - Service Wires: Clearance Above Rooftop
- 🔧 4.3.1 Electrical - Panel: Labels
- 🔧 4.3.2 Electrical - Panel: Cobwebs noted in electrical panel
- 🔧 4.3.3 Electrical - Panel: Undersized for modern usage.
- ⊖ 4.6.1 Electrical - Receptacles: No Power
- ⚠️ 4.6.2 Electrical - Receptacles: Ungrounded 2-prong

- ⊖ 4.6.3 Electrical - Receptacles: Open ground
- ⚠ 4.6.4 Electrical - Receptacles: Hot and neutral reversed
- ⚠ 4.7.1 Electrical - Wiring: Knob and tube
- 🔧 4.7.2 Electrical - Wiring: Knob and tube - not in use
- ⚠ 4.7.3 Electrical - Wiring: Older NM wiring noted
- ⚠ 4.7.4 Electrical - Wiring: Damaged wiring insulation
- ⊖ 5.1.1 Gas - Meter: No earthquake shut off
- 🔧 6.1.1 Plumbing - - Supply: Main shut-off w/o Pressure
- ⊖ 6.2.1 Plumbing - - Drain & Waste: Cast Iron
- ⚠ 7.3.1 Water Heater - TPRV: No discharge pipe
- ⊖ 7.4.1 Water Heater - Plumbing Connections : No bonding wire and expansion tank present
- ⊖ 7.5.1 Water Heater - WH Gas Valve: No sediment trap
- ⊖ 8.2.1 Heat/AC - Heater Condition: The pilot was not lit at wall heater
- ⊖ 8.6.1 Heat/AC - AC Compress Condition 3: Older (15 or more years old)
- 🔧 8.7.1 Heat/AC - AC Compress Condition 4: R-22
- ⊖ 8.7.2 Heat/AC - AC Compress Condition 4: Older (15 or more years old)
- 🔧 9.2.1 Attic - Structure: Moisture stains dry
- ⊖ 9.3.1 Attic - Ventilation: No Visible Ventilation noted
- ⊖ 9.4.1 Attic - Insulation Condition: Rodent
- ⊖ 10.2.1 Attic 2 - Structure: Visible hole - daylight
- ⊖ 10.3.1 Attic 2 - Ventilation: No Visible Ventilation noted
- 🔧 11.1.1 Roof - Condition: Moderate granule loss
- ⊖ 11.1.2 Roof - Condition: Roofing debris
- 🔧 11.1.3 Roof - Condition: Satellite Dish
- ⊖ 11.1.4 Roof - Condition: Flat ponding
- 🔧 11.2.1 Roof - Gutter: None
- ⊖ 11.3.1 Roof - Vent Caps: Roofing sealant around vent caps worn
- 🔧 11.3.2 Roof - Vent Caps: Vent cap(s) noted to be rusted.
- ⊖ 13.2.1 Crawlspace - Pier and Beam: Pier deterioration
- ⊖ 13.2.2 Crawlspace - Pier and Beam: Undermining noted
- ⚠ 13.2.3 Crawlspace - Pier and Beam: Repairs-non-standard
- ⊖ 13.2.4 Crawlspace - Pier and Beam: Leaning
- ⚠ 13.3.1 Crawlspace - Crawlspace Walls and Floor: Cracks
- ⊖ 13.3.2 Crawlspace - Crawlspace Walls and Floor: Rodents
- ⚠ 13.3.3 Crawlspace - Crawlspace Walls and Floor: River Rock Foundation
- ⊖ 13.3.4 Crawlspace - Crawlspace Walls and Floor: Vegetation noted to be growing in crawlspace
- ⊖ 13.3.5 Crawlspace - Crawlspace Walls and Floor: Cripple walls have NOT been covered with sheer panels
- ⚠ 13.3.6 Crawlspace - Crawlspace Walls and Floor: Brick style
- ⊖ 13.3.7 Crawlspace - Crawlspace Walls and Floor: Damage Noted
- ⚠ 13.4.1 Crawlspace - Anchor Bolts: None
- 🔧 13.5.1 Crawlspace - Crawlspace Insulation: None

- ⊖ 13.6.1 Crawlspace - Framing and Subfloor : Wood deterioration
- ⊖ 13.6.2 Crawlspace - Framing and Subfloor : Moisture stains noted at floor joists
- 🔧 14.2.1 Kitchen - Sinks: Spray wand leaks
- 🔧 14.2.2 Kitchen - Sinks: Corrosion at plumbing under sink
- ⊖ 14.6.1 Kitchen - Microwave: Tripped breaker when operated
- ⊖ 14.7.1 Kitchen - Vent Condition: Not approved tape
- ⊖ 14.9.1 Kitchen - Cabinets: Moisture damage noted
- ⊖ 15.2.1 Bathroom - Sinks: Accordion (flexible) drainpipe
- ⊖ 15.2.2 Bathroom - Sinks: Slow drain
- ⊖ 15.3.1 Bathroom - Tub with Shower: Damaged tile
- ⊖ 15.4.1 Bathroom - Showers: Cracked tile
- ⊖ 15.6.1 Bathroom - Exhaust Fan: None
- 🔧 15.6.2 Bathroom - Exhaust Fan: Build up on screens noted
- 🔧 16.2.1 Interior Areas - Window Condition: Older - consider replacing
- 🔧 16.2.2 Interior Areas - Window Condition: Torn screen(s) noted
- ⊖ 16.2.3 Interior Areas - Window Condition: Won't open
- ⊖ 16.2.4 Interior Areas - Window Condition: Window will not stay open when opened
- ⊖ 16.5.1 Interior Areas - Walls and ceilings: Hairline cracks noted
- 🔧 16.6.1 Interior Areas - Floors: Age and wear
- ⊖ 16.6.2 Interior Areas - Floors: Stain noted
- ⊖ 16.6.3 Interior Areas - Floors: Damaged
- 🔧 16.8.1 Interior Areas - Doors: Damage noted
- ⊖ 16.8.2 Interior Areas - Doors: Bad weather stripping
- ⊖ 17.1.1 Smoke and Carbon Monoxide detectors - Detectors: CO should be in hallway
- ⊖ 18.3.1 Laundry - Exhaust Fan: Recommend exhaust fan
- ⊖ 19.1.1 Fireplaces and Chimneys - Fireplace: Gaps in mortar
- ⊖ 19.3.1 Fireplaces and Chimneys - Spark Arrestor: No raincap
- ⊖ 19.3.2 Fireplaces and Chimneys - Spark Arrestor: Wire mesh only is installed as a spark arrestor

# 1: INSPECTION DETAILS

## Information

### General: Attendance

Buyer Agent present, Client not present

### General: Home Type

Single Family Home

### General: Occupancy

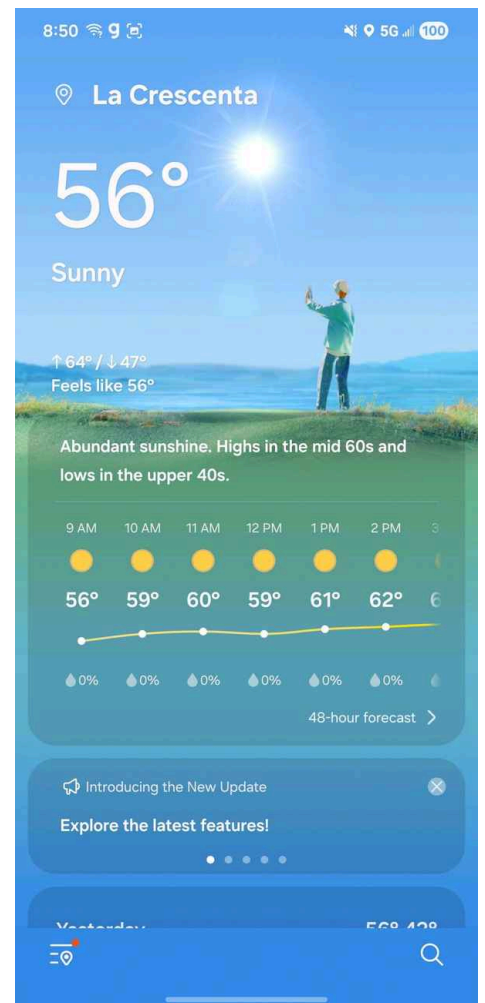
Vacant

### General: Levels

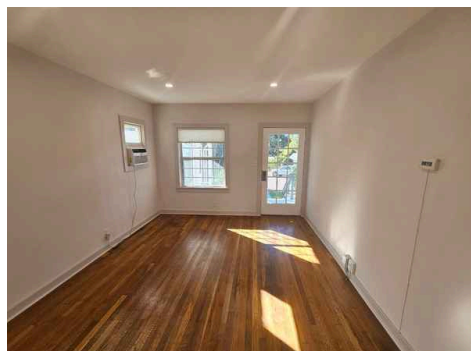
1 Level

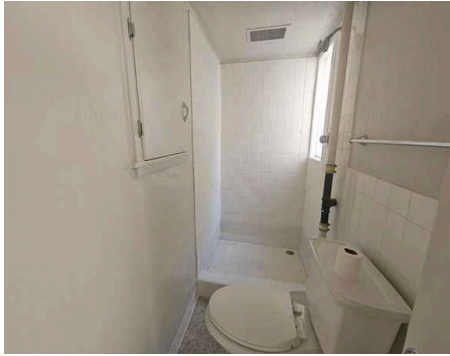
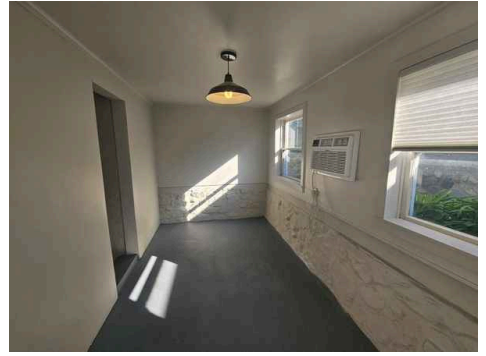
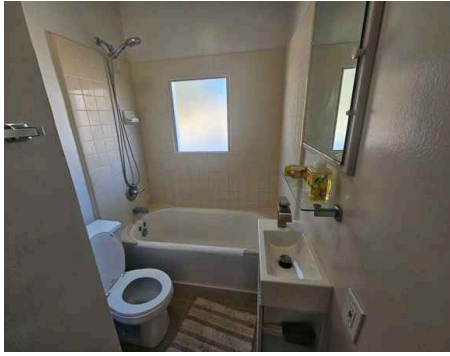
### Weather: Weather

Sunny



## Overview: Overview Photos





## 2: GROUNDS AND EXTERIOR AREAS

### Information

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#### General: General Limitations

Limitations: The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Any comments or photos about such items are as a courtesy only. The inspector is not required to inspect items that are not visible or readily accessible from the ground, including window and door flashing.

