

# Inspection Report



**Property Address:**  
380 Dearborn Street  
Pasadena, CA 91104



**Scotland Yard Home Inspections**

**Gerald McMahon**



Table of Contents

Cover Page .....1

Table of Contents .....2

Intro Page .....3

1 Roof.....4

2 Exterior .....6

3 Plumbing System .....11

4 Electrical System .....13

5 Garage .....15

6 Water Heater.....20

7 Fireplace/Chimney.....22

8 Kitchen.....25

9 Laundry Area.....28

10 Bathroom and Components .....30

11 Interiors.....33

12 Heating .....37

13 Attics.....39

14 Crawlspace.....41

General Summary .....44

Invoice .....51

Agreement.....52

|                                                               |                                |                                                |
|---------------------------------------------------------------|--------------------------------|------------------------------------------------|
| <b>Date:</b> 7/21/2026                                        | <b>Time:</b> 10:00 PM          | <b>Report ID:</b> 2026072201                   |
| <b>Property:</b><br>380 Dearborn Street<br>Pasadena, CA 91104 | <b>Customer:</b><br>[REDACTED] | <b>Real Estate Professional:</b><br>[REDACTED] |

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor, prior to the close of escrow. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Serviceable** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present** = This item, component or unit is not in this home or building.

**Recommendation** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor, prior to the close of escrow. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Levels:**

1 Story Structure

**Lot Type:**

Sloped

**Age of Home:**

Over 100 years of age

**Weather Conditions:**

Clear

**Temperature:**

Approximately 80 to 90 degrees

**Rain in last 3 days:**

No

**Occupant Status:**

Occupied

**Buyer Present:**

Yes

**Buyer's Agent Present:**

Yes

**Selling Agent Present:**

No

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



|     |                        | SV | NI | NP | RC | Styles & Materials                                                                                                                                                                                                                                                                                                                                           |
|-----|------------------------|----|----|----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.0 | ROOF COVERINGS         |    |    |    | •  | <b>Viewed Roof Coving</b>                                                                                                                                                                                                                                                                                                                                    |
| 1.1 | ROOF VENTS             |    |    |    | •  | <b>From:</b><br>Walked roof<br>drone                                                                                                                                                                                                                                                                                                                         |
| 1.2 | ROOF FLASHING          |    |    |    | •  | <b>Roof-Type:</b><br>Sloped                                                                                                                                                                                                                                                                                                                                  |
| 1.3 | GUTTERS AND DOWNSPOUTS |    |    |    | •  | <b>Roof Covering:</b><br>Asphalt Composition<br>Shingle<br><br><b>Number of Layers:</b><br>Two,Possible more<br><br><b>Roof Vents:</b><br>Plumbing Vent(s)<br>Heating Vent(s)<br>Air Vent(s)<br><br><b>Roof Ventilation:</b><br>Gable vents<br><br><b>Flashings:</b><br>Metal<br>Roll/Selvage<br><br><b>Gutters &amp;</b><br><br><b>Downspouts:</b><br>Metal |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

### Comments:

**1.0** (1) Roofing material appears to be at the end of it's useful life recommend further review by a licensed roofer, prior to the close of escrow.

(2) Debris/vegetation on or overhanging the roof. Recommend cleaning the roof surface and or cutting back the trees/vegetation.

**1.1** (1) Deterioration observed at one or more vents, suggest maintenance or replacement.

(2) Deterioration observed at sealant around vent pipes recommend reapplying.

**1.2** Gaps observed at flashing recommend correcting.

**1.3** (1) Gutters, downspouts and splash blocks are not properly installed in all areas or missing. These items are not required in the state of California suggest installing to divert water away form the foundation.

(2) Vegetation/debris observed in gutters suggest cleaning to enhance drainage.

(3) One or more downspouts do not drain away from the foundation, suggest repair and the installation of splash blocks.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

|      |                              | SV | NI | NP | RC | Styles & Materials                              |
|------|------------------------------|----|----|----|----|-------------------------------------------------|
| 2.0  | DRIVEWAYS                    |    |    |    | •  | <b>Driveway:</b><br>Asphalt<br>Brick            |
| 2.1  | WALKWAYS                     |    |    |    | •  | <b>Walkways:</b><br>Asphalt                     |
| 2.2  | FENCES                       |    |    |    | •  | <b>Fences:</b><br>Wood                          |
| 2.3  | GATES                        |    |    |    | •  | <b>Gates:</b><br>Wood                           |
| 2.4  | SIDING/WALL CLADDING         |    |    |    | •  | <b>Siding Material:</b><br>Wood                 |
| 2.5  | TRIM                         |    |    |    | •  | <b>Trim:</b><br>Wood                            |
| 2.6  | ELECTRICAL                   |    |    |    | •  | <b>Exterior Doors:</b><br>Wood                  |
| 2.7  | EXTERIOR FAUCETS (hose bibs) | •  |    |    |    | <b>Exposed Foundation:</b><br>Raised Foundation |
| 2.8  | SPRINKLER SYSTEM             |    |    |    | •  | <b>Lot:</b><br>Sloped                           |
| 2.9  | LOT/GRADE DRAINAGE           |    |    |    | •  |                                                 |
| 2.10 | EXPOSED FOUNDATION           | •  |    |    |    |                                                 |
| 2.11 | EXTERIOR COMMENTS            |    |    |    | •  |                                                 |

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Comments:

**2.0** (1) Cracks observed on driveway suggest sealing as needed.

(2) Surface deterioration observed on driveway suggest maintenance or replacement.

(3) Displacement observed - **trip hazard** - recommend correcting.

(4) Driveway slopes toward the garage this may allow water to drain into the garage recommend further review by a licensed tradesperson.

**2.1** (1) Cracks observed on walkways suggest sealing as needed.

(2) Displacement observed in areas of walkways - **trip hazard** - recommend repair.

(3) Loose material observed recommend repair or replacement.

**2.2** (1) Weathered wood observed in areas of fences suggest maintenance.

(2) Missing/loose materials observed suggest repair.

(3) Wood is in contact with vegetation **in areas** recommend removal.

(4) Leaning observed in areas of fences recommend further review by a licensed tradesperson that specializes in this field.

**2.3** (1) Deterioration observed at wood gate suggest maintenance.

(2) Gate drags on the ground suggest repair.

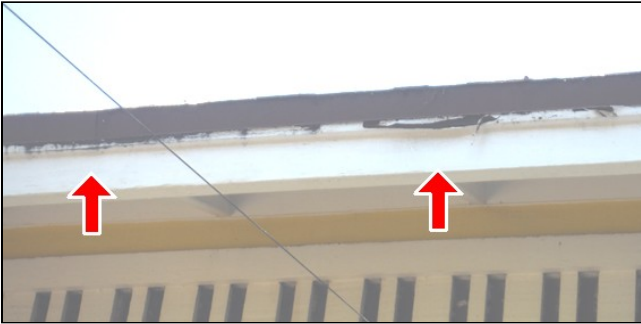
**2.4** (1) Deterioration observed in areas recommend repair and further review by a licensed tradesperson, prior to the close of escrow.



