

Accurate Inspection Team LLC
Property Inspection Report



1002 E Leadora Ave, Glendora, Ca 91741
Inspection prepared for:
Date of Inspection: 4/8/2026 Time: 11:00 am
Age of Home: 1974 Size: 1861 sq ft
Weather: Sunny & Cool

Inspector: Mike Verlingo

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Report Summary

Bedrooms		
Page 6 Item: 8	Bedroom Sliding Doors	condensation present between the glass, no switchable light source to the exterior
Page 6 Item: 9	Screen Doors	sliding screen door is missing
Page 7 Item: 10	Bedroom Smoke Detectors	none present at the bedrooms, recommend smoke detectors for all bedrooms
Bathrooms		
Page 9 Item: 7	Bathroom GFCI Outlets	recommend GFCI outlets in all bathrooms
Page 10 Item: 17	Bathroom Toilets	toilet is loose on the floor at the master
Kitchen		
Page 13 Item: 4	Dishwasher	water discharged out of the air gap while draining
Page 13 Item: 5	Kitchen Electrical	romex wiring in the cabinet
Page 14 Item: 6	Kitchen GFCI	recommend all outlets by the sink area are GFCI protected
Page 15 Item: 12	Kitchen Plumbing	visible leaking under the sink from the dishwasher air gap
Laundry		
Page 18 Item: 2	Laundry Dryer Vent	loose exterior cover
Water Heater		
Page 23 Item: 1	Water Heater Base	missing drain line at the drip pan, does not extent to the exterior
Page 24 Item: 6	Water Heater Overflow Line	overflow drain line discharges above six inches from slab
Page 24 Item: 8	Water Heater Strapping	water heater is not strapped properly, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom
Page 25 Item: 10	Water Heater Venting	loose connection at the draft diverter
Garage Area		
Page 26 Item: 1	Garage Electrical	outlet hot wired in reverse marked R (left side of the door to the interior), romex wire runs through a firewall
Page 27 Item: 11	Garage Fire Door	fire door from the garage to the interior did not self close and latch
Roof Area		
Page 32 Item: 5	Chimney Spark Arrestor	recommend installing a rain cap spark arrestor for the chimney
Attic		
Page 34 Item: 3	Attic Ducting	asbestos type ducting present, recommend further evaluation

Exterior		
Page 36 Item: 4	Exterior Siding	deteriorated wood, consult termite report on all wood area including the patio cover
Grounds		
Page 38 Item: 2	Patio & Porch Roof	deteriorated wood , rusted and broken post ties
Page 39 Item: 5	Exterior & Grounds Electrical	loose light fixtures
Page 39 Item: 7	Fencing & Walls	loose wood slats
Page 40 Item: 8	Yard Gates	yard gate is difficult to latch

Interior

1. Cabinets

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

2. Interior Ceiling Fans

Observations: operated

3. Ceiling Condition

Materials: drywall • acoustic • open beam • wall paper • wood
Observations: patched areas, small stains in areas

4. Interior Closets

Observations: functional, worn hardware

5. Door Bell

Observations: ring video door bell

6. Interior Doors

Observations: functional, worn hardware

7. Interior Electrical

Observations: some outlets are not accessible due to personal items or furnishing, worn switches & outlets, outlet covers missing

8. Interior Fireplace

Location: Living Room • Family Room
Fireplace Type: mason built • pot belly stove
Observations: gas log lighter, limited inspection only





9. Interior Floors

Floor Type: carpet • hardwood type

Observations: area rugs present, personal items prevent complete inspection, stained and worn carpet, scratched wood floors