The inspector can not identify geological, geotechnical, hydrological, or soil conditions. The inspector does not inspect recreational facilities or playground equipment, inspect seawalls, breakwalls, or docks.

inspect erosion-control or earth-stabilization measures. Inspectors can not inspect underground utilities or any underground items such as

wells or springs, geothermal systems, wastewater treatment systems, septic systems, or cesspools. The inspector is not required to inspect irrigation and sprinkler systems.

**Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

Please note, that any common areas owned by the HOA are excluded from this report, any comments and photos are as a courtesy only.

This report does NOT substitute requirements for SB721 for Apartments or SB326 Condominium Balcony Inspections.

#### General: Irrigation Disclaimer

Sprinkler systems are beyond the scope of a Home Inspection. Most/many parts are under ground, hidden behind vegetation, or not fully visible. Irrigation systems need regular maintenance. Conditions can and will change at any moment. Any comments below are as a courtesy only and are in no way an evaluation of the the entire irrigation system.

#### Driveway and Walkway Condition: Driveway and Walkway

Concrete Walkways, Asphalt driveway noted.



#### Exterior Material : Exterior Materials

Stone siding, Wood Siding



**Vegetation Observations: Fire zone information**

Note: In some areas deemed a designated fire zone, vegetation should be 5 feet from the home. Determining if the home is in a designated fire zone is beyond the scope of a home inspection. Please consult your local fire department for more information on if this applies to this home or not.

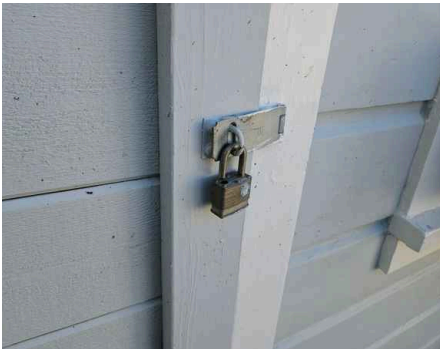
**Gate Condition: Gate Material**

Chain link, Wood



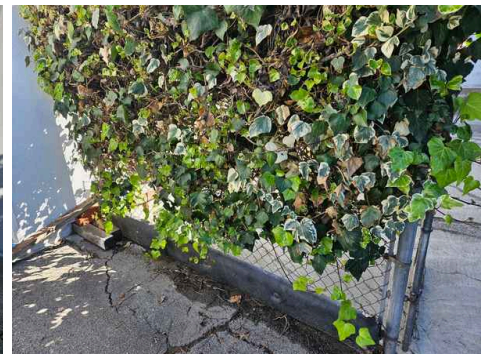
**Gate Condition: Locked**

Gates were locked and could not be evaluated.



**Fence Condition: Fence or Wall Material**

Block, Vinyl, Chain Link



**Fence Condition: Vegetation obscured**

The inspector could not inspect all aspects of the fence due to vegetation.

**Eaves & Fascia: NOTE**

In California, Home Inspectors may not comment on the presence or absence of termites or other wood destroying organisms. Only a licensed Pest Inspection Company may comment on this.

**Patio: Front Porch****Retaining wall: Retaining Wall**

Retaining wall noted. These structures are designed to hold back soil at a slope. Retaining walls hold a very large amount of pressure and must be designed by an engineer to strict construction standards and must include a way to drain water from soil behind wall.

**Retaining wall: Photo**

## Observations

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## 2.2.1 Driveway and Walkway Condition



Repair/Upgrade

**HEAVY CRACKING -DRIVEWAY**

Drive way has heavy cracking and significant deterioration. Recommend repair by qualified contractor.

Recommendation

Contact a qualified professional.



## 2.2.2 Driveway and Walkway Condition



Repair/Upgrade

**MODERATE CRACKING WALKWAYS**

Walkways have moderate cracking and deterioration. Recommend repair by qualified contractor.

Recommendation

Contact a qualified professional.



## 2.3.1 Exterior Material



Repair/Upgrade

**WOOD DETERIORATION**

Wood deterioration was noted at siding/trim. Recommend pest inspection for possible wood-destroying organisms.

Recommendation

Contact a qualified pest control specialist.



## 2.4.1 Vegetation Observations



Maintenance Item

**VEGETATION CLOSE TO HOME**

Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from the foundation and roof. Plants in contact or proximity to the home can provide pathways to wood destroying insects and abrade and damage siding, screens, and roofs. Read more [here](#).

Recommendation

Contact a qualified landscaping contractor



## 2.4.2 Vegetation Observations



Maintenance Item

**PLANTER BEDS**

Planter beds were noted attached to the home exterior. This can result in high levels of moisture at the home exterior near planters. This a conducive condition for wood-destroying organisms. Planter boxes should have adequate drainage so as to not hold water against the home. Recommend removing planters, or repairing so there is a gap of at least 2 inches between planters and the building exterior for better airflow, with drainage system, to allow building exteriors to dry quickly. Read more [here](#).

Recommendation

Contact a qualified professional.



## 2.5.1 Grading



Repair/Upgrade

**POOR GRADING**

There is inadequate grading to allow water to go around home. Recommend qualified contractor evaluate and add drainage measures, such as swales and/or area drains, and/or other measures. Failure to add drainage can undermine the foundation over time.

Recommendation

Contact a qualified grading contractor.



## 2.5.2 Grading



Repair/Upgrade

**NO VISIBLE DRAINS**

Recommend qualified contractor install drainage in area as needed.

Recommendation

Contact a qualified professional.

## 2.7.1 Fence Condition



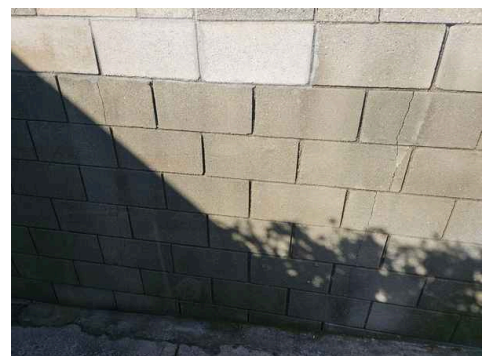
Repair/Upgrade

**CRACKED FENCING**

Cracks in block wall fencing noted.

Recommendation

Contact a qualified professional.



2.9.1 Patio

**MISSING GAIRD RAILS**

Recommendation

Contact a qualified professional.

 Repair/Upgrade



2.12.1 Retaining wall

**RETAINING WALL MORTAR DETERIORATION NOTED**

Recommendation

Contact a qualified professional.

 Maintenance Item



2.13.1 Exterior Stairs

**NO HANDRAIL**

Although not required, recommend hand rails for safety reasons.

Recommendation

Contact a qualified professional.

 Maintenance Item



## 3: GARAGE

### Information

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**Garage Type: Type**

Detached, Converted to living space

**Garage Roof: Inspection Method**

Roof traversed

**Garage Roof: Roof Materials**

Composition Shingles, Torch Down Membrane (flat roof)

**Vehicle Door Condition: Note about Garage Door Springs**

Garage door springs are a mechanical component under heavy tension and typically have a lifespan of 7-10 years or approximately 10,000 open/close cycles. We check for obvious signs of wear, damage, or failure, but we cannot determine the remaining life of the springs. If the garage door appears difficult to operate, opens unevenly, or shows signs of strain, we recommend evaluation by a qualified garage door technician.

Read more at <https://imhomeinspections.com/garage-door-springs/>

**Vehicle Door Condition: Door****Type**

None

**Automatic Door Opener: About Garage Door Openers and Safety Features**

Read more about Garage Door Openers and Safety Features: <https://imhomeinspections.com/garage-door-openers-and-safety-features/>

Note: Most Garage Door Opener manufacturers recommend you test the safety features monthly, and have the entire door and opener serviced once per year.

**Automatic Door Opener: No automatic garage door opener installed**

No automatic garage door opener installed.

**Interior Walls: Photos**



**Rafters & Ceiling: Type of Ceiling** wood sheathing

**Floor Condition: Photos**

**Exterior Door: No major system safety or function concerns noted at time of inspection**

No major system safety or function concerns noted at time of inspection.



**Fire Door: There is no direct entry to the house from the garage**

**Ventilation: None**

While not required, garage ventilation is suggested to allow car exhaust fumes to flow outside of garage.

## Limitations

Garage Roof

### ROOF LIMITATIONS

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts, and extensions performed adequately or were leak-free.

## Observations

## 3.2.1 Garage Roof



Repair/Upgrade

**MODERATE TO SIGNIFICANT GRANULE LOSS**

Numerous shingles had moderate to significant granule loss. This is an indication the roof is nearing the end of its useful life. Recommend consulting with a qualified roofing contractor to discuss the necessity, timeline, options and costs for eventual replacement.

Recommendation

Contact a qualified roofing professional.



## 3.2.2 Garage Roof



Maintenance Item

**VEGETATION & DEBRIS**

Vegetation and debris noted on roof. This can hold moisture against the roof and can lead to leaks or wood destroying organisms. Recommend cleaning roof now and in the future.

Recommendation

Contact a qualified professional.



## 3.2.3 Garage Roof



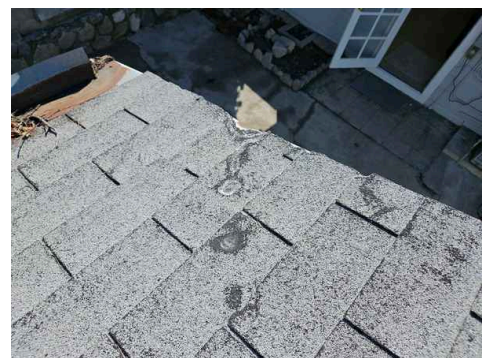
Repair/Upgrade

**DAMAGED SHINGLES**

Damaged shingles were noted on roof. Recommend repair/replacement by qualified roofer.

Recommendation

Contact a qualified professional.