2.4 Item 1(Picture)

(2) Evidence of repairs observed in areas of siding unable to determine the cause of effectiveness of these repairs.

**2.5** (1) Deterioration observed in areas of trim recommend repair and further review by a licensed tradesperson at specializes in this field.



2.5 Item 1(Picture)

(2) Repairs observed at trim in areas unable to determine cause and effectiveness of repairs, suggest further review by a licensed tradesperson that specializes in this field.



2.5 Item 2(Picture)

**2.6** Exposed wires observed in areas of exterior recommend correcting.

**2.8** Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection, suggest verifying systems performance.

**2.9** Inadequate grade observed in areas of the home recommend correcting to assure all water drains away from the foundation.



2.9 Item 1(Picture)

**2.10** Cracks observed in areas recommend further review by a licensed foundation specialist.

**2.11** (1) Property Boundaries - beyond the scope of this inspection.

(2) Rear wood patio cover does not appear to be properly installed recommend further review by a licensed tradespersons that specializes in this field, prior to the close of escrow.



2.11 Item 1(Picture)

(3) Guard rail not installed at front exterior steps suggest installing.



2.11 Item 2(Picture)

(4) NOTE: Sheds observed - beyond the scope of this inspection.

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



|     |              | SV | NI | NP | RC | Styles & Materials                                                                            |
|-----|--------------|----|----|----|----|-----------------------------------------------------------------------------------------------|
| 3.0 | WATER SOURCE | •  |    |    |    | <b>Water Source:</b><br>Public                                                                |
| 3.1 | WATER PIPING | •  |    |    |    | <b>Water Supply Piping:</b><br>Copper<br>Galvanized                                           |
| 3.2 | WASTE SYSTEM |    |    |    | •  | <b>Plumbing Waste</b>                                                                         |
| 3.3 | WASTE PIPES  |    |    |    | •  | <b>Pipes:</b><br>ABS<br>Not visible                                                           |
| 3.4 | GAS METERS   |    |    |    | •  | <b>Waste System:</b><br>Waste system is underground.<br><b>Gas Meter:</b><br>Located at front |

Comments:



**3.0** (1) Note: Main shut off observed at front of home.

(2) Water pressure at the time of inspection was under 60 PSI, water pressure is between the recommend range of 35 to 80 PSI.



3.0 Item 1(Picture)

**3.1** (1) NOTE: Water main shut off observed at front of home.

(2) Copper piping in contact with other metal recommend correcting.

**3.2** The waste system is underground and we are unable to determine the condition suggest verifying the condition of waste system by a Waste Camera Specialist, prior to the close of escrow.

**3.3** (1) NOTE: Waste clean out observed at left side of home.

(2) Rust and corrosion observed on waste lines, recommend further review by a licensed plumber, prior to the close of escrow.

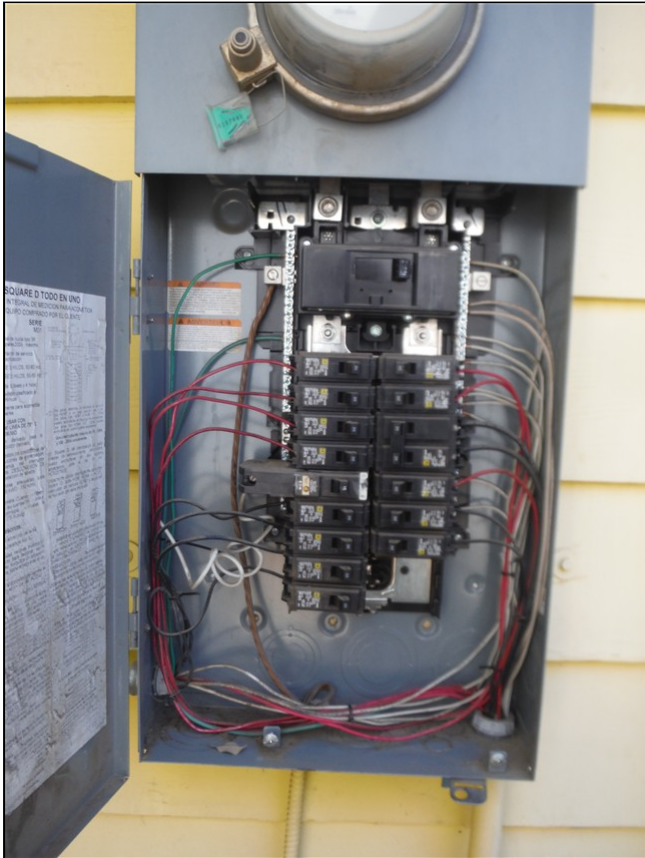
**3.4** Testing for gas leaks is beyond the scope of this inspection. Seismic shut-off valve is not installed suggest installing as a safety enhancement.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



|                                                                         |                     | SV | NI | NP | RC | Styles & Materials                       |
|-------------------------------------------------------------------------|---------------------|----|----|----|----|------------------------------------------|
| 4.0                                                                     | MAIN SERVICE        |    |    |    | •  | Electrical Service                       |
| 4.1                                                                     | MAIN PANEL          |    |    |    | •  | Conductors:<br>Overhead Service          |
| 4.2                                                                     | MAST                | •  |    |    |    | Main Service:<br>120/240 Volts           |
| 4.3                                                                     | MAIN DISCONNECT     | •  |    |    |    | Main Panel Capacity:<br>200 AMP          |
| 4.4                                                                     | OVERLOAD PROTECTION | •  |    |    |    | Main Panel                               |
| 4.5                                                                     | BRANCH WIRING       | •  |    |    |    | Manufacturer:<br>SQUARE D                |
| 4.6                                                                     | GROUNDING           |    |    |    | •  | Overload Protection:<br>Circuit breakers |
| SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation |                     | SV | NI | NP | RC | Branch wire 15 and 20<br>AMP:<br>Copper  |

## Comments:

**4.0** Main service lines do not appear to have inadequate loop recommend correcting.

**4.1** (1) Apparent addition/modifications observed at main panel recommend verifying permits, prior to the close of escrow.

(2) Access cover screws are missing recommend correcting.