10. Interior Sliding Doors

Observations: functional, worn hardware

11. Screen Doors

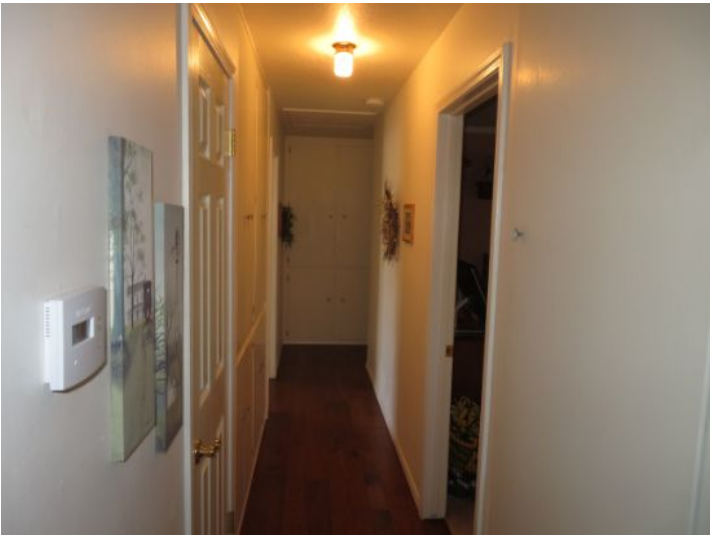
Observations: functional, worn hardware

12. Interior Walls

Materials: drywall • wall coverings present • wall paper present • wood • brick • Pre-Listing Inspection

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





13. Interior Windows

Window Type: stationary • vinyl • wood

Observations: could not access some windows due to height, window coverings or personal items

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

Master Bedroom • South West • North West

2. Ceiling Condition

Observations: patched areas

3. Ceiling Fans

Observations: operated

4. Bedroom Closets

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

5. Bedroom Doors

Observations: functional, worn hardware

6. Bedroom Electrical

Observations: some outlets are not accessible due to personal items or furnishing, worn switches & outlets, switches have unknown function, consult the owner

7. Bedroom Floors

Floor Type: carpet

Observations: worn, personal items prevent complete inspection

8. Bedroom Sliding Doors

Observations: worn hardware, tempered glass, **condensation present between the glass, no switchable light source to the exterior**



condensation present between the glass

9. Screen Doors

Observations: **sliding screen door is missing**



sliding screen door is missing

10. Bedroom Smoke Detectors

Observations: **none present at the bedrooms, recommend smoke detectors for all bedrooms**

11. Bedroom Walls

Materials: drywall • wall coverings present • wood • wall paper

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





12. Bedroom Windows

Window Type: stationary • vinyl

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

13. Bedroom Sink

Observations: refer to bathroom page

Bathrooms

1. Bathroom Locations

Master Bathroom • Hall Bathroom

2. Bathroom Cabinets

Observations: functional, worn hardware, some cabinet and drawer areas are not accessible due to personal items

3. Bathroom Ceiling

Materials: drywall
Observations: patched areas

4. Bathroom Counters

Observations: normal wear

5. Bathroom Doors

Observations: functional, worn hardware

6. Bathroom Electrical

Observations: worn switches & outlets

7. Bathroom GFCI Outlets

Observations: **recommend GFCI outlets in all bathrooms**

8. Bathroom Floors

Floor Type: carpet • tile

9. Bathroom Heating

Observations: central unit, see heating and ac page

10. Bathroom Mirrors

Observations: functional

11. Bathroom Plumbing

Observations: some not accessible due to personal items, worn fixtures, corrosion present



12. Shower Fixtures

Observations: functional, worn hardware, corrosion present

13. Bathtub

Observations: normal wear

14. Shower Walls

Observations: normal wear



15. Shower Enclosure

Observations: functional, worn hardware, corrosion present, safety glass

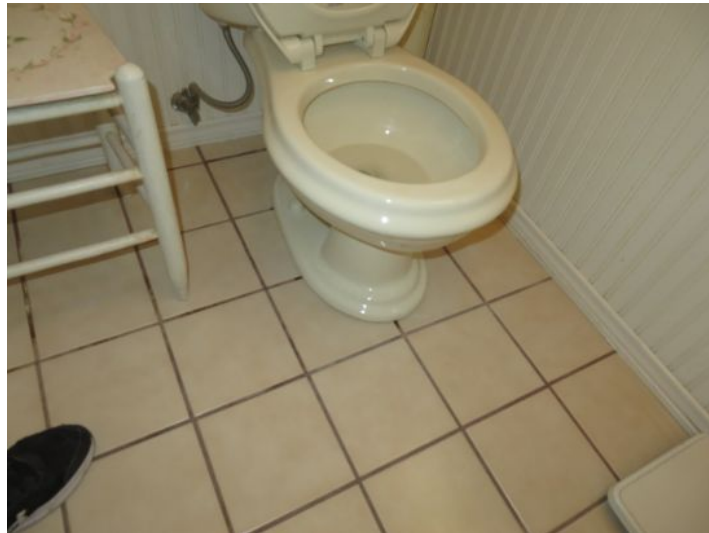
16. Bathroom Sinks

Observations: functional, worn fixtures, worn surface



17. Bathroom Toilets

Observations: functional, worn hardware, toilet is loose on the floor at the master