### 3.2.4 Garage Roof

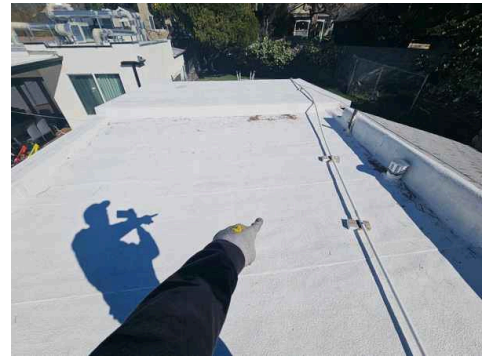
 Repair/Upgrade

#### **SOFT**

Area of roof noted to be soft. This is usually an indication of the wood under the roofing materials having sustained moisture damage.

Recommendation

Contact a qualified professional.



### 3.2.5 Garage Roof

 Repair/Upgrade

#### **FLAT PONDING**

Areas noted where water may pond, which could potentially lead to leaks in heavy rains

Recommendation

Contact a qualified professional.



### 3.2.6 Garage Roof

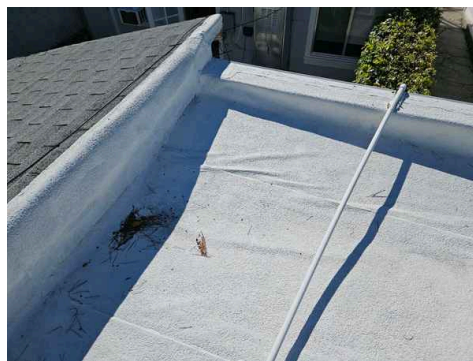
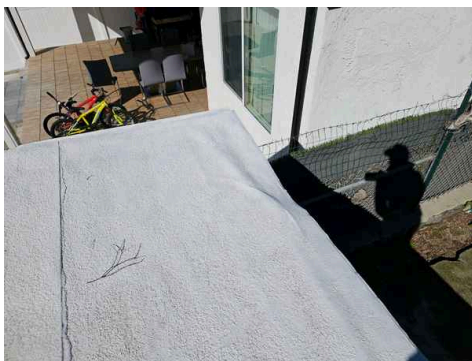
 Maintenance Item

#### **WAVE**

A rise and fall, or wave noted in the roof. This can be a sign of poor underlayment, poor installation, or damage to the underlying areas. Recommend further evaluation and repair as necessary by a qualified roofer.

Recommendation

Contact a qualified professional.



## 3.2.7 Garage Roof



Maintenance Item

**PAINTED**

Inspector cannot determine wear of roof.

Recommendation

Contact a qualified professional.



## 3.5.1 Interior Walls



Maintenance Item

**SHELVES**

Shelving was installed. While shelves may be functional, inspector makes no claims or guarantees to their ability to hold weight.

Recommendation

Contact a qualified professional.



## 3.6.1 Rafters &amp; Ceiling



Repair/Upgrade

**WOOD DETERIORATION**

Wood deterioration was noted at garage rafters. Recommend pest inspection for possible wood-destroying organisms.

Recommendation

Contact a qualified professional.



## 3.7.1 Floor Condition



Repair/Upgrade

**CRACKS - MODERATE**

Cracks, heaving, and settlement were found in sections of concrete slab floors. While minor cracks are common and are generally only considered to be a cosmetic issue, moderate cracks may or may not get worse over time. Recommend having floors repaired by a qualified contractor to prevent further cracking and development of potential trip hazards.

Recommendation

Contact a qualified professional.



# 4: ELECTRICAL

## Information

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### General Electrical : General Limitations

Areas concealed from view by any means (including but not limited to: behind furniture, in walls, under insulation, underground, etc) are excluded from the report. We do not unplug homeowners' items or move furniture to test outlets. Load calculations, verifying the accuracy of circuit breaker labeling, timers, motion sensors, smart home technology, and any low voltage wiring are beyond the scope of this report. **Any issues noted should be further evaluated and repaired by a qualified and licensed electrician before closing.** If an issue exists in one location it may exist in multiple locations.

### General Electrical : Information only: Arc-Fault Circuit Interrupter (AFCI)

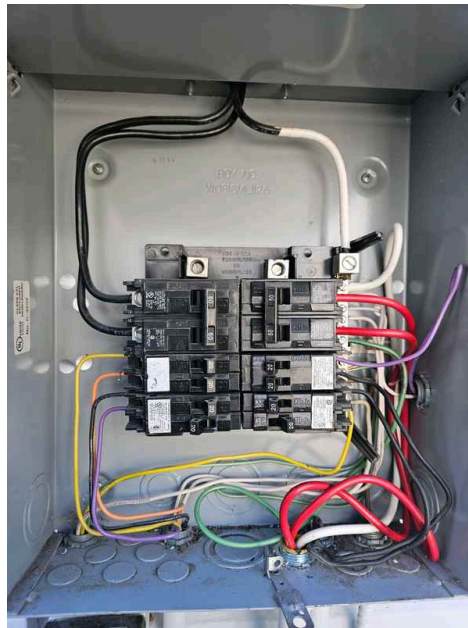
Arc-Fault Circuit Interrupter (AFCI) technology is generally not found in older homes. Read more about what AFCI is, and why you may wish to upgrade even though it is not required on homes that do not include elements of new construction here: <https://imhomeinspections.com/arc-fault-circuit-interrupter-afci/>

### Service Wires: Overhead

The electrical service was overhead.

### Panel: Main Panel Location

Main Location: Exterior

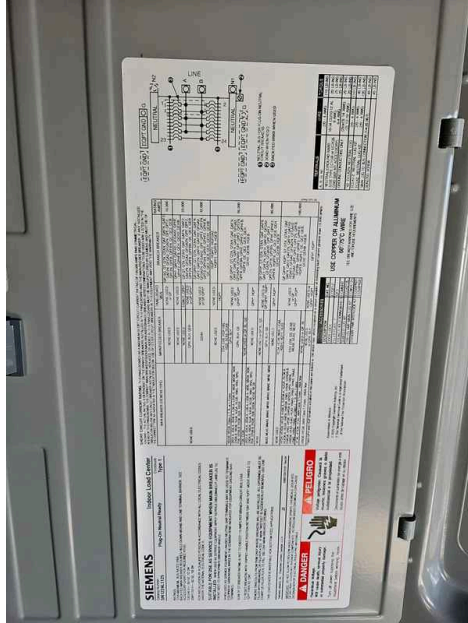
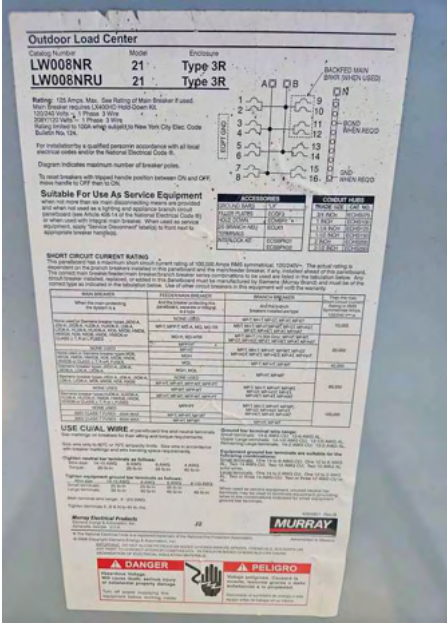


### Panel: Sub Panel Location

Garage



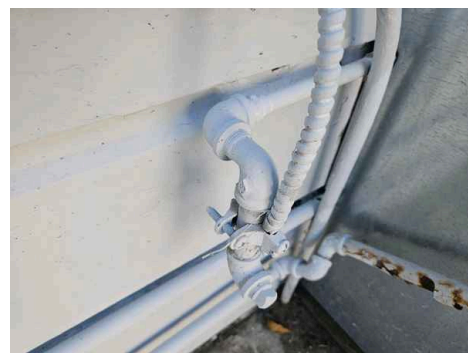
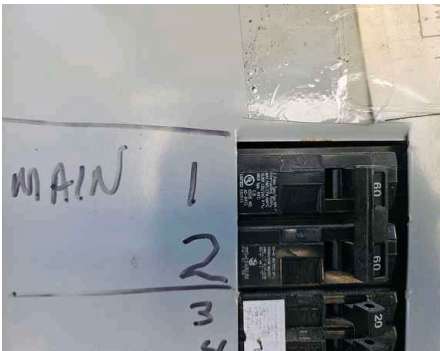
**Panel: Panel Brand**  
Murray, Siemens



**Panel: Main Amp Breaker Rating**  
60

**Grounding: Pipe**

Electrical system appears grounded to water pipes.



**Receptacles: Information - ground-fault circuit interrupter GFCI**

Read more about ground-fault circuit interpreters here: <https://imhomeinspections.com/ground-fault-circuit-interrupter-gfci/>

**Observations**

## 4.2.1 Service Wires

**WIRES TOUCHING ROOF**

Safety Hazard

Wires from home to garage are touching roof. This is a safety hazard. Recommend correction by a qualified electrician.

Recommendation

Contact a qualified professional.



## 4.2.2 Service Wires

**CLEARANCE ABOVE ROOFTOP**

Repair/Upgrade

The overhead service drop conductors had inadequate clearance above the roof. The minimum clearances are as follows: 1.) 4:12 or less roof pitch requires 8 feet minimum clearance; 2.) Steeper than 4:12 requires 3 feet minimum clearance. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with your electrical service provider to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified personnel only.

Recommendation

Contact a qualified professional.



## 4.3.1 Panel

**LABELS**

Maintenance Item

The circuit breakers were not clearly labeled or not fully labeled.

Labeling enhances safety by clearly identifying the circuit or area each breaker controls, making it easier to locate and isolate a specific circuit in case of maintenance or emergency. Recommend a qualified person correct the labeling so that it is complete and clear.

Recommendation

Contact a qualified professional.