**4.6** Ground wiring appears to be inadequate (at rear of home) - **safety concern** - recommend further review by a qualified licensed electrician.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Garage



|      |                                 | SV | NI | NP | RC                                               | Styles & Materials                                            |
|------|---------------------------------|----|----|----|--------------------------------------------------|---------------------------------------------------------------|
| 5.0  | ROOF                            |    |    |    | <ul style="list-style-type: none"><li></li></ul> | <b>Roof:</b><br>Asphalt Composition Shingle<br>Rolled Roofing |
| 5.1  | EXTERIOR                        |    |    |    | <ul style="list-style-type: none"><li></li></ul> |                                                               |
| 5.2  | FLOOR/SLAB                      |    |    |    | <ul style="list-style-type: none"><li></li></ul> | <b>Exterior:</b><br>Wood Siding                               |
| 5.3  | INTERIOR                        |    |    |    | <ul style="list-style-type: none"><li></li></ul> | <b>Interior:</b><br>Limited Review due to personal items      |
| 5.4  | WALLS                           |    |    |    | <ul style="list-style-type: none"><li></li></ul> | <b>Interior Walls:</b><br>Partially Finished                  |
| 5.5  | WINDOWS (REPRESENTATIVE NUMBER) |    |    |    | <ul style="list-style-type: none"><li></li></ul> | <b>Windows:</b><br>Stationary<br>Sliding                      |
| 5.6  | CEILING/SHEATHING               |    |    |    | <ul style="list-style-type: none"><li></li></ul> |                                                               |
| 5.7  | SERVICE DOOR                    |    |    |    | <ul style="list-style-type: none"><li></li></ul> | <b>Garage Door Type:</b><br>One car manual                    |
| 5.8  | GARAGE DOORS                    |    |    |    | <ul style="list-style-type: none"><li></li></ul> | <b>Garage Door Material:</b><br>Tilt-Up                       |
| 5.9  | GARAGE DOOR HARDWARE            |    |    |    | <ul style="list-style-type: none"><li></li></ul> |                                                               |
| 5.10 | ELECTRICAL                      |    |    |    | <ul style="list-style-type: none"><li></li></ul> |                                                               |
| 5.11 | GARAGE COMMENTS                 |    |    |    | <ul style="list-style-type: none"><li></li></ul> |                                                               |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SVNI NPREC

Comments:

**5.0** (1) Roofing material appears to be at the end of it's useful life recommend further review by a licensed roofer, prior to the close of escrow.



5.0 Item 1(Picture)

(2) Roof is sagging recommend further review by a licensed roofer, prior to the close of escrow.

**5.1** (1) Physical damage/holes observed in areas of garage recommend repair.

(2) Apparent addition/modifications observed at garage recommend verifying permits, prior to the close of escrow.

(3) Deterioration observed at trim of garage recommend further review by a licensed tradesperson, prior to the close of escrow.

**5.2** (1) Cracks/displacement observed at garage slab recommend further review by a licensed tradesperson, prior to the close of escrow.

(2) Water intrusion observed in areas further review by a licensed tradesperson is recommended, prior to the close of escrow.

**5.3** Limited review of garage due to personal items.

**5.4** Black spots observed in areas recommend further review by a licensed tradesperson, prior to the close of escrow.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

**5.5** (1) Deterioration/physical damage of wood observed at window and frames recommend maintenance or replacement.

(2) Water stains/damage observed at window frame. Unable to determine the cause. Recommend further review by a licensed tradesperson, prior to the close of escrow.

**5.6** (1) Daylight observed in areas of garage recommend further review by a licensed roofer, prior to the close of escrow.

(2) Missing material observed at ceiling in areas recommend further review by a licensed tradesperson that specializes in this field.

(3) While asbestos and other chemical testing is beyond the scope of this inspection, my experience leads me to suspect that ceiling tile may contain asbestos. This material was used widely during this period of construction and is considered to be safe unless damaged or deterioration has occurred recommend further review by a licensed tradesperson that specializes in this



5.6 Item 1(Picture)

(4) Water stains observed at ceiling in areas recommend further review by a licensed tradesperson that specializes in this field.

**5.7** Physical damage observed to door/door frame suggest repair.

**5.8** (1) Physical damage observed at garage door suggest repair or replacement.

(2) Garage door is inoperable recommend correcting.

**5.9** Garage door hardware is not operable (not properly connected) recommend correcting.



5.9 Item 1(Picture)

**5.10** (1) Exposed wiring observed recommend correcting.

(2) Improper wiring of light fixture with extension cord recommend correcting.



5.10 Item 1(Picture)

**5.11** Due to age and condition of the garage recommend further review by a licensed contractor, prior to the close of escrow.

6. Water Heater



|     |                                                    | SV | NI | NP | RC | Styles & Materials                           |
|-----|----------------------------------------------------|----|----|----|----|----------------------------------------------|
| 6.0 | GAS SHUT OFF VALVE INSTALLED                       | •  |    |    |    | <b>Location:</b><br>Exterior (left side)     |
| 6.1 | COMBUSTION AIR                                     | •  |    |    |    | <b>Manufacturer:</b><br>Bradford White       |
| 6.2 | VENT                                               |    |    |    | •  | <b>Power Source:</b><br>Gas (quick recovery) |
| 6.3 | PIPING                                             |    |    |    | •  | <b>Connections:</b><br>Flexible Pipe         |
| 6.4 | COLD WATER SHUT OFF                                |    |    |    | •  | <b>Date Manufactured:</b><br>2017            |
| 6.5 | TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE | •  |    |    |    | <b>Gallons:</b><br>40 gallons                |
| 6.6 | SEISMIC STRAPS                                     |    |    |    | •  |                                              |
| 6.7 | PLATFORM/COMPARTMENT/CLOSET                        |    |    |    | •  |                                              |
| 6.8 | WATER HEATER COMMENTS                              |    |    |    | •  |                                              |

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Comments:



**6.0** Sediment trap is not installed recommend installing.

**6.2** (1) Disconnected/poorly fitting vent pipes observed. This will allow products of combustion to escape - **safety concern** - recommend correcting.

(2) Inadequate termination of exhaust vent pipe. Vent should terminate at least 2 feet above the roof, to allow for proper drafting recommend correcting.

**6.3** Hot and cold water lines are not bonded recommend correcting.

**6.4** Corrosion/deterioration observed at shut-off valve/handle recommend correcting.

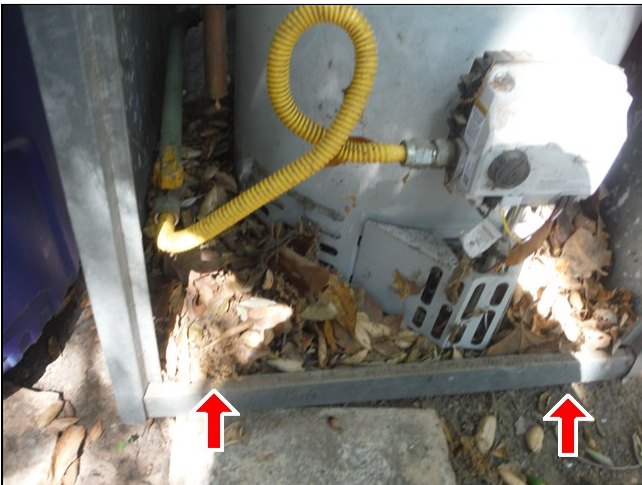
**6.6** Inadequate installation of earthquake strapping observed. Strapping should be in the upper and lower 1/3 sections, wrap completely around the water heater, flange outward and fasten to the wall recommend correcting.