toilet is loose on the floor at the master

18. Bathroom Walls

Materials: drywall • wall paper • wood

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



19. Bathroom Windows

Window Type: aluminum • vinyl

Observations: functional, worn hardware

Kitchen

1. Kitchen Cabinets

Observations: functional, worn hardware, faded

2. Kitchen Counters

Observations: normal wear, some not visible due to personal items

3. Kitchen Ceiling

Materials: drywall • panel lighting present • wood

Observations: patched areas

4. Dishwasher

Observations: operated, worn unit, **water discharged out of the air gap while draining**



water discharged out of the air gap while draining

5. Kitchen Electrical

Observations: worn switches & outlets, **romex wiring in the cabinet**



romex wiring in the cabinet

6. Kitchen GFCI

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

7. Kitchen Floor

Floor Type: hardwood type

Observations: normal wear, area rugs present

8. Garbage Disposal

Observations: operated

9. Microwave

Observations: operated



10. Cook top condition

Observations: operated, gas



11. Oven & Range

Observations: operated, gas, oven digital display has a bulb out



12. Kitchen Plumbing

Observations: some not accessible due to personal items, worn fixtures, corrosion present, **visible leaking under the sink from the dishwasher air gap**



visible leaking under the sink from the dishwasher air gap

13. Kitchen Sink

Observations: functional, worn fixtures, worn surface



14. Sink Spray Wand

Observations: operated

15. Kitchen Exhaust Vent

Vent Type: hood with fan

Observations: operated, could not fully inspect



16. Kitchen Walls

Materials: drywall • wall paper • wood • brick • tile

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



17. Kitchen Windows

Window Type: stationary • vinyl

Laundry

1. Laundry Location

In the garage

2. Laundry Dryer Vent

Observations: could not fully inspect, **loose exterior cover**

3. Laundry Electrical

Observations: worn outlets

4. Laundry GFCI

Observations: none visible

5. Laundry Floor

Floor Type: concrete

Observations: stained



6. Laundry Gas Valves

Observations: functional



7. Laundry Plumbing

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



Heating & A/C

1. Heater Condition

Heater Location: hall closet
Heater Type: gas • forced • split system
Observations: operated, older heater



2. Heater Base

Observations: functional

3. Heater Enclosure

Observations: could not fully inspect due to the heater unit

4. Heater Gas Valve

Observations: functional

5. Thermostat

Observations: functional

6. Heater Venting

Observations: metal vent pipe vents into an old transit vent pipe

7. Filter

Filter Location: below the heater
Observations: functional



8. Air Supply

Observations: functional

9. Registers

Observations: functional

10. Refrigerant Lines

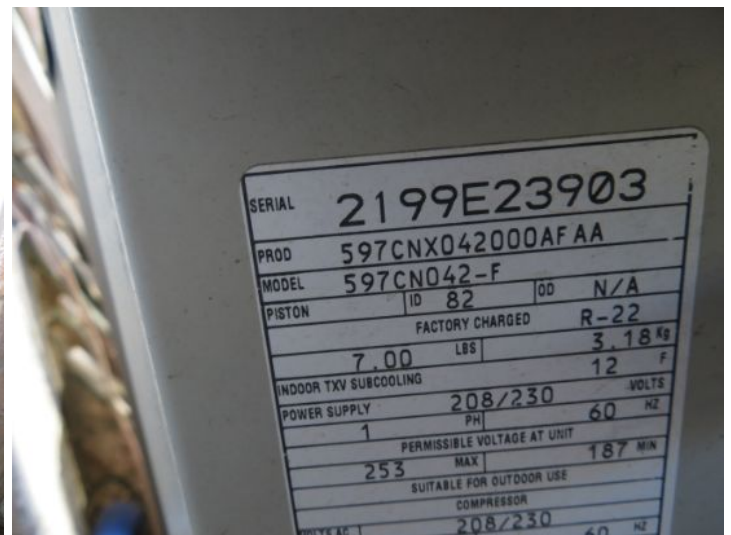
Observations: functional, could not fully inspect