4.3.2 Panel

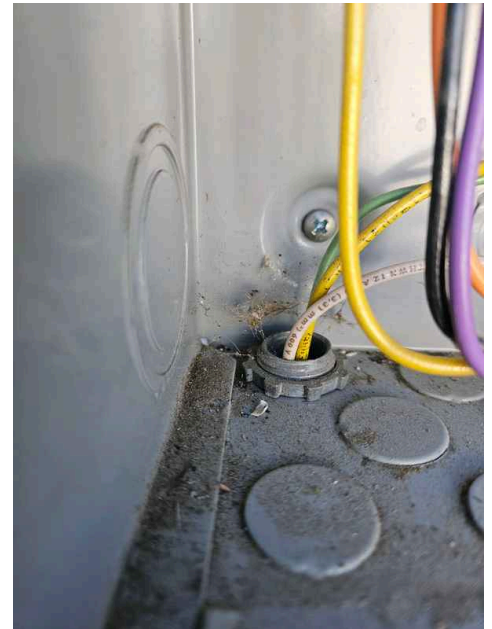
 Maintenance Item

**COBWEBS NOTED IN ELECTRICAL PANEL**

Over time this can be a fire hazard. Recommend qualified electrician clean panel.

Recommendation

Contact a qualified professional.



4.3.3 Panel

 Maintenance Item

**UNDERSIZED FOR MODERN USAGE.**

The panel is under 100 amps, which may be undersized for today's modern electrical usage, especially if AC is to be added at a later date. The client may wish to consult with a qualified electrician about upgrading the panel.

Recommendation

Contact a qualified professional.

4.6.1 Receptacles

 Repair/Upgrade

**NO POWER**

Electrical receptacle(s) had no power. Recommend further evaluation and repair by a qualified electrician.

Recommendation

Contact a qualified professional.



garage

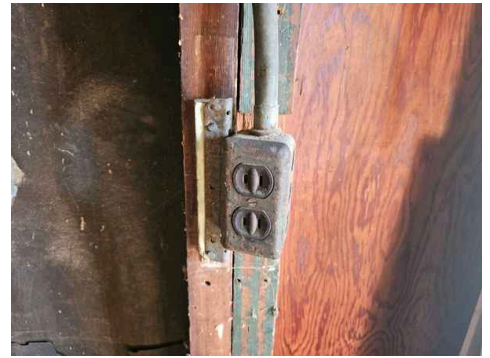
## 4.6.2 Receptacles

**UNGROUND 2-PRONG**

The home contained outdated, ungrounded 2-prong electrical receptacle(s). Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices improved over time, building standards have changed to require all outlets be 3-prong and grounded. Recommend qualified electrician upgrade outlets and the associated wiring to modern grounded 3-prong outlets.

Recommendation

Contact a qualified professional.



garage

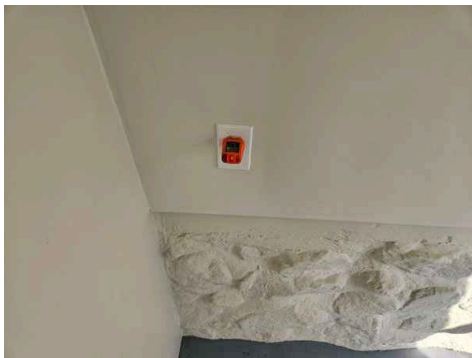
## 4.6.3 Receptacles

**OPEN GROUND**

Electrical receptacle(s) had an open ground. This is a shock hazard, and can damage equipment plugged into such receptacles. Receptacle(s) should be replaced or repaired by a qualified electrician.

Recommendation

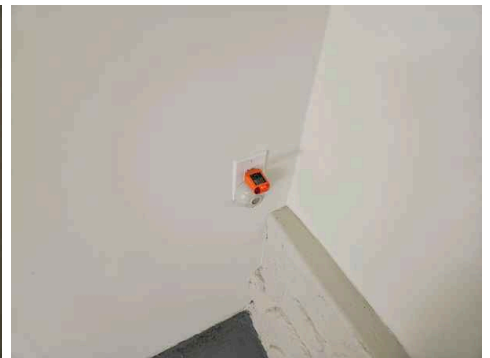
Contact a qualified professional.



garage



garage



laundry room

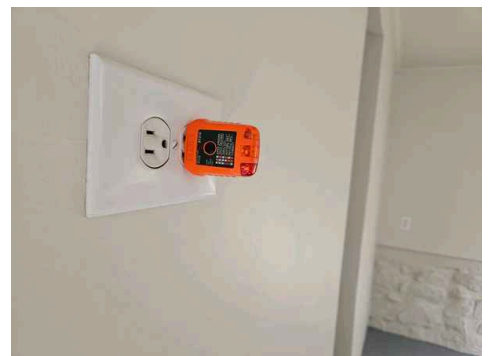
## 4.6.4 Receptacles

**HOT AND NEUTRAL REVERSED**

Electrical receptacle(s) had hot and neutral wires reversed. This can damage equipment plugged into such receptacles and be a potential shock hazard. Recommend repair by a qualified electrician.

Recommendation

Contact a qualified professional.



garage

4.7.1 Wiring

**KNOB AND TUBE**

 Safety Hazard

Active knob and tube wiring were noted. Commonly referred to as K&T wiring. Knob and tube wiring was once common up until the 1940s. While it may still be functional, it is no longer considered safe by today's standards due to it being ungrounded. Knob and tube wiring is also easily damaged if it comes into contact with insulation, other wiring, or objects. Over time the wiring also becomes brittle and subject to failure. Recommend consulting with a qualified electrical contractor to discuss the necessity, timeline, options, and costs for upgrading all necessary wiring to modern standards.



Recommendation

Contact a qualified professional.

4.7.2 Wiring

**KNOB AND TUBE - NOT IN USE**

 Maintenance Item

Older style wiring no longer in use. Recommend qualified electrician remove.



4.7.3 Wiring

**OLDER NM WIRING NOTED**

 Safety Hazard

Older cloth or other older NM wiring noted. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and the risk of shock and/or fire. This wiring is also easily damaged and may be incorrectly tapped into new wiring. Recommend consulting with a qualified electrical contractor to discuss the necessity, timeline, options, and costs for upgrading all necessary wiring to modern standards.

Recommendation

Contact a qualified professional.



garage

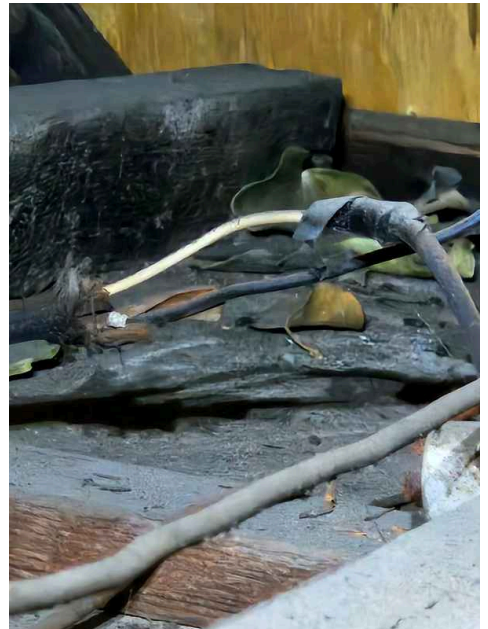
4.7.4 Wiring

**DAMAGED WIRING INSULATION**

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



Attic

# 5: GAS

## Information

---

### Meter: Gas Meter

Present

Read about Earthquake Shut Off Valves here: <https://imhomeinspections.com/earthquake-gas-shut-off-valves/>

Read about wires at a gas meter [here](#).



## Observations

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5.1.1 Meter

### NO EARTHQUAKE SHUT OFF

Repair/Upgrade

The Gas meter does not have a seismic (earthquake) shut-off valve. Seismic shut-off valves are designed to shut off the gas in case of an earthquake to prevent gas leaks and fires. Recommend having a qualified plumber install a seismic (earthquake) shut-off valve.

Note: Required in City of Los Angeles, Culver City, Malibu, Santa Monica, and West Hollywood. While they are not required in other areas, they are still recommended for the highest level of safety. Read [more here](#).

Recommendation

Contact a qualified plumbing contractor.

## 6: PLUMBING

### Information

#### - Supply: Plumbing Limitations

**Limitations:** Inspector does not determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply, or determine the water quality, potability, or reliability of the water supply or source. Wells are not included. Inspectors may not turn shut off valves on due to the possibility of leaks. Inspector does not evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures, or piping, nor determine the effectiveness of anti-siphon, back-flow prevention, or drain-stop devices. **All items noted should be further evaluated and repaired by a qualified plumber before closing.** If an issue exists in one location it may exist in multiple locations.

#### - Supply: Public-utility

The home water was supplied from a public source.

#### - Supply: Main shutoff valve

Main shutoff w/ out pressure valve (see below)



#### - Supply: Visible Material Type copper





### - Drain & Waste: Waste disclosure

Underground utilities are NOT VISIBLE during the scope of a standard home inspection, and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipe deteriorate from the inside out. For this reason, the Inspector suggests client consider getting a video scan OR a complete and intrusive sanitary drain line testing prior to closing by a licensed plumber.

### - Drain & Waste: Visible Materials

Cast Iron (see below)



## Observations

### 6.1.1 - Supply

#### MAIN SHUT-OFF W/O PRESSURE



Maintenance Item

Main water shut off was present but did NOT have an adjustable pressure valve. Having a pressure regulator valve can keep water pressure in a safer range in the home and reduce chance of water hammer in pipes and plumbing valve failures. Recommend upgrading by having qualified plumber add a water pressure regulator to main water line.

Recommendation

Contact a qualified professional.

## 6.2.1 - Drain &amp; Waste

**CAST IRON**

Cast Iron drain pipes noted. Simply looking at the exterior of the pipes might not indicate that there are problems with the drainage system since cast iron typically deteriorates from the inside out. Cast iron pipe over time gets corroded (corrosion) creating rust flakes or scaling or rust built up, which decreases the inside diameter of the pipe and creates a rough surface for waste and toilet tissue to pass over. With age, cast iron also becomes brittle, and can easily break without notice. The average life of cast iron drain pipes is 50-70 years, but may fail much sooner.

## Recommendation

Contact a qualified professional.

# 7: WATER HEATER

## Information

### Condition: Water Heater Limitations

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water re-circulation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. **All items noted should be further evaluated and repaired by a qualified plumber before closing.**

Read More About Water Heater Installations [here](#)

The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit to prevent scalding from excessively hot tap water

### Condition: Type

Gas water heater noted.