**6.7** Physical damage observed at platform/compartment suggest maintenance or replacement.



6.7 Item 1(Picture)

**6.8** Vegetation observed at base of unit - possible fire hazard - recommend correcting.



6.8 Item 1(Picture)



7. Fireplace/Chimney



|     |                      | SV                                           | NI | NP | RC                                           | Styles & Materials                                |
|-----|----------------------|----------------------------------------------|----|----|----------------------------------------------|---------------------------------------------------|
| 7.0 | FIREBRICK            |                                              |    |    | <div><div></div><div></div><div></div></div> | <b>Type of Fireplace:</b><br>Conventional         |
| 7.1 | DAMPER               |                                              |    |    | <div><div></div><div></div><div></div></div> | <b>Fireplace Location:</b><br>Living Room         |
| 7.2 | GAS SERVICE          |                                              |    |    | <div><div></div><div></div><div></div></div> | <b>Chimney:</b><br>Masonry Construction           |
| 7.3 | HEARTH               | <div><div></div><div></div><div></div></div> |    |    |                                              | <b>Chimney (exterior):</b><br>Stucco Coated Chase |
| 7.4 | SCREEN / GLASS DOORS |                                              |    |    | <div><div></div><div></div><div></div></div> | <b>Viewed Chimney</b>                             |
| 7.5 | ROOF FLASHING        |                                              |    |    | <div><div></div><div></div><div></div></div> | <b>From:</b><br>Ground                            |
| 7.6 | CAP                  |                                              |    |    | <div><div></div><div></div><div></div></div> | drone                                             |
| 7.7 | FLUE                 |                                              |    |    | <div><div></div><div></div><div></div></div> |                                                   |
| 7.8 | SPARK ARRESTER       |                                              |    |    | <div><div></div><div></div><div></div></div> |                                                   |
| 7.9 | CHIMNEY COMMENTS     |                                              |    |    | <div><div></div><div></div><div></div></div> |                                                   |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SV NI NP RC

Comments:

**7.0** (1) Mortar is missing in areas of the firebrick recommend repair.

(2) Cracks observed recommend further review by a chimney specialist.



7.0 Item 1(Picture)

**7.1** Chimney is closed off at cap - **DO NOT USE.**

**7.2** NOTE: Gas line is not installed.

**7.4** Glass doors are not installed at unit suggest installing.

**7.5** Gaps observed at flashing suggest repair.



7.5 Item 1(Picture)

**7.6** Chimney is closed off at cap - **DO NOT USE.**

**7.7** Chimney is closed off at cap - **DO NOT USE.**

**7.8** Spark arrester is not installed recommend installing.

**7.9** Chimney is closed off at cap - **DO NOT USE.**



7.9 Item 1(Picture)

8. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



|                                                                         |                                 | SV | NI | NP | RC | Styles & Materials                           |
|-------------------------------------------------------------------------|---------------------------------|----|----|----|----|----------------------------------------------|
| 8.0                                                                     | FLOOR                           |    |    |    | •  | <b>Flooring Material:</b><br>Wood            |
| 8.1                                                                     | WALLS                           |    |    |    | •  | <b>Wall Material:</b><br>Tile<br>Plaster     |
| 8.2                                                                     | CEILING                         |    |    |    | •  | <b>Ceiling Material:</b><br>Plaster          |
| 8.3                                                                     | WINDOWS (REPRESENTATIVE NUMBER) |    |    |    | •  | <b>Window Type:</b><br>Single Hung           |
| 8.4                                                                     | SCREENS                         |    |    |    | •  | <b>Door Type:</b><br>Interior Door           |
| 8.5                                                                     | DOORS                           |    |    |    | •  | <b>Cabinetry:</b><br>Wood                    |
| 8.6                                                                     | ELECTRICAL                      | •  |    |    |    | <b>Countertop:</b><br>Tile                   |
| 8.7                                                                     | CABINETS/PANTRY                 |    |    |    | •  | <b>Dishwasher Brand:</b><br>GENERAL ELECTRIC |
| 8.8                                                                     | COUNTERTOPS                     |    |    |    | •  | <b>Disposer Brand:</b><br>Contractor 333     |
| 8.9                                                                     | SINKS                           | •  |    |    |    | <b>Exhaust/Range hood:</b><br>UNKNOWN BRAND  |
| 8.10                                                                    | FAUCETS / SPRAY NOZZLE          | •  |    |    |    | <b>Stove:</b><br>Bertazzoni                  |
| SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation |                                 | SV | NI | NP | RC |                                              |

|      |                            | SV | NI | NP | RC |
|------|----------------------------|----|----|----|----|
| 8.11 | TRAPS AND DRAINS           | •  |    |    |    |
| 8.12 | SHUT-OFF VALVES UNDER SINK |    |    |    | •  |
| 8.13 | DISHWASHER                 |    |    |    | •  |
| 8.14 | STOVE                      |    |    |    | •  |
| 8.15 | Ovens                      | •  |    |    |    |
| 8.16 | HOOD / FAN / LIGHT         |    |    |    | •  |
| 8.17 | GARBAGE DISPOSAL           |    |    |    | •  |
| 8.18 | OTHER APPLIANCES           |    |    |    | •  |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SV NI NP RC

**Comments:**

**8.0** Sloping of the floor observed unable to determine the cause, recommend further review by a licensed tradesperson.

**8.1** (1) Evidence of repairs observed on walls unable to determine the cause or effectiveness of the repairs.  
 (2) Black spots observed at wall in cabinet under sink. Recommend further review by a licensed tradesperson, prior to the close of escrow.

**8.2** Evidence of repairs observed on ceiling unable to determine the cause or effectiveness of the repairs.

**8.3** (1) Deterioration of wood observed at window and frames recommend maintenance or replacement.  
 (2) Inoperable sash wires/cords observed (broken or missing) recommend repair or replacement.



8.3 Item 1(Picture)

**8.4** Holes observed in various screens recommend correcting.

**8.5** Hallway door does not shut recommend repair.

**8.7** (1) Physical damage observed under sink suggest repair.

(2) Various cabinet doors do not completely close suggest repair.

**8.8** (1) Caulking is deteriorated in some areas of the counter suggest repair.

(2) Grout is not installed in areas suggest installing.

(3) Cracks tile observed suggest repair or replace.

**8.12** Corrosion observed at shut off valves under sink, recommend correcting.

**8.13** Dishwasher is improperly installed to the ground fault circuit interrupter outlet recommend separating and putting on its own beaker.