11. AC Compressor

Size: 3 1/2 ton unit

Condensor Location: exterior west side

Observations: electric, operated, older unit



12. Heater & AC Temperature

Observations:

average heating temperature

average cooling temperature



average cooling temperature



average heating temperature

Water Heater

1. Water Heater Base

Observations: missing drain line at the drip pan, does not extent to the exterior



missing drain line at the drip pan, does not extent to the exterior

2. Water Heater Combusion Air

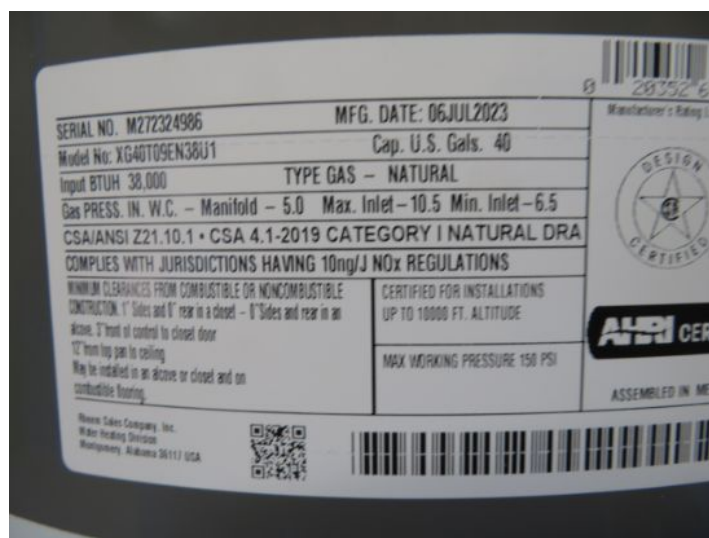
Observations: functional

3. Water Heater Condition

Water Heater Type: gas
 Water Heater Location: garage
 Observations: operated

4. Water Heater Capacity

Observations: 40 gallons



40 gallons

5. Water Heater Gas Valve

Observations: functional

6. Water Heater Overflow Line

Material Type: copper

Observations: overflow drain line discharges above six inches from slab



overflow drain line discharges above six inches from slab

7. Water Heater Plumbing

Plumbing Type: copper

Observations: insulation present, corrosion present

8. Water Heater Strapping

Observations: water heater is not strapped properly, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom



water heater is not strapped properly, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom

9. Temperature Pressure Relieve Valve

Observations: functional

10. Water Heater Venting

Observations: limited inspection only, metal vent pipe goes into a old transit vent pipe, recommend replace wit a double wall vent pipe, **loose connection at the draft diverter**



loose connection at the draft diverter

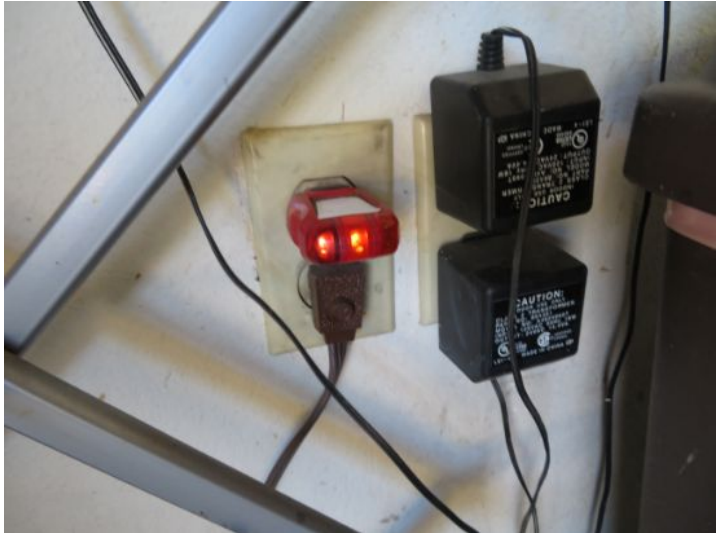
Garage Area

1. Garage Electrical

Observations: could not access some electrical areas due to personal items , worn switches, worn outlets, outlet hot wired in reverse marked R (left side of the door to the interior), romex wire runs through a firewall



romex wire runs through a firewall



outlet hot wired in reverse marked R (left side of the door to the interior)

2. Garage GFCI

Observations: none visible, recommend all garage outlets are GFCI protected

3. Garage 220 Volt Outlet

Observations: none visible

4. Garage Flooring

Type: concrete

Observations: cracking small, chipped, personal items present some not accessible