### Condition: Heater Locations

Exterior closet

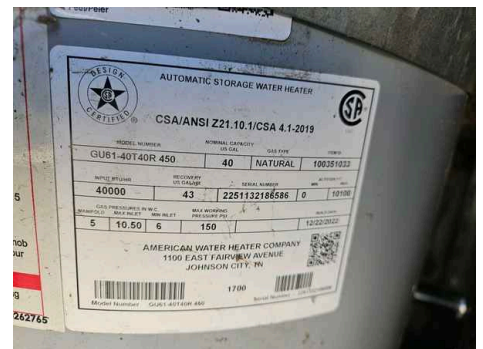


### Condition: Brand

American

### Condition: Date of Manufacture

2022



### Number Of Gallons: Number of Gallons,

40

### WH Gas Valve: Present

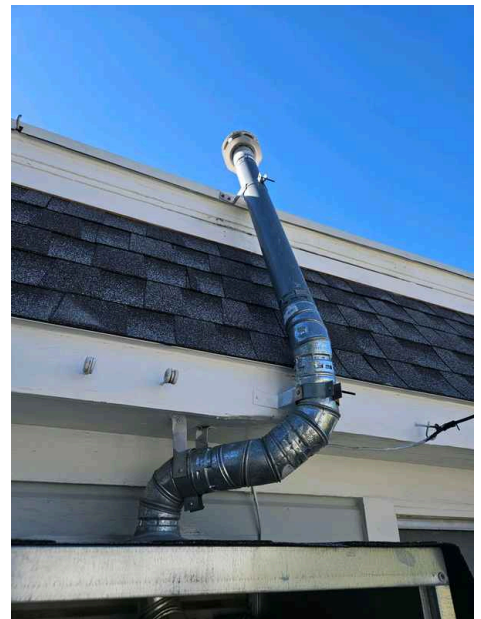


**Strapping: 2 straps ok**

Water heater has two approved straps.

**Base: Outside**

Not applicable, as the water heater is installed at exterior.

**Exhaust: Photo****Observations**

## 7.3.1 TPRV

 Safety Hazard
**NO DISCHARGE PIPE**

TPR valve had no discharge pipe. This is a potential safety hazard due to the risk of scalding or property damage should the valve open. Discharge pipe are recommend to terminate at the exterior. Recommend having qualified plumber install discharge pipe.

Recommendation

Contact a qualified professional.



## 7.4.1 Plumbing Connections

 Repair/Upgrade
**NO BONDING WIRE AND EXPANSION TANK PRESENT**

Recommend a qualified plumber install bonding wire and expansion tank to meet modern safety standards. CPC 608.3

Read more [here](#)

Recommendation

Contact a qualified professional.



## 7.5.1 WH Gas Valve

 Repair/Upgrade
**NO SEDIMENT TRAP**

Sediment traps are designed to catch condensation and sediment in gas line. Recommend correction by qualified professional.

Recommendation

Contact a qualified professional.

# 8: HEAT/AC

## Information

### General Heating and Cooling : General limitations

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Any temperatures shown are relative temperatures and not absolute.

The average life expectancy for a furnace is approximately 20 years.

The average life expectancy for an AC compressor is approximately 15 years. But these numbers are not guaranteed. Yours may last more years or fewer years.

**Any conditions noted should be further evaluated and repaired by a qualified HVAC specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

**Heater Condition: Heater Location**

Wall Unit



**Heater Condition: Heater Type**

Wall Unit

**Heater Condition: Heater Date of Manufacture**

Post 2007



**Heater Condition: Heater Brand**

Williams

**Heater Condition: Heater Testing**

Unable to test ( see below)

**Flue : Flue not visible, gas wall heater**

Flue pipe is located behind the wall and could not be evaluated.

**AC Compress Condition: Air Conditioning Type**

Wall unit only

**AC Compress Condition: AC Location**

Interior Wall



### AC Compress Condition: AC Brand AC Compress Condition: AC LG

Testing  
Unable to test (see below)

### AC Compress Condition: Below 65

The air conditioning system was not tested due to cold weather. Operating an air conditioning system when the temperature is below 65 can cause permanent damage to the system.

Read more: <https://imhomeinspections.com/why-running-an-air-conditioner-in-cool-weather-is-dangerous/>

### AC Compress Condition: Age unknown



### AC Compress Condition 2: Air Conditioning Type Wall unit only

### AC Compress Condition 2: AC Location Interior Wall



### AC Compress Condition 2: AC Brand Frigidaire

### AC Compress Condition 2: AC Date of Manufacture 2018



### AC Compress Condition 2: AC Testing Unable to test (see below)

### AC Compress Condition 2: Below 65

The air conditioning system was not tested due to cold weather. Operating an air conditioning system when the temperature is below 65 can cause permanent damage to the system.

Read more: <https://imhomeinspections.com/why-running-an-air-conditioner-in-cool-weather-is-dangerous/>

### AC Compress Condition 3: Air Conditioning Type

### AC Compress Condition 3: AC Location

### AC Compress Condition 3: AC Brand

Wall unit only

Interior Wall



Frigidaire

**AC Compress Condition 3: AC Date of Manufacture**

2010



**AC Compress Condition 3: AC Testing**

Unable to test (see below)

**AC Compress Condition 3: Below 65**

The air conditioning system was not tested due to cold weather. Operating an air conditioning system when the temperature is below 65 can cause permanent damage to the system.

Read more: <https://imhomeinspections.com/why-running-an-air-conditioner-in-cool-weather-is-dangerous/>

**AC Compress Condition 4: Air Conditioning Type**

Wall unit only

**AC Compress Condition 4: AC Location**

Interior Wall



**AC Compress Condition 4: AC Brand**

Daewoo

**AC Compress Condition 4: AC Date of Manufacture**

2001



**AC Compress Condition 4: AC Testing**

Unable to test (see below)

**AC Compress Condition 4: Below 65**

The air conditioning system was not tested due to cold weather. Operating an air conditioning system when the temperature is below 65 can cause permanent damage to the system.

Read more: <https://imhomeinspections.com/why-running-an-air-conditioner-in-cool-weather-is-dangerous/>

**AC Compress Condition 5: Air Conditioning Type**

Wall unit only

**AC Compress Condition 5: AC Location**

Interior Wall

**AC Compress Condition 5: AC Brand**

Whirlpool



**AC Compress Condition 5: AC Testing**

Unable to test (see below)

**AC Compress Condition 5: Below 65**

The air conditioning system was not tested due to cold weather. Operating an air conditioning system when the temperature is below 65 can cause permanent damage to the system.

Read more: <https://imhomeinspections.com/why-running-an-air-conditioner-in-cool-weather-is-dangerous/>

**AC Compress Condition 5: Age unknown**

**Condensation Lines: not applicable**

**Refrigerant Lines: not applicable**

**Thermostats: Digital**

The thermostat is a digital programmable type.

**Thermostats: Thermostat location**

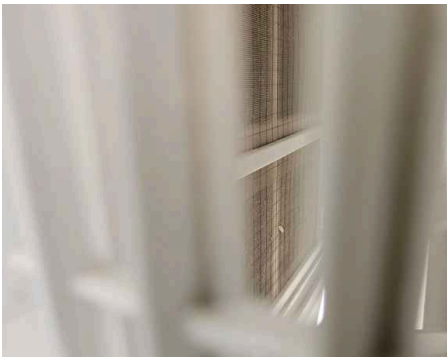
Living room



### Filter Locations: Filter Location

At indoor units

Remember to change/clean filters on a regular basis as needed as part of routine maintenance.



## Observations

### 8.2.1 Heater Condition

#### **THE PILOT WAS NOT LIT AT WALL HEATER**

And therefore inspector could not test the heater.

Recommendation

Contact a qualified professional.

Repair/Upgrade



### 8.6.1 AC Compress Condition 3

#### **OLDER (15 OR MORE YEARS OLD)**

The unit is older and approaching or past its designed life expectancy. Inspector makes no warranty, guarantee or estimation as to the remaining useful life of this unit. The unit may require repair or replacement at any time.

Recommendation

Contact a qualified professional.

Repair/Upgrade

## 8.7.1 AC Compress Condition 4

**R-22**

FYI: Air Conditioner systems used R-22 refrigerant. The US has agreed to phase out the production, import, and use of this refrigerant because of its damaging effect on the ozone layer. This has driven up the price and will continue to do so. By the year 2020, this refrigerant will no longer be imported or produced. If your air conditioner uses R-22 refrigerant and the refrigerant leaks, it will be expensive to recharge the system.

## 8.7.2 AC Compress Condition 4

**OLDER (15 OR MORE YEARS OLD)**

The unit is older and approaching or past its designed life expectancy. Inspector makes no warranty, guarantee or estimation as to the remaining useful life of this unit. The unit may require repair or replacement at any time.

Recommendation

Contact a qualified professional.

## 9: ATTIC

### Information

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#### Access: General Limitations

**Limitations:** Inspector is not required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. Only visible areas can be inspected. Inspector does not move, touch, or disturb insulation. move, touch or disturb vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels or covers, identify the composition or R-value of insulation material, activate thermostatically operated fans. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring, Inspector does not identify the size, spacing, span or location or determine the adequacy of bracing, joists, joist spans or support systems. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

#### Access: Attic Access Location

Kitchen



#### Access: Limited Height

Due to the limited height of the attic structure, the inspector was unable to fully enter the attic space.

#### Structure: Photos



**Insulation Condition: Insulation Depth**  
None

**Insulation Condition: Insulation Type**  
None

**Ductwork: None**

## Observations

### 9.2.1 Structure

#### **MOISTURE STAINS DRY**

Moisture stained noted that were dry at time of inspection.

Recommendation

Contact a qualified professional.



### 9.3.1 Ventilation

#### **NO VISIBLE VENTILATION NOTED**

Recommendation

Contact a qualified professional.



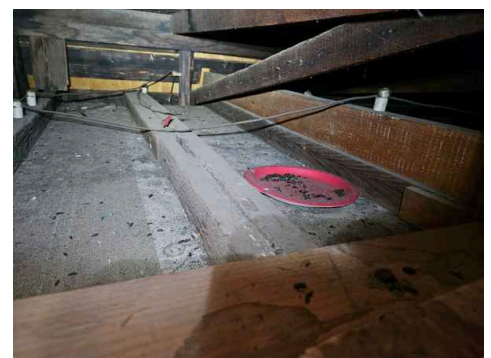
### 9.4.1 Insulation Condition

#### **RODENT**

Vermin activity was observed in the attic (droppings, traps, etc). Vermin can damage insulation & electrical wiring. Recommend asking the seller about vermin activity. Recommend contacting a branch 2 pest control specialist.