**8.14** Igniter at both front burner did not respond to test recommend repair.

**8.16** Fan is improperly wired using an extension cord recommend further review by a licensed appliance specialist.



8.16 Item 1(Picture)

**8.17** Splash guard is deteriorated/missing recommend installing.

**8.18** Refrigerator observed - testing is beyond the scope of this inspection.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



9. Laundry Area



|     |                                 | SV | NI | NP | RC | Styles & Materials                           |
|-----|---------------------------------|----|----|----|----|----------------------------------------------|
| 9.0 | FLOOR                           |    |    |    | •  | <b>Location:</b><br>Off Kitchen              |
| 9.1 | WALLS                           | •  |    |    |    | <b>Flooring Material:</b><br>Wood            |
| 9.2 | CEILING                         |    |    |    | •  | <b>Wall Material:</b><br>Plaster             |
| 9.3 | WINDOWS (REPRESENTATIVE NUMBER) |    |    |    | •  | Wood                                         |
| 9.4 | DOORS                           |    |    |    | •  | <b>Ceiling Material:</b><br>Plaster          |
| 9.5 | ELECTRICAL                      | •  |    |    |    | <b>Window Type:</b><br>Stationary            |
| 9.6 | CABINETS, CLOSETS               | •  |    |    |    | <b>Door Type:</b><br>Exterior                |
| 9.7 | WASHER CONNECTIONS              |    |    |    | •  | Windowed                                     |
| 9.8 | DRYER CONNECTIONS               | •  |    |    |    | <b>Dryer Power Source:</b><br>Gas connection |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

Comments:



**9.0** Sloping of floor observed unable to determine the cause, recommend further review by a licensed tradesperson.

**9.2** (1) Cracks observed on ceiling suggest repair.

(2) Evidence of repairs observed unable to determine the cause or effectiveness of these repairs.

**9.3** Unable to test windows - screwed shut suggest maintenance.

**9.4** (1) Deterioration observed at exterior door and door frame recommend maintenance or replacement.

(2) Keyed locking device observed at - **safety concern** - suggest replacement.

**9.7** Washer connections present - faucet and drain not tested - suggest verifying condition prior to the close of escrow.



10. Bathroom and Components



|       |                                 | SV                     | NI | NP | RC                     | Styles & Materials                                 |
|-------|---------------------------------|------------------------|----|----|------------------------|----------------------------------------------------|
| 10.0  | FLOOR                           |                        |    |    | <div><div></div></div> | <b>Location:</b><br>Hall                           |
| 10.1  | WALLS                           |                        |    |    | <div><div></div></div> | <b>Flooring Material:</b><br>Tile                  |
| 10.2  | CEILING                         |                        |    |    | <div><div></div></div> | <b>Wall Material:</b><br>Tile<br>Plaster<br>Wood   |
| 10.3  | WINDOWS (REPRESENTATIVE NUMBER) |                        |    |    | <div><div></div></div> | <b>Ceiling Material:</b><br>Plaster                |
| 10.4  | SCREENS                         | <div><div></div></div> |    |    |                        | <b>Window Type:</b><br>Single Hung                 |
| 10.5  | DOORS                           |                        |    |    | <div><div></div></div> | <b>Door Type:</b><br>Interior                      |
| 10.6  | ELECTRICAL                      | <div><div></div></div> |    |    |                        | <b>Tub Material:</b><br>Porcelain                  |
| 10.7  | COUNTERTOPS, CABINETS           |                        |    |    | <div><div></div></div> | <b>Shower Material:</b><br>Tile<br>Wood            |
| 10.8  | BATHTUB                         |                        |    |    | <div><div></div></div> | <b>Sink Material:</b><br>Porcelain                 |
| 10.9  | TUB FAUCET                      | <div><div></div></div> |    |    |                        | <b>Cabinetry:</b><br>Wood Cabinets<br>Tile Counter |
| 10.10 | TUB DRAIN                       |                        |    |    | <div><div></div></div> | <b>Exhaust Type:</b><br>Window                     |
| 10.11 | SHOWER                          |                        |    |    | <div><div></div></div> |                                                    |
| 10.12 | SHOWER FAUCET                   |                        |    |    | <div><div></div></div> |                                                    |
| 10.13 | SINK                            |                        |    |    | <div><div></div></div> |                                                    |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SV NI NP RC



|       |                   | SV | NI | NP | RC |
|-------|-------------------|----|----|----|----|
| 10.14 | SINK FAUCET       |    |    |    | •  |
| 10.15 | SINK DRAIN        | •  |    |    |    |
| 10.16 | TOILET            |    |    |    | •  |
| 10.17 | BATHROOM COMMENTS |    |    |    | •  |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SV NI NP RC

Comments:

**10.0** Slopping observed, unable to determine the cause recommend further review by a licensed tradesperson.

**10.1** Evidence of repairs observed at walls unable to determine the cause or effectiveness of these repairs.

**10.2** Evidence of repair observed on ceiling unable to determine the cause or effectiveness of these repairs.

**10.3** (1) Deterioration observed at window frames further review by a licensed tradesperson is recommended.

(2) Window sash wire or cord is inoperable recommend repair.

**10.5** Door drags on the floor surface suggest repair.

**10.7** Caulking is deteriorated at counter top suggest repair or replace.

**10.8** Caulking is deteriorated at tub recommend repair.

**10.10** Stopper is not installed at tub recommend installing.

**10.11** Improper shower material - **wood** - recommend further review by a licensed contactor.

**10.12** NOTE: Hand held faucet only.

**10.13** Caulking is deteriorated at sink suggest maintenance.

**10.14** Corrosion observed at supply shut-off valve suggest maintenance.

**10.16** (1) Caulking is missing at toilet base recommend installing.

(2) Corrosion observed at supply shut-off valve suggest maintenance.

**10.17** Wall heater observed - **not tested** - beyond the scope of this inspection.



10.17 Item 1(Picture)

11. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

|       |                                 | SV | NI | NP | RC | Styles & Materials                                      |
|-------|---------------------------------|----|----|----|----|---------------------------------------------------------|
| 11.0  | FLOOR                           |    |    |    | •  | <b>Flooring Material:</b><br>Tile<br>Wood               |
| 11.1  | WALLS                           |    |    |    | •  | <b>Wall Material:</b><br>Plaster<br>Paneling<br>Wood    |
| 11.2  | CEILING                         |    |    |    | •  | <b>Ceiling Material:</b><br>Sprayed acoustic<br>Plaster |
| 11.3  | WINDOWS (REPRESENTATIVE NUMBER) |    |    |    | •  | <b>Door Type:</b><br>Interior<br>Exterior               |
| 11.4  | SCREENS                         |    |    |    | •  | <b>Window Type:</b><br>Sliding<br>Casement              |
| 11.5  | DOORS                           |    |    |    | •  | <b>Smoke Detector:</b><br>Not installed in all<br>rooms |
| 11.6  | ELECTRICAL                      | •  |    |    |    | <b>CO Detector:</b><br>Not installed in all areas       |
| 11.7  | CLOSETS / CABINETS              |    |    |    | •  |                                                         |
| 11.8  | SMOKE DETECTOR                  |    |    |    | •  |                                                         |
| 11.9  | CO DETECTOR                     |    |    |    | •  |                                                         |
| 11.10 | CEILING FAN                     | •  |    |    |    |                                                         |
| 11.11 | ROOM COMMENTS                   |    |    |    | •  |                                                         |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SVNI NPREC

Comments:

- 11.0** Floors are not **level throughout the home**. It appears to be normal settling (if you have any further concerns) further review by a licensed tradesperson is recommended prior to the close of escrow.
- 11.1** (1) Evidence of repairs observed at walls in various rooms unable to determine the cause or effectiveness of the repairs.
- (2) Hole(s) observed in rear bedroom recommend repair.