5. Garage Door

Materials: sectional door
Observations: weathered, dented

6. Garage Door Parts

Observations: functional

7. Garage Door Opener

Observations: operated



8. Garage Door Auto Reverse

Observations: operated, eye beam system present

9. Garage Roof

Garage Type: same as the main structure
Roof Type: tile
Observations: see main roof page

10. Garage Exterior Door

Observations: worn hardware

11. Garage Fire Door

Observations: worn hardware, fire door from the garage to the interior did not self close and latch



fire door from the garage to the interior did not self close and latch

12. Garage Ceiling & Rafters

Observations: small stains, not for heavy storage, some areas are not visible due personal items

13. Garage Walls & Firewall

Observations: personal items prevent complete inspection, stains present, patched in areas

14. Foundation Bolts

Observations: present in areas where visible

15. Garage Vent Screens

Observations: could not access

Electrical & Gas Main

1. Electrical Panel

Location: south side
Observations: functional

2. Main Amp Breaker

Observations: 100 amp



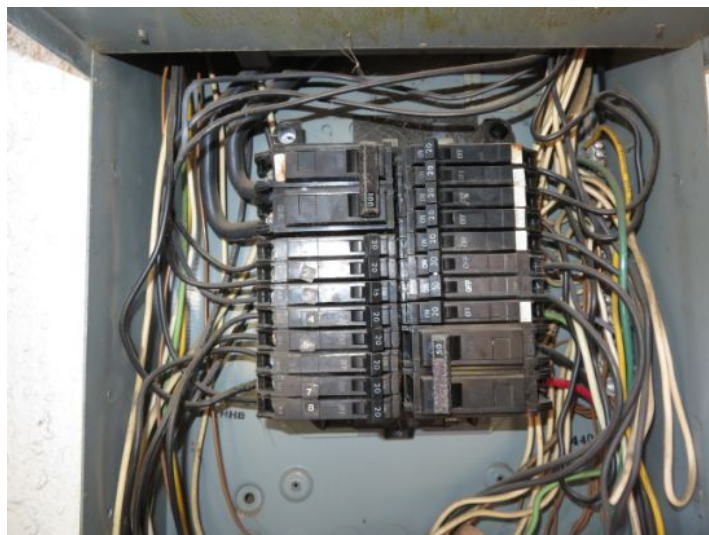
100 amp

3. Number Of Breakers Off

Observations: 0

4. Main Panel Breakers

Wiring Type: copper
Observations: functional



5. Electrical Power Feed

Observations: overhead, could not fully inspect

6. Main Gas Valve

Location: west side

Observations: natural gas, no seismic shut off present

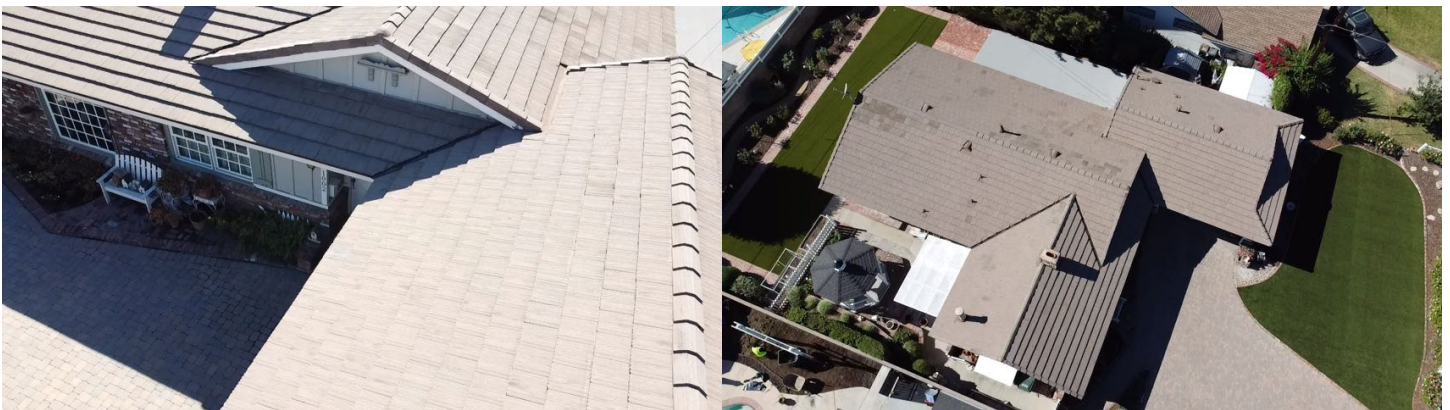
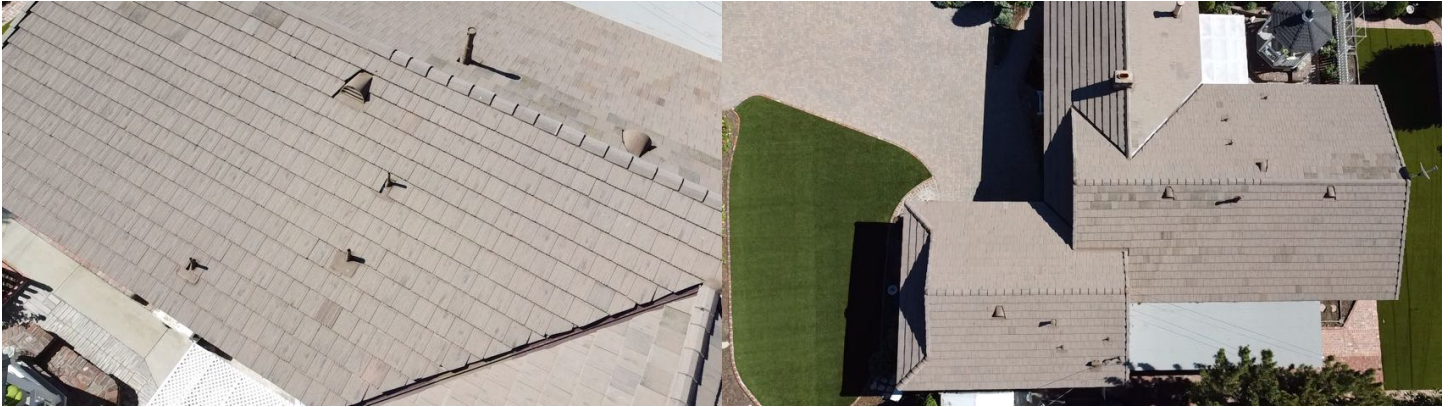


Roof Area

1. Roof Condition

Roof Type: tile

Observations: could not access due to type of roofing materials, drone photo only





2. Roof Area Chimney

Observations: could not access due to type of roofing material, inspected from ground only