Recommendation

Contact a qualified professional.



# 10: ATTIC 2

## Information

### Access: General Limitations

**Limitations:** Inspector is not required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. Only visible areas can be inspected. Inspector does not move, touch, or disturb insulation. move, touch or disturb vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels or covers, identify the composition or R-value of insulation material, activate thermostatically operated fans. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring, Inspector does not identify the size, spacing, span or location or determine the adequacy of bracing, joists, joist spans or support systems. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

### Access: Attic Access Location

Laundry Room Ceiling



### Access: Limited Height

Due to the limited height of the attic structure, the inspector was unable to fully enter the attic space.

### Structure: Photos



**Insulation Condition: Insulation Depth**  
None

**Insulation Condition: Insulation Type**  
None

**Ductwork: None**

## Observations

## 10.2.1 Structure



Repair/Upgrade

**VISIBLE HOLE - DAYLIGHT**

A visible hole was noted in the roof. Day light was visible through the roof. Water Leaks will occur in times of rain. This is a conducive condition for wood-destroying organisms. Recommend that a qualified roofing contractor repair as necessary.

Recommendation

Contact a qualified professional.



## 10.3.1 Ventilation



Repair/Upgrade

**NO VISIBLE VENTILATION NOTED**

Recommendation

Contact a qualified professional.

# 11: ROOF

## Information

### Condition: Roof Limitations

**Limitations:** Inspector is not required to predict the service life expectancy. Inspector can not inspect underground downspout diverter drainage pipes, inspect antennae, satellite dishes, lightning arresters, or similar attachments. Inspector does not walk on any roof areas that appear, in the inspector's opinion, to be unsafe or walk on any roof areas if doing so might, in the inspector's opinion, cause damage. Inspector does NOT perform a water test, warrant or certify the roof or confirm proper fastening or installation of any roof-covering material. **Any conditions noted should be further evaluated and repaired by a qualified roofing contractor before closing.**

**Note:** A Worn Roof and a Leaking Roof are not the same. [Read the Difference here!](#)

If an issue exists in one location it may exist in multiple locations.

Note: Homeowners insurance over the more recent years has begun to change. As such, some carriers are becoming more strict in the policies that they will issue. Our findings DO NOT guarantee they will be accepted by any insurance company.

### Condition: Inspection Method

Inspected from the ground using camera pole, Inspected from ladder

### Condition: Roof Materials

Torch Down Membrane (flat roof)





## Observations

11.1.1 Condition

### **MODERATE GRANULE LOSS**



Roofing materials had moderate granule loss. This is an indication the roof is at or past the midpoint of its useful life.

11.1.2 Condition

### **ROOFING DEBRIS**



Excess roofing materials were left on roof. These materials may fall off the roof in a wind storm or earthquake and injure people. They may also trap moisture on the roof and lead to premature aging of sections of the roof. Recommend having a qualified person remove excess roofing materials.



Recommendation

Contact a qualified professional.

11.1.3 Condition

### **SATELLITE DISH**



Note: Satellite dishes installed in roofing materials. Dish brackets should be sealed with mastic, which deteriorates over time. Recommend qualified person to reapply mastic as needed as regular maintenance.

Recommendation

Recommend monitoring.

11.1.4 Condition

**FLAT PONDING**

Areas noted where water may pond, which could potentially lead to leaks in heavy rains. Recommend correction by a qualified roofer.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



11.2.1 Gutter

**NONE**

No gutters or downspouts were installed. A full installation of gutters and downspouts is recommended to keep water away from the structure. Water can weaken the foundation and deteriorate the sides of the home over time.

Recommendation

Contact a qualified professional.

 Maintenance Item

11.3.1 Vent Caps

**ROOFING SEALANT AROUND VENT CAPS WORN**

Sealant noted to be worn and cracked. This can lead to leaks. Recommend repair by qualified roofer as part of regular maintenance.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



11.3.2 Vent Caps

**VENT CAP(S) NOTED TO BE RUSTED.**

Recommend qualified contractor replace vent caps as necessary.

Recommendation

Contact a qualified professional.

 Maintenance Item



# 12: FOUNDATION

## Information

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### **Type: General Limitations**

This report describes the foundation, floor, walls, and the method used to inspect any accessible under-floor crawlspace areas (Excluding HOA-controlled spaces). Please note under California BUSINESS AND PROFESSIONS CODE - CHAPTER 9.3 Section 7196.1. home inspectors may not perform any analysis of the systems, components, or structural integrity of a dwelling that would constitute the practice of civil, electrical, or mechanical engineering.

### **Type: Raised foundation with crawlspace**

Raised foundation with crawlspace noted.

# 13: CRAWLSPACE

## Information

### Crawlspace Access: General Disclosure

Only areas accessible and visible are part of this report. The inspector can not enter any crawlspace or section of the crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. Dangerous conditions include but are not limited to dangers from animals, wildlife, biohazards, toxic chemicals, standing water, raw sewage, sharp objects, or low clearance. **All conditions noted should be further evaluated and repaired by a qualified foundation specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

### Crawlspace Access: Direct entry - exterior

The Inspector examined the crawlspace from inside the crawlspace. Crawlspace access at exterior.



### Pier and Beam: Interior of crawlspace

Pier and beam

## Observations

### 13.2.1 Pier and Beam

#### PIER DETERIORATION

Concrete piers have signs of deterioration and are no longer supporting the beam as intended. This can cause sagging floor and does not support the structure as intended. Recommend repair by qualified foundation specialist.

Recommendation

Contact a qualified professional.

Repair/Upgrade



13.2.2 Pier and Beam

**UNDERMINING NOTED**

Soil has been moved, leaving pier not fully supported. Recommend correction by qualified contractor.

Recommendation

Contact a qualified professional.

Repair/Upgrade



13.2.3 Pier and Beam

**REPAIRS-NON-STANDARD**

Repairs that appear nonstandard, incomplete or inadequate noted. Recommend further evaluation by a structural engineer and repair by a qualified foundation specialist.

Recommendation

Contact a qualified professional.

Safety Hazard



13.2.4 Pier and Beam

**LEANING**

Posts are leaning. Recommend further evaluation by a structural engineer, and repair as necessary by a qualified foundation contractor.

Recommendation

Contact a qualified professional.

Repair/Upgrade



13.3.1 Crawlspace Walls and Floor

 Safety Hazard

**CRACKS**

Cracks were noted in foundation block walls. Some beams may not be fully supported. Settlement and/or sagging floors may result. Recommend repair by qualified foundation specialist.

Recommendation

Contact a qualified professional.



13.3.2 Crawlspace Walls and Floor

 Repair/Upgrade

**RODENTS**

Vermin activity was observed in the crawlspace (droppings, traps, etc). Vermin can damage insulation & electrical wiring. Recommend asking the seller about vermin activity. Recommend contacting a branch 2 pest control specialist.

Recommendation

Contact a qualified professional.

13.3.3 Crawlspace Walls and Floor

 Safety Hazard

**RIVER ROCK FOUNDATION**

River Rock foundation noted. This type of foundation can not be reinforced or bolted into for seismic retrofitting. Recommend further evaluation and repair/replacement by a foundation specialist.

Recommendation

Contact a qualified professional.



## 13.3.4 Crawlspace Walls and Floor

 Repair/Upgrade
**VEGETATION NOTED TO BE GROWING IN CRAWLSPACE**

This is a sign of water gaining access to under the house due to lack of gutters..

Recommendation

Contact a qualified professional.



## 13.3.5 Crawlspace Walls and Floor

 Repair/Upgrade
**CRIPPLE WALLS HAVE NOT BEEN COVERED WITH SHEER PANELS**

Sheer panels are recommended upgrades to strengthen the structure in older homes in case of an earthquake. Note: Some insurance companies may require sheer panels to be installed for earthquake coverage.

Recommendation

Contact a qualified professional.



## 13.3.6 Crawlspace Walls and Floor

 Safety Hazard
**BRICK STYLE**

Brick style foundation noted. Brick style was common before 1920, however, stopped being used due to concerns about its ability to withstand seismic activity. Further, brick style can not be bolted. Recommend further evaluation by a structural engineer and repair as necessary by a qualified foundation contractor.

Recommendation

Contact a qualified professional.



## 13.3.7 Crawlspace Walls and Floor

 Repair/Upgrade
**DAMAGE NOTED**

Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



## 13.4.1 Anchor Bolts

**NONE**

No anchor bolts were noted under the original structure. Note: Anchor bolts were not required at the time of original construction. Without anchor bolts, there is a risk of the house moving away from the foundation during an earthquake. Some insurance companies may not issue earthquake insurance without anchor bolts. Recommend having foundation specialist install anchor bolts.

Recommendation

Contact a qualified professional.

## 13.5.1 Crawlspace Insulation

**NONE**

No Insulation was noted under the floor in the crawlspace. This is very common in Southern California. However, modern standards call for homes to have insulation under the crawlspace for energy efficiency.

Recommendation

Contact a qualified professional.

## 13.6.1 Framing and Subfloor

**WOOD DETERIORATION**

Wood deterioration noted. Recommend pest inspection for possible wood-destroying organisms. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



## 13.6.2 Framing and Subfloor

**MOISTURE STAINS NOTED AT FLOOR JOISTS**

Recommend pest inspection for any possible wood-destroying organisms.

Recommendation

Contact a qualified professional.



# 14: KITCHEN

## Information

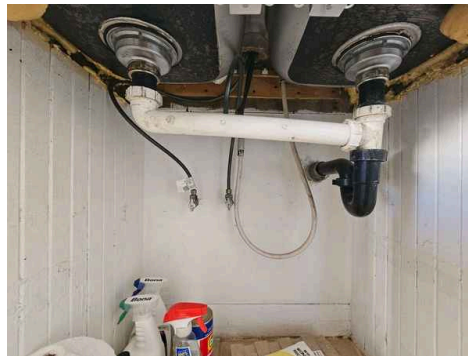
### General Kitchen : Limitations

**Limitations:** Appliances are excluded from the standards are practice; however, the inspector will make an effort to make sure major appliances that are present turn on as a courtesy only. The inspection is limited to basic on/off. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. Items such as ice makers, hot water dispensers, and water filters, appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights are not included in this inspection. Any comments made regarding these items are made as a courtesy only. The inspector does not note appliance manufacturers, models, or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

### Sinks: Operated

Appeared functional at time of inspection.