11.1 Item 1(Picture)

**11.2** (1) While asbestos and other chemical testing is beyond the scope of this inspection, my experience leads me to suspect that acoustic ceiling may contain asbestos. This material was used widely during this period of construction and is considered to be safe unless damaged or deterioration has occurred recommend further review by a licensed tradesperson that specializes in this field.

(2) Evidence of repairs observed at ceilings in various rooms unable to determine the cause or effectiveness of the repairs.

**11.3** (1) Deterioration observed at **various window frames and sills** recommend maintenance or replacement.



11.3 Item 1(Picture)

(2) Evidence of repairs observed at windows unable to determine the cause or effectiveness of these repairs.

(3) **Various windows** do not operate smoothly suggest repair.

(4) Cracked/Broken window pane observed in rear bedroom and dining room recommend repair.

**11.4** (1) Window screens are not installed in room(s) suggest installing.

(2) Screens are torn in various rooms suggest repair.

**11.5** (1) Evidence of repairs observed at front bedroom door suggest repair or replacement.

(2) Unable to determine if tempered safety glass is installed at various doors recommend verifying condition.

(3) Deterioration observed at various exterior doors and frames recommend maintenance.

(4) Various interior doors do not latch or shut completely suggest correcting.

(5) Keyed locking device observed at front door - **safety concern** - suggest replacement.



11.5 Item 1(Picture)

(6) The front door handle is not secure recommend securing.

**11.6** Limited review at electrical outlets due to personal items blocking access.

**11.7** (1) Door knob missing at rear bedroom closet recommend installing.

(2) Closet door are missing in front bedroom recommend installing.

(3) Floor guides are not installed at front bedroom closet recommend correcting.

(4) Draw guides missing at various cabinets and closets suggest installing.

**11.8** Smoke detector are not installed in all areas - **safety concern** - recommend installing.

**11.9** (1) Smoke detectors and CO detectors are a State requirement for any residential real estate transaction.

(2) CO detector is not installed in areas leading to bedrooms - **safety concern** - recommend installing.

**11.11** NOTE; Capped gas lines observed in various rooms.



11.11 Item 1(Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



12. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



|      |                   | SV | NI | NP | RC |
|------|-------------------|----|----|----|----|
| 12.0 | HEATING CONDITION |    |    |    | •  |
| 12.1 | EXHAUST VENT PIPE | •  |    |    |    |
| 12.2 | COOLING CONDITION |    |    |    | •  |
| 12.3 | THERMOSTAT        | •  |    |    |    |
| 12.4 | AIR FILTER, DUCTS | •  |    |    |    |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

**SV NI NP RC** **Styles & Materials**  
**Heating Equipment**  
**Type:**  
Forced Air Gas Furnace  
**Cooling Equipment**  
**Type:**  
Compressor/Condensor  
**Heating Manufacturer:**  
YORK  
**Central Air**  
**Manufacturer:**  
YORK  
**Thermostat:**  
Located at hall

Comments:

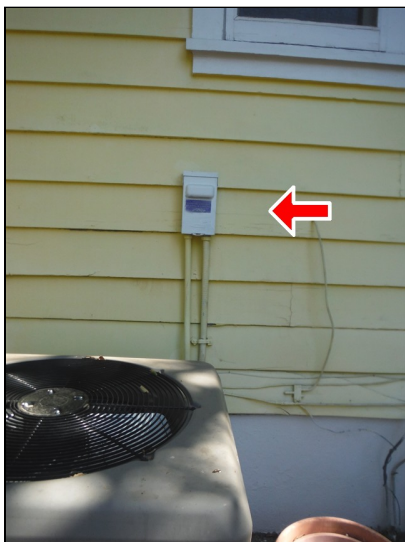
**12.0** Heating unit is not properly supported recommend correcting.



12.0 Item 1(Picture)

**12.2** (1) Deterioration or missing insulation at refrigeration line, observed at compressor recommend repair.

(2) Main disconnect installed is improperly installed behind the compressor recommend correcting.



12.2 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Attics

|       |                                        | SV | NI | NP | RC | Styles & Materials                                                                                                                                                                                                 |
|-------|----------------------------------------|----|----|----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13.0  | ACCESS                                 |    |    |    | •  | <b>Method used to observe attic:</b><br>Partially Accessed<br><b>Framing:</b><br>Rafters<br><b>Insulation:</b><br>Blown<br><b>Vents:</b><br>Gable<br><b>Sheathing:</b><br>Spaced<br><b>HVAC Ducts:</b><br>Flexible |
| 13.1  | INSULATION                             | •  |    |    |    |                                                                                                                                                                                                                    |
| 13.2  | CONDITION OF FRAMING                   |    |    |    | •  |                                                                                                                                                                                                                    |
| 13.3  | VISIBLE SIGNS OF LEAKS OR CONDENSATION |    |    |    | •  |                                                                                                                                                                                                                    |
| 13.4  | VENTILATION                            | •  |    |    |    |                                                                                                                                                                                                                    |
| 13.5  | CONDITION OF SHEATHING                 |    |    |    | •  |                                                                                                                                                                                                                    |
| 13.6  | ELECTRICAL                             |    |    |    | •  |                                                                                                                                                                                                                    |
| 13.7  | CONDITION OF DUCTS                     | •  |    |    |    |                                                                                                                                                                                                                    |
| 13.8  | DUCT INSULATION                        | •  |    |    |    |                                                                                                                                                                                                                    |
| 13.9  | DUCT STRAPPING                         | •  |    |    |    |                                                                                                                                                                                                                    |
| 13.10 | ATTIC COMMENTS                         |    |    |    | •  |                                                                                                                                                                                                                    |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SV NI NP RC

Comments:

**13.0** Limited review due to restrictive clearances and insulation.

**13.2** NOTE: The framing appears to be original.

**13.3** Water stains observed at sheathing unable to determine if from an active leak recommend further review by a licensed roofer.

**13.5** NOTE: Plywood not installed.

**13.6** Limited review of electrical wiring due to insulation.

**13.10** (1) While asbestos and other chemical testing are beyond the scope of this inspection, my experience leads me to suspect that **vent pipe** may contain asbestos. This material was used widely during this period of construction and is considered to be safe unless damaged or deterioration has occurred recommend further review by a licensed plumber.



13.10 Item 1(Picture)

(2) Recommend further review by a licensed termite/rodent professional prior to the close of escrow.