vent pipe

3. Roof Flashings

Observations: could not access, some are not visible

4. Rain Gutters

Observations: recommend rain gutters on all pitched areas

5. Chimney Spark Arrestor

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



recommend installing a rain cap spark arrestor for the chimney

6. Roof Vent Caps

Observations: functional, could not access, limited inspection only

Attic

1. Attic Access

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

2. Attic Chimney

Observations: not visible

3. Attic Ducting

Observations: some ducting is not accessible, **asbestos type ducting present, recommend further evaluation**



asbestos type ducting present, recommend further evaluation

4. Attic Electrical

Observations: most electrical is not accessible due to insulation and location

5. Attic Plumbing

Plumbing Type: copper

Observations: some plumbing is not accessible due to the location and space provided, old unused pipes present



6. Attic Exhaust Vents

Observations: could not access

7. Attic Insulation

Insulation Type: fiberglass batt
Insulation Depth: 4 • inches

8. Attic Structure

Observations: stains in areas, could not access all areas



9. Attic Ventilation

Observations: functional, attic fan present, not tested by the inspector



attic fan present, not tested by the inspector

10. Attic Vent Screens

Observations: functional, some attic vents are not accessible due to the location and space

Exterior

1. Exterior Doors

Observations: weathered

2. Exterior Eaves & Facia

Observations: patched areas

3. Exterior Paint

Observations: new paint present in areas

4. Exterior Siding

Siding Type: wood • brick

Observations: weathered, **deteriorated wood, consult termite report on all wood area including the patio cover**



