

Accurate Inspection Team LLC

Property Inspection Report



2837 Estado St, Pasadena, CA 91107
Inspection prepared for: Cher Works & Steve works
Real Estate Agent: Pete Whan - Pete Whan & Associates

Date of Inspection: 7/20/2026 Time: 2:00 pm
Age of Home: 1938 Size: 1,344 sqft
Weather: Sunny & Hot

Inspector: Mark Miller

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Report Summary

Interior		
Page 4 Item: 6	Door Bell	door bell did not operate
Page 5 Item: 11	Interior Smoke & Carbon Monoxide Detectors	no smoke detector present, recommend smoke detector
Page 5 Item: 13	Interior Windows	windows throughout the structure are in need of servicing, broken balance spring at the window
Bedrooms		
Page 7 Item: 5	Bedroom Closets	closet door is missing, closet door did not latch
Page 7 Item: 9	Bedroom Sliding Doors	worn track, sliding door bounces
Page 8 Item: 13	Bedroom Windows	broken balance spring at the window
Bathrooms		
Page 9 Item: 7	Bathroom Electrical	2 prong outlets present
Page 10 Item: 8	Bathroom GFCI Outlets	recommend all bathroom outlets be - GFCI outlets
Kitchen		
Page 12 Item: 3	Kitchen Counters	gapped at the sink area, recommend caulking
Page 13 Item: 7	Kitchen Electrical	loose outlet under the sink, exposed romex wires inside the cabinets, 2 prong outlets present
Page 13 Item: 8	Kitchen GFCI	recommend all outlets by the sink area are GFCI protected
Page 15 Item: 22	Kitchen Windows	loose balance spring at the window
Laundry		
Page 17 Item: 9	Laundry Doors	laundry door sticks at the jamb
Heating & A/C		
Page 20 Item: 6	Filter	air filter is missing
Water Heater		
Page 23 Item: 2	Water Heater Base	no drain line visible at the drip pan
Page 24 Item: 6	Water Heater Overflow Line	none, recommend installing an overflow line at the temperature pressure relief valve
Page 25 Item: 10	Water Heater Venting	metal vent pipe vents into an old asbestos transit vent pipe
Garage Area		
Page 27 Item: 11	Garage Roof	missing shingles
Page 28 Item: 14	Garage Walls & Firewall	deteriorated wood, consult termite report

Roof Area		
Page 33 Item: 1	Roof Condition	deteriorated roofing material, missing shingles, patched areas, recommend a licensed roofing contractor to evaluate
Page 35 Item: 3	Roof Flashings	irregular installation, flashing is laid on top of the shingles
Page 35 Item: 4	Rain Gutters	gutters do not divert water away from structure
Attic		
Page 37 Item: 4	Attic Electrical	insulation covering knob and tube wiring, recommend upgrading knob & tube wiring, knob and tube present, recommend licensed electrician to evaluate all areas of structure
Page 38 Item: 6	Attic Exhaust Vents	kitchen exhaust vent terminates in the attic
Page 40 Item: 10	Attic Vent Screens	missing screens at the attic vents
Exterior		
Page 42 Item: 2	Exterior Eaves & Facia	evidence of leaking at the eaves
Foundation		
Page 43 Item: 3	Access	rodents droppings present
Page 44 Item: 7	Sub Flooring & Joist	deteriorated wood in areas, consult termite report on all wood area
Grounds		
Page 51 Item: 4	Patio Enclosure	earth to wood contact
Page 52 Item: 8	Exterior GFCI Outlets	recommend -GFCI on all exterior outlets
Page 54 Item: 11	Exterior Grading	grade slopes toward structure in areas, recommend diverting water away from the structure

Interior

1. Location

Observations: Living Room, Dining Room, Hallway



Living Room



Dining Room



Hallway



Hallway

2. Cabinets

Observations: functional, worn hardware

3. Interior Ceiling Fans

Observations: operated

4. Ceiling Condition

Materials: plaster

Observations: good, cracking small

5. Interior Closets

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

6. Door Bell

Observations: door bell did not operate



door bell did not operate

7. Interior Doors

Observations: functional, worn hardware

8. Interior Electrical

Observations: functional, some outlets are not accessible due to personal items or furnishing, worn switches & outlets, 2 prong outlets present

9. Interior Fireplace

Location: Living Room

Fireplace Type: mason built

Observations: limited inspection only, gas line is capped, recommend cleaning, damper door missing



gas line is capped



damper door missing

10. Interior Floors

Floor Type: carpet, hardwood

Observations: good, personal items prevent complete inspection, dirty

11. Interior Smoke & Carbon Monoxide Detectors

Observations: carbon monoxide detector present and operated, **no smoke detector present, recommend smoke detector**

12. Interior Walls

Materials: plaster, wall paper

Observations: CHECK PERMITS FOR ALL AREAS OF THE STRUCTURE UPGRADES, MODIFICATIONS & ADDITIONS, some areas not accessible due to personal items, small holes