### Garbage Disposal: None

No disposal was present.

### Dishwasher: Note

How are dishwashers tested, and how long will they last? [Read More Here.](#)

### Dishwasher: None

No dishwasher was installed at the time inspection.

### Oven & Range: No gas

Could not inspect.

### Vent Condition: Venting

Exterior Vented

### Oven & Range: Cook top and oven

gas oven, gas range

### Vent Condition: Operational

Operational.



**Refrigerator: Cold**

Cold.



**Cabinets: Cabinets doors and drawers were checked to see if they open and close**

Cabinets doors and drawers were checked to see if they open and close.

**Counters: Solid Surface tops noted**



**Observations**

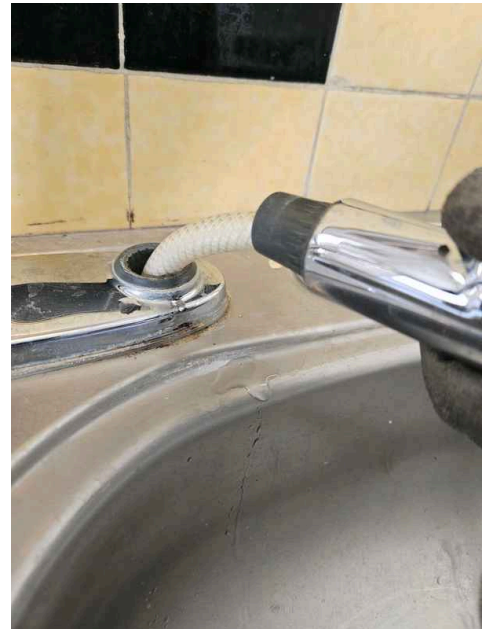
14.2.1 Sinks

**SPRAY WAND LEAKS**

Spray wand leaks.

Recommendation

Contact a qualified professional.



14.2.2 Sinks

**CORROSION AT PLUMBING UNDER SINK**

Recommendation

Contact a qualified professional.



14.6.1 Microwave

**TRIPPED BREAKER WHEN OPERATED**

Recommend further investigation by a qualified electrician.

Recommendation

Contact a qualified professional.



14.7.1 Vent Condition

 Repair/Upgrade

**NOT APPROVED TAPE**

Improper Tape Noted: Non-foil tape was observed on the kitchen exhaust vent pipe. Tapes such as cloth-backed, plastic, masking, or other general-purpose adhesives are not rated for the high heat and moisture produced by kitchen exhaust systems. These materials can degrade, dry out, or fail over time, potentially causing air leaks or fire hazards. Only UL 181-rated foil tape or an approved mechanical fastener should be used to ensure a durable, heat-resistant, and code-compliant connection.



Recommendation

Contact a qualified professional.

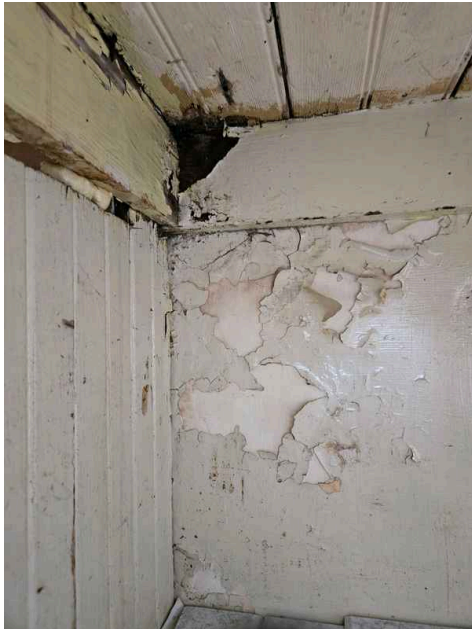
14.9.1 Cabinets

 Repair/Upgrade

**MOISTURE DAMAGE NOTED**

Recommendation

Contact a qualified professional.



# 15: BATHROOM

## Information

### General Bathroom: Bathroom limitations

**Limitations:** The inspector does not test for overflow drains, and can not determine the exact flow rate, volume, pressure, exact temperature, or adequacy of the water supply, or evaluate the wait time to obtain hot water at fixtures. Inspector does not test shower pans, tub and shower surround, or enclosures for leakage or for functional overflow protection. Inspector does not evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Bidets are NOT tested. Saunas and steam functions are beyond the scope of a general home inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.** If an issue exists in one location it may exist in multiple locations.

### Sinks: Tested

Water was run, drain stopper was tested, the presence of hot water was tested, and the ability to drain water was observed.



### Tub with Shower: Tested

Water was run, drain stopper was tested, the presence of hot water was tested, and the ability to drain water was observed.

**Showers: Tested**

Shower was turned on, hot water was noted, and water drained.



**Toilets: Toilet(s) were flushed and appeared functional at time of inspection**

**Exhaust Fan: Operated**

The bath fan was operated.



## Observations

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### 15.2.1 Sinks

#### **ACCORDION (FLEXIBLE) DRAINPIPE**

##### HALLWAY BATHROOM

A flexible accordion-style drainpipe was noted. Flexible accordion style drainpipes often are not rigid enough to resist damage and are prone to leakage. Accordion style drainpipes are also subject to clog much easier than smooth wall pipe. Recommend having a qualified plumber install a standard rigid smooth wall pipe.

##### Recommendation

Contact a qualified professional.



## 15.2.2 Sinks



Repair/Upgrade

**SLOW DRAIN**

Slow drain at sink which may indicate that the drain line needs to be cleaned and/or that the drain is not properly vented.

Recommendation

Contact a qualified professional.



## 15.3.1 Tub with Shower



Repair/Upgrade

**DAMAGED TILE**

Recommendation

Contact a qualified professional.



## 15.4.1 Showers



Repair/Upgrade

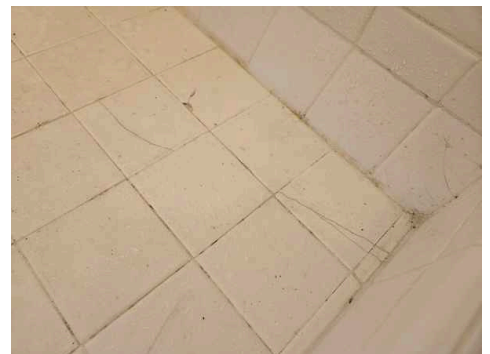
**CRACKED TILE**

Recommend the shower be repaired/replaced by a qualified contractor.

Note: Conditions under the tile are NOT visible.

Recommendation

Contact a qualified professional.



## 15.6.1 Exhaust Fan



Repair/Upgrade

**NONE**

No vent fan or window noted . A vent fan or working window is required to prevent moisture build up and prevent moisture related problems. Recommend correction by qualified contractor.

Recommendation

Contact a qualified professional.



15.6.2 Exhaust Fan

**BUILD UP ON SCREENS NOTED**

Recommend cleaning by a qualified person.

Recommendation

Contact a qualified professional.



# 16: INTERIOR AREAS

## Information

### General Interiors : Interior Limitations

Limitations: The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments, inspect floor coverings or carpeting, inspect central vacuum systems, inspect security systems or components, intercoms, move furniture, stored items, or any coverings, such as carpets or rugs, or move suspended-ceiling tiles, inspect or move any household appliances, nor operate or evaluate any security bar release and opening mechanisms, whether interior or exterior nor operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. Curtains, shutters, or other window covers are NOT part of this inspection. Cosmetic items are not considered as part of this inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

**If an issue exists in one location it may exist in multiple locations.**

### Window Condition: Windows

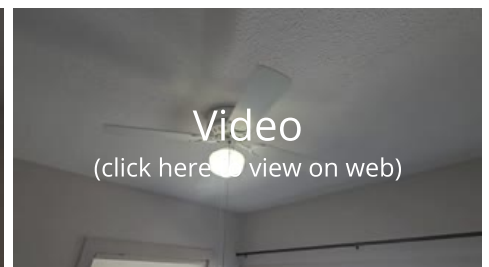
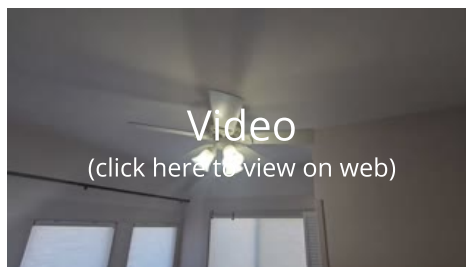
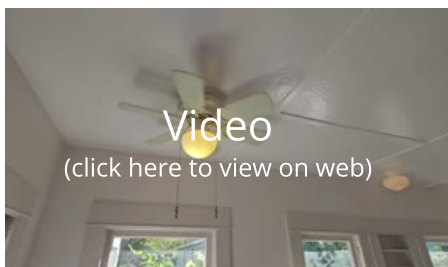
Wood framed single pane windows noted, Aluminum framed double pane windows noted., Aluminum framed single pane window noted.

### Patio Doors: Wood hinged door

### Screen Doors: Screen doors are not installed

Screen doors are NOT installed.

### Ceiling Fans: Operated



### Doors: Operated

## Observations

### 16.2.1 Window Condition

#### **OLDER - CONSIDER REPLACING**

Windows are original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.

Recommendation

Contact a qualified professional.



Maintenance Item

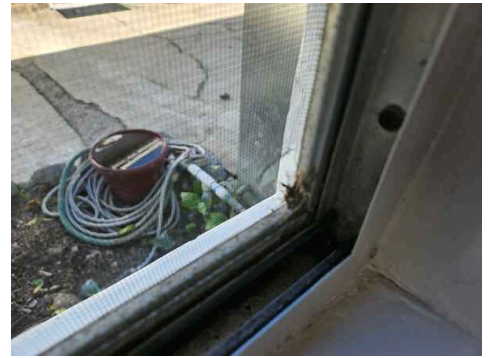
16.2.2 Window Condition

**TORN SCREEN(S) NOTED**

Recommendation

Contact a qualified professional.

 Maintenance Item



bedroom

16.2.3 Window Condition

**WON'T OPEN**

Windows would not open. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified professional.