deteriorated wood

5. Exterior Stucco

Observations: stained, chipped, some exterior areas are not accessible

6. Exterior Windows

Observations: weathered

Foundation

1. Slab Foundation

Observations: slab not visible due to floor coverings, concrete slab only

2. Foundation Perimeter

Observations: partially visible

3. Foundation Bolts

Observations: present in areas where visible

4. Foundation Plumbing

Observations: could not access, slab foundation only

Grounds

1. Driveway

Materials: brick • dirt • pavers

Observations: stained, small cracking, trip hazards

2. Patio & Porch Roof

Roof Type: wood patio cover • rolled material

Observations: weathered, **deteriorated wood** , **rusted and broken post ties**



rusted and broken post ties



deteriorated wood

3. Walkways, Patio & Porch Deck

Observations: small cracking, trip hazards



4. Exterior Stairs & Handrail

Observations: steps only

5. Exterior & Grounds Electrical

Observations: switches have unknown function, consult the owner, consult the owner on all exterior electrical, any lighting that is on sensors is not tested by the inspector, **loose light fixtures**



loose light fixtures

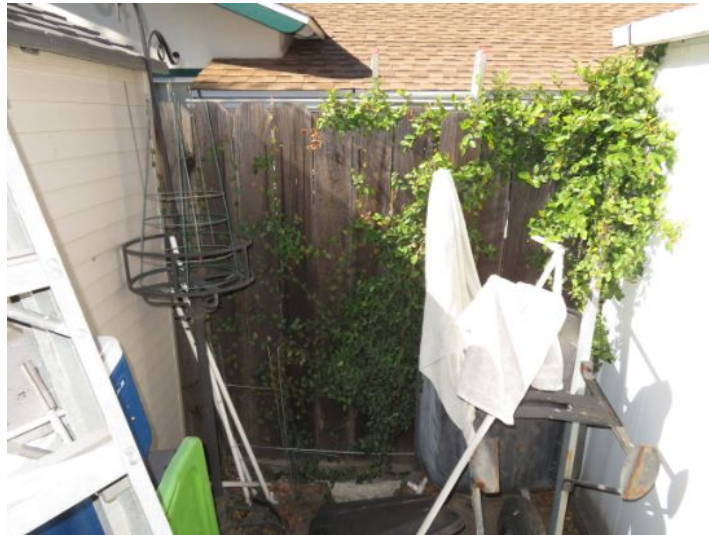
6. Exterior GFCI Outlets

Observations: none visible, recommend all exterior outlets are GFCI protected

7. Fencing & Walls

Fence Type: block • wood • brick • vinyl fencing

Observations: leaning, missing caps, earth to wood contact, **loose wood slats**



loose wood slats

8. Yard Gates

Gate Type: vinyl gate

Observations: **yard gate is difficult to latch**

9. Exterior Grading

Observations: sheds are excluded from this report, grade slopes toward the structure, signs of poor drainage, trip hazards, fountains and ponds are not inspected by the inspector



fountains are not inspected by the inspector



sheds are excluded from this report



sheds are excluded from this report

10. Exterior & Grounds Plumbing

Plumbing Type: copper
Observations: corrosion present

11. Grounds Sprinkler System

Observations: on timers, consult the owner on the operation of the system



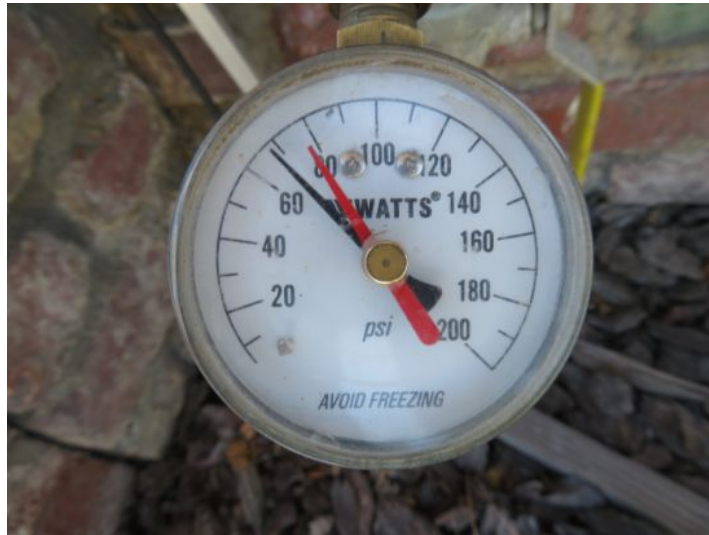
on timers



on timers

12. Water Pressure

Observations: 65 psi



65 psi

13. Water Pressure Regulator

Observations: present

14. Main Water Shut Off Valve

Location: front of structure • west side • garage area

Observations: functional



water meter

Photos