14. Crawlspace

|      |                     | SV | NI | NP | RC | Styles & Materials                             |
|------|---------------------|----|----|----|----|------------------------------------------------|
| 14.0 | ACCESS              |    |    |    | •  | <b>Access:</b><br>Located At Rear              |
| 14.1 | PERIMETER           |    |    |    | •  | <b>Perimeter:</b><br>Concrete                  |
| 14.2 | PIERS & POSTS       |    |    |    | •  | <b>Piers &amp; Posts:</b><br>Concrete and Wood |
| 14.3 | SUBFLOOR            |    |    |    | •  | <b>Plumbing:</b><br>Cast Iron<br>ABS<br>Copper |
| 14.4 | SILL PLATE          | •  |    |    |    | <b>Sill Plate:</b><br>Not Bolted               |
| 14.5 | VENTILATION         |    |    |    | •  |                                                |
| 14.6 | ELECTRICAL          |    |    |    | •  |                                                |
| 14.7 | PLUMBING            |    |    |    | •  |                                                |
| 14.8 | CRAWLSPACE COMMENTS |    |    |    | •  |                                                |

SV= Serviceable, NI= Not Inspected, NP= Not Present, RC= Recommendation

SV NI NP RC

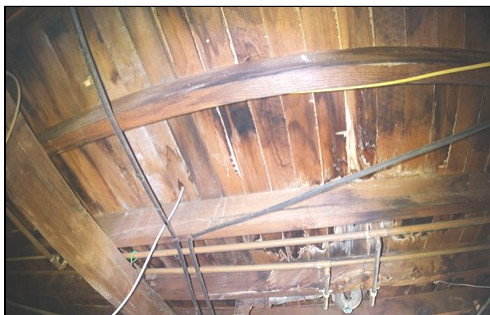
Comments:

- 14.0 Limited review due to restrictive clearance in areas around plumbing pipes.
- 14.1 (1) Deterioration observed on foundation walls recommend further review by a licensed foundation specialist.  
  
(2) Crack observed recommend strapping as needed.
- 14.2 Several posts are off center, recommend repair.



14.2 Item 1(Picture)

**14.3** Water stains observed unable to determine if from an active leak recommend further review by a licensed tradesperson.



14.3 Item 1(Picture)

**14.4** Sill plate does not appear to be anchored to the foundation this may have acceptable at the time of construction - Anchoring the sill plate to the foundation enhances earthquake safety.

**14.5** (1) Holes observed in screens, recommend repair.

(2) Venting appears to be inadequate in areas suggest correcting.

**14.6** (1) Open junction box(s) observed, recommend correcting.

(2) Conduit observed lying on the ground, (not strapped) recommend correcting.

**14.7** (1) Rust/Corrosion observed on waste lines recommend repair or replace.



14.7 Item 1(Picture)



14.7 Item 2(Picture)

(2) Improper strapping of waste piping suggest correcting.



14.7 Item 3(Picture)

**14.8** Debris/old furnaces observed in crawlspace, suggest removal.



14.8 Item 1(Picture)

## General Summary

### Scotland Yard Home Inspections

#### Customer

#### Address

380 Dearborn Street  
Pasadena, CA 91104

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roof

### 1.0 ROOF COVERINGS

#### Recommendation

(1) Roofing material appears to be at the end of it's useful life recommend further review by a licensed roofer, prior to the close of escrow.

### 1.1 ROOF VENTS

#### Recommendation

(2) Deterioration observed at sealant around vent pipes recommend reapplying.

### 1.3 GUTTERS AND DOWNSPOUTS

#### Recommendation

(1) Gutters, downspouts and splash blocks are not properly installed in all areas or missing. These items are not required in the state of California suggest installing to divert water away from the foundation.

(3) One or more downspouts do not drain away from the foundation, suggest repair and the installation of splash blocks.

## 2. Exterior

### 2.0 DRIVEWAYS

#### Recommendation

(3) Displacement observed - **trip hazard** - recommend correcting.

(4) Driveway slopes toward the garage this may allow water to drain into the garage recommend further review by a licensed tradesperson.

### 2.1 WALKWAYS

#### Recommendation

(2) Displacement observed in areas of walkways - **trip hazard** - recommend repair.

## 2.2 FENCES

### Recommendation

(4) Leaning observed in areas of fences recommend further review by a licensed tradesperson that specializes in this field.

## 2.4 SIDING/WALL CLADDING

### Recommendation

(1) Deterioration observed in areas recommend repair and further review by a licensed tradesperson, prior to the close of escrow.

## 2.5 TRIM

### Recommendation

(1) Deterioration observed in areas of trim recommend repair and further review by a licensed tradesperson at specializes in this field.

(2) Repairs observed at trim in areas unable to determine cause and effectiveness of repairs, suggest further review by a licensed tradesperson that specializes in this field.

## 2.6 ELECTRICAL

### Recommendation

Exposed wires observed in areas of exterior recommend correcting.

## 2.9 LOT/GRADE DRAINAGE

### Recommendation

Inadequate grade observed in areas of the home recommend correcting to assure all water drains away from the foundation.

## 2.11 EXTERIOR COMMENTS

### Recommendation

(1) Property Boundaries - beyond the scope of this inspection.

(2) Rear wood patio cover does not appear to be properly installed recommend further review by a licensed tradespersons that specializes in this field, prior to the close of escrow.

## 3. Plumbing System

### 3.1 WATER PIPING

#### Serviceable

(2) Copper piping in contact with other metal recommend correcting.

### 3.2 WASTE SYSTEM

#### Recommendation

The waste system is underground and we are unable to determine the condition suggest verifying the condition of waste system by a Waste Camera Specialist, prior to the close of escrow.

### 3.3 WASTE PIPES

#### Recommendation

(2) Rust and corrosion observed on waste lines, recommend further review by a licensed plumber, prior to the close of escrow.

## 4. Electrical System

### 4.0 MAIN SERVICE

#### Recommendation

Main service lines do not appear to have inadequate loop recommend correcting.

### 4.1 MAIN PANEL

**Recommendation**

(1) Apparent addition/modifications observed at main panel recommend verifying permits, prior to the close of escrow.

**4.6 GROUNDING****Recommendation**

Ground wiring appears to be inadequate (at rear of home) - **safety concern** - recommend further review by a qualified licensed electrician.

**5. Garage****5.1 EXTERIOR****Recommendation**

(1) Physical damage/holes observed in areas of garage recommend repair.

(2) Apparent addition/modifications observed at garage recommend verifying permits, prior to the close of escrow.

(3) Deterioration observed at trim of garage recommend further review by a licensed tradesperson, prior to the close of escrow.

**5.2 FLOOR/SLAB****Recommendation**

(2) Water intrusion observed in areas further review by a licensed tradesperson is recommended, prior to the close of escrow.

**5.4 WALLS****Recommendation**

Black spots observed in areas recommend further review by a licensed tradesperson, prior to the close of escrow.

**5.5 WINDOWS (REPRESENTATIVE NUMBER)****Recommendation**

(2) Water stains/damage observed at window frame. Unable to determine the cause. Recommend further review by a licensed tradesperson, prior to the close of escrow.