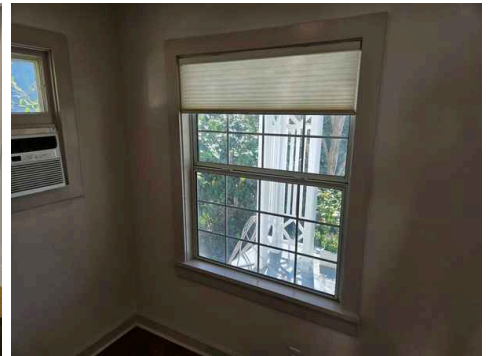
 Repair/Upgrade



garage



kitchen



living room

16.2.4 Window Condition

**WINDOW WILL NOT STAY OPEN WHEN OPENED**

Window will not stay open when opened Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



bedroom

16.5.1 Walls and ceilings

**HAIRLINE CRACKS NOTED**

Recommendation

Contact a qualified professional.

 Repair/Upgrade



bedroom



bedroom

16.6.1 Floors

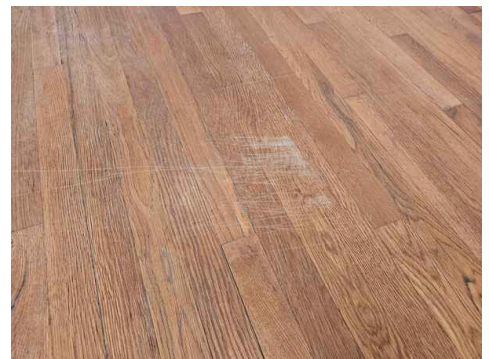
**AGE AND WEAR**

Floors have signs of age and wear (scratches, dents, discoloration).

Recommendation

Contact a qualified professional.

 Maintenance Item



16.6.2 Floors

**STAIN NOTED**

Stains noted. Recommend repair and further evaluation to determine the cause of stains.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



living room

16.6.3 Floors

**DAMAGED**

Flooring was noted to be damaged.

Recommendation

Contact a qualified professional.

Repair/Upgrade



kitchen

16.8.1 Doors

**DAMAGE NOTED**

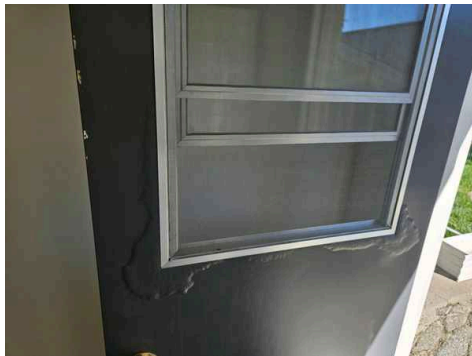
Recommendation

Contact a qualified professional.

Maintenance Item



laundry room



laundry room

16.8.2 Doors

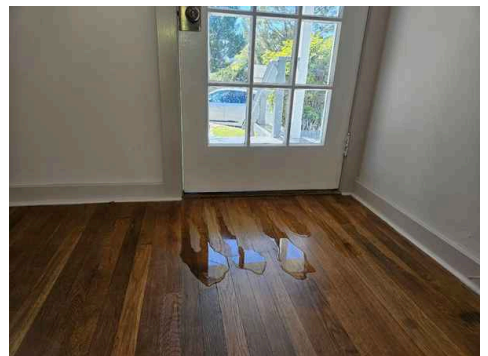
**BAD WEATHER STRIPPING**

Little or no weather stripping. Energy costs may be higher. Recommend having qualified person install weather stripping.

Recommendation

Contact a qualified professional.

Repair/Upgrade



living room

# 17: SMOKE AND CARBON MONOXIDE DETECTORS

## Information

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### Detectors: Smoke and Carbon Monoxide Detector Information

Smoke detectors are required in every bedroom. A smoke and carbon monoxide detector are required outside of every bedroom area. Additionally, there should also be at least one smoke detector and one carbon monoxide detector per floor regardless of if the floor contains bedrooms or not.

Read more at <https://imhomeinspections.com/smoke-detector-locations-and-why-they-beep-at-200-am/>

### Detectors: Smoke detectors were noted where required

Smoke detectors noted where required.

## Observations

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### 17.1.1 Detectors

#### **CO SHOULD BE IN HALLWAY**



While present, CO detector was installed in the wrong location. CO detector should be in the hallway.

Recommendation

Contact a qualified professional.

# 18: LAUNDRY

## Information

### General: Laundry Limitations

Please note, washer and dryers are usually considered personal property and not part of the house. The inspector does NOT test washers or dryers.

Note that as washer faucets are rarely turned on and off, they can become stiff over time. As water supply to washing machines is usually left on, and hoses can leak or burst under pressure and continue to flow, Recommend upgrading rubber hose to braided stainless steel versions. Recommend checking hoses and connections on a regular basis for leaks.

Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts, or determine the completeness or operability of any gas piping to laundry appliances.

### General: Location

Laundry Room



**General: A drip pan under the washing machine is recommended any time the washer is installed where a leak can damage surrounding areas**

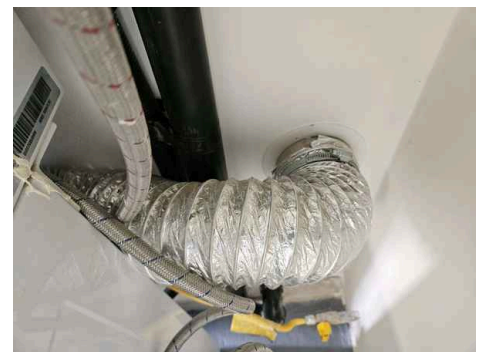
**Exhaust Fan: None**

No fan noted.

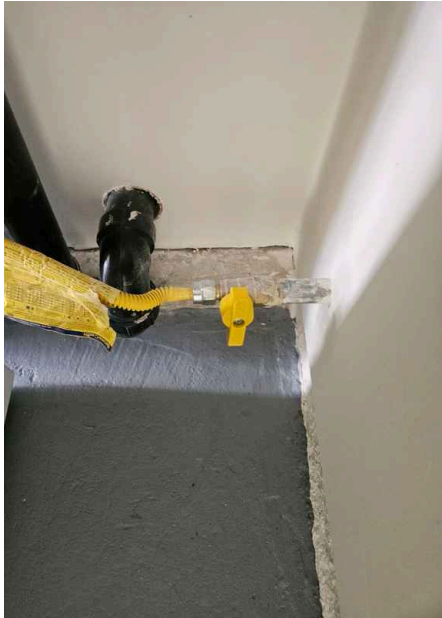
**Dryer Vent: Remember to clean dryer vents**

Remember to clean dryer vents as part of your regular maintenance.

**Dryer Vent: Photos**



**Gas/Electric Dryer Power : Gas Valve Present**



## Laundry Plumbing: Photos



## Observations

### 18.3.1 Exhaust Fan

#### **RECOMMEND EXHAUST FAN**

Recommend qualified professional install exhaust fan to reduce moisture build up in area when dryer is in operation.

Recommendation

Contact a qualified professional.

 Repair/Upgrade

# 19: FIREPLACES AND CHIMNEYS

## Information

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### Fireplace: General Limitations

**Limitations:** Inspector is not required to inspect the flue or vent system, inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels, determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test or dismantle or remove any component. Inspector does NOT ignite or extinguish fires. The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. A general inspection does not constitute a level II inspection. **Any conditions noted should be further evaluated and repaired by a qualified fireplace specialist before closing.** If an issue exists in one location it may exist in multiple locations.

### Fireplace: Fireplace Type

Wood burning



### Fireplace: Fireplace Locations

Exterior



### Fireplace: Level II disclaimer

Level II inspectionThe National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).

## Observations

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## 19.1.1 Fireplace

**GAPS IN MORTAR** Repair/Upgrade

Mortar around the firebox was noted to have gaps. This is a potential fire hazard. Recommend repair by qualified fireplace specialist.

Recommendation

Contact a qualified professional.



## 19.3.1 Spark Arrestor

**NO RAINDCAP** Repair/Upgrade

No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.

Recommendation

Contact a qualified chimney contractor.

## 19.3.2 Spark Arrestor

**WIRE MESH ONLY IS INSTALLED AS A SPARK ARRESTOR** Repair/Upgrade

This is considered to be inadequate and a proper spark arrestor should be installed.

Recommendation

Contact a qualified professional.



## 20: ENERGY SAVING RESOURCES

### Information

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#### **-: Energy Disclosure**

The state of California requires the inspection report to include contact information for energy savings. This information is provided below. UTILITY BILL, REBATES AND OTHER ASSISTANCE Online Consumer and Business Conservation Rebate Database: [www.consumerenergycenter.org](http://www.consumerenergycenter.org). California Department of Consumer Affairs: [www.dca.ca.gov/energy-challenge.htm](http://www.dca.ca.gov/energy-challenge.htm). California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or [www.consumerenergycenter.org](http://www.consumerenergycenter.org). California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or [www.cpuc.ca.gov](http://www.cpuc.ca.gov). Local Utility Company: SDG&E 800-411-7343 California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

# 21: REPAIR ESTIMATES

## Information

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### For Estimates : Estimates

If you would like an estimate on the cost to repair items in this report, you may elect to use **TheQwikFix**, an independent third-party company based in San Diego, CA. Use of this service is strictly optional.

#### How it works:

1.  
Go to [TheQwikFix.com](https://TheQwikFix.com).
2.  
Create a free account.
3.  
In your report, click the PDF button (right-hand side, below the agent photo) and save the full version to your computer.
4.  
Upload the PDF to TheQwikFix.com.

**Cost & Discount:** Estimates normally cost \$79.95, but with the discount code "IMHI10" you save \$30 off the regular price.

**Turnaround:** TheQwikFix will typically contact you within 24 hours with an itemized estimate.

**Disclaimer:** TheQwikFix is an independent third-party company and is **not affiliated with IM Home Inspections, Inc.** Use of this service is entirely optional. IM Home Inspections, Inc. does not review, verify, or guarantee any estimates or services provided, and shall have **no liability** for any estimates, work, or disputes arising from your use of TheQwikFix.

## 22: THANK YOU

### Information

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#### **THANK YOU**

IM Home Inspections truly appreciates your business. It was a pleasure to inspect this home. If you have any questions about this report or other inspection needs, you may contact us at 818-298-3405 or [IM@IMHomeInspections.com](mailto:IM@IMHomeInspections.com)