**5.6 CEILING/SHEATHING****Recommendation**

(1) Daylight observed in areas of garage recommend further review by a licensed roofer, prior to the close of escrow.

(3) While asbestos and other chemical testing is beyond the scope of this inspection, my experience leads me to suspect that ceiling tile may contain asbestos. This material was used widely during this period of construction and is considered to be safe unless damaged or deterioration has occurred recommend further review by a licensed tradesperson that specializes in this

**5.10 ELECTRICAL****Recommendation**

(1) Exposed wiring observed recommend correcting.

(2) Improper wiring of light fixture with extension cord recommend correcting.

**5.11 GARAGE COMMENTS****Recommendation**

Due to age and condition of the garage recommend further review by a licensed contractor, prior to the close of escrow.

## 6. Water Heater

### 6.2 VENT

#### Recommendation

(1) Disconnected/poorly fitting vent pipes observed. This will allow products of combustion to escape - **safety concern** - recommend correcting.

(2) Inadequate termination of exhaust vent pipe. Vent should terminate at least 2 feet above the roof, to allow for proper drafting recommend correcting.

### 6.3 PIPING

#### Recommendation

Hot and cold water lines are not bonded recommend correcting.

### 6.6 SEISMIC STRAPS

#### Recommendation

Inadequate installation of earthquake strapping observed. Strapping should be in the upper and lower 1/3 sections, wrap completely around the water heater, flange outward and fasten to the wall recommend correcting.

### 6.8 WATER HEATER COMMENTS

#### Recommendation

Vegetation observed at base of unit - possible fire hazard - recommend correcting.

## 7. Fireplace/Chimney

### 7.0 FIREBRICK

#### Recommendation

(2) Cracks observed recommend further review by a chimney specialist.

### 7.5 ROOF FLASHING

#### Recommendation

Gaps observed at flashing suggest repair.

### 7.8 SPARK ARRESTER

#### Recommendation

Spark arrester is not installed recommend installing.

### 7.9 CHIMNEY COMMENTS

#### Recommendation

Chimney is closed off at cap - **DO NOT USE.**

## 8. Kitchen

### 8.1 WALLS

#### Recommendation

(2) Black spots observed at wall in cabinet under sink. Recommend further review by a licensed tradesperson, prior to the close of escrow.

### 8.3 WINDOWS (REPRESENTATIVE NUMBER)

#### Recommendation

(1) Deterioration of wood observed at window and frames recommend maintenance or replacement.

(2) Inoperable sash wires/cords observed (broken or missing) recommend repair or replacement.

### 8.7 CABINETS/PANTRY



## **Recommendation**

(1) Physical damage observed under sink suggest repair.

### **8.12 SHUT-OFF VALVES UNDER SINK**

#### **Recommendation**

Corrosion observed at shut off valves under sink, recommend correcting.

### **8.13 DISHWASHER**

#### **Recommendation**

Dishwasher is improperly installed to the ground fault circuit interrupter outlet recommend separating and putting on its own beaker.

### **8.14 STOVE**

#### **Recommendation**

Igniter at both front burner did not respond to test recommend repair.

### **8.16 HOOD / FAN / LIGHT**

#### **Recommendation**

Fan is improperly wired using an extension cord recommend further review by a licensed appliance specialist.

## **9. Laundry Area**

### **9.4 DOORS**

#### **Recommendation**

(2) Keyed locking device observed at - **safety concern** - suggest replacement.

### **9.7 WASHER CONNECTIONS**

#### **Recommendation**

Washer connections present - faucet and drain not tested - suggest verifying condition prior to the close of escrow.

## **10. Bathroom and Components**

### **10.0 FLOOR**

#### **Recommendation**

Slopping observed, unable to determine the cause recommend further review by a licensed tradesperson.

### **10.5 DOORS**

#### **Recommendation**

Door drags on the floor surface suggest repair.

### **10.11 SHOWER**

#### **Recommendation**

Improper shower material - **wood** - recommend further review by a licensed contractor.

### **10.14 SINK FAUCET**

#### **Recommendation**

Corrosion observed at supply shut-off valve suggest maintenance.

### **10.16 TOILET**

#### **Recommendation**

(2) Corrosion observed at supply shut-off valve suggest maintenance.

## 11. Interiors

### 11.0 FLOOR

#### Recommendation

Floors are not **level throughout the home**. It appears to be normal settling (if you have any further concerns) further review by a licensed tradesperson is recommended prior to the close of escrow.

### 11.3 WINDOWS (REPRESENTATIVE NUMBER)

#### Recommendation

(1) Deterioration observed at **various window frames and sills** recommend maintenance or replacement.

### 11.5 DOORS

#### Recommendation

(4) Various interior doors do not latch or shut completely suggest correcting.  
(5) Keyed locking device observed at front door - **safety concern** - suggest replacement.

### 11.8 SMOKE DETECTOR

#### Recommendation

Smoke detector are not installed in all areas - **safety concern** - recommend installing.

### 11.9 CO DETECTOR

#### Recommendation

(2) CO detector is not installed in areas leading to bedrooms - **safety concern** - recommend installing.

## 12. Heating

### 12.0 HEATING CONDITION

#### Recommendation

Heating unit is not properly supported recommend correcting.

### 12.2 COOLING CONDITION

#### Recommendation

(1) Deterioration or missing insulation at refrigeration line, observed at compressor recommend repair.

## 13. Attics

### 13.3 VISIBLE SIGNS OF LEAKS OR CONDENSATION

#### Recommendation

Water stains observed at sheathing unable to determine if from an active leak recommend further review by a licensed roofer.

### 13.5 CONDITION OF SHEATHING

#### Recommendation

NOTE: Plywood not installed.

### 13.10 ATTIC COMMENTS

#### Recommendation

(1) While asbestos and other chemical testing are beyond the scope of this inspection, my experience leads me to suspect that **vent pipe** may contain asbestos. This material was used widely during this period of construction and is considered to be safe unless damaged or deterioration has occurred

recommend further review by a licensed plumber.

(2) Recommend further review by a licensed termite/rodent professional prior to the close of escrow.

## 14. Crawlspace

### 14.0 ACCESS

#### Recommendation

Limited review due to restrictive clearance in areas around plumbing pipes.

### 14.3 SUBFLOOR

#### Recommendation

Water stains observed unable to determine if from an active leak recommend further review by a licensed tradesperson.

### 14.5 VENTILATION

#### Recommendation

(2) Venting appears to be inadequate in areas suggest correcting.

### 14.6 ELECTRICAL

#### Recommendation

(1) Open junction box(s) observed, recommend correcting.

(2) Conduit observed lying on the ground, (not strapped) recommend correcting.

### 14.7 PLUMBING

#### Recommendation

(1) Rust/Corrosion observed on waste lines recommend repair or replace.

(2) Improper strapping of waste piping suggest correcting.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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