13. Interior Windows

Window Type: aluminum

Observations: could not access some windows due to height, window coverings or personal items, functional, worn hardware, dirty tracks, recommend cleaning tracks, **windows throughout the structure are in need of servicing, broken balance spring at the window**



broken balance spring at the window



broken balance spring at the window

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bedroom Locations

#1 Bedroom, #2 Bedroom, #3 Bedroom

2. Location

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



#1 Bedroom



#2 Bedroom



#3 Bedroom

3. Ceiling Condition

Materials: plaster
Observations: good

4. Ceiling Fans

Observations: operated

5. Bedroom Closets

Observations: functional, worn hardware, closet door is missing, closet door did not latch



closet door did not latch



closet door is missing

6. Bedroom Doors

Observations: functional, worn hardware

7. Bedroom Electrical

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

8. Bedroom Floors

Floor Type: carpet, hardwood

Observations: personal items prevent complete inspection, worn, dirty

9. Bedroom Sliding Doors

Observations: functional, worn hardware, dirty tracks, worn track, sliding door bounces



worn track, sliding door bounces



worn track, sliding door bounces

10. Screen Doors

Observations: functional, worn hardware, dirty tracks

11. Bedroom Smoke Detectors

Observations: operated

12. Bedroom Walls

Materials: plaster

13. Bedroom Windows

Window Type: aluminum

Observations: functional, worn hardware, dirty tracks, recommend cleaning tracks, **broken balance spring at the window**



broken balance spring at the window



broken balance spring at the window



broken balance spring at the window

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Locations

Hall Bathroom

2. Location

Observations: Hall Bathroom



Hall Bathroom

3. Bathroom Cabinets

Observations: functional, worn hardware

4. Bathroom Ceiling

Materials: plaster

Observations: good, peeling paint

5. Bathroom Counters

Observations: normal wear

6. Bathroom Doors

Observations: functional, worn hardware

7. Bathroom Electrical

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



2 prong outlets present

8. Bathroom GFCI Outlets

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



recommend all bathroom outlets be -GFCI outlets

9. Bathroom Exhaust Fan

Observations: none, recommend a bath fan in the bathroom

10. Bathroom Floors

Floor Type: vinyl squares

Observations: normal wear, personal items prevent complete inspection

11. Bathroom Heating

Observations: central unit, see heating and ac page

12. Bathroom Mirrors

Observations: functional, worn hardware

13. Bathroom Plumbing

Observations: functional, worn fixtures

14. Shower Fixtures

Observations: functional, worn hardware

15. Bathtub

Observations: NO BATH TUB

16. Shower Walls

Observations: good

17. Shower Enclosure

Observations: tempered glass, functional

18. Bathroom Sinks

Observations: functional, worn fixtures & surface

19. Bathroom Toilets

Observations: functional, worn hardware

20. Bathroom Walls

Materials: plaster, tile

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

Kitchen

1. Location

Observations: Kitchen



Kitchen



Kitchen

2. Kitchen Cabinets

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

3. Kitchen Counters

Observations: some not visible due to personal items, normal wear, **gapped at the sink area, recommend caulking**



gapped at the sink area, recommend caulking

4. Kitchen Ceiling

Materials: plaster • wall paper

Observations: good

5. Dishwasher

Observations: none

6. Kitchen Doors

Observations: functional, worn hardware

7. Kitchen Electrical

Observations: some outlets not accessible, worn switches & outlets, under cabinet light did not operate, **loose outlet under the sink, exposed romex wires inside the cabinets, 2 prong outlets present**



under cabinet light did not operate



exposed romex wires inside the cabinets



loose outlet under the sink



exposed romex wires inside the cabinets

8. Kitchen GFCI

Observations: none visible, **recommend all outlets by the sink area are GFCI protected**



recommend all outlets by the sink area are GFCI protected

9. Kitchen Floor

Floor Type: linoleum

Observations: normal wear, personal items prevent complete inspection

10. Garbage Disposal

Observations: operated

11. Microwave

Observations: operated

12. Cook top condition

Observations: operated, electric

13. Oven & Range

Observations: operated, electric

14. Kitchen Plumbing

Observations: some not accessible due to personal items, functional, recommend shut off handles

15. Kitchen Sink

Observations: functional, worn fixtures & surface

16. Filtered Drinking Water

Observations: operated



operated



operated

17. Spray Wand

Observations: no spray wand present, faucet sprayer aerator present

18. Hot Water Dispenser

Observations: none

19. Soap Dispenser

Observations: none

20. Kitchen Exhaust Vent

Vent Type: self filtering with a fan to the exterior

Observations: operated, could not fully inspect

21. Kitchen Walls

Materials: plaster • linoleum

Observations: good, some areas n/a personal items

22. Kitchen Windows

Window Type: aluminum

Observations: functional, worn hardware, loose balance spring at the window



loose balance spring at the window



loose balance spring at the window

Laundry

1. Laundry Location

laundry room

2. Location

Observations: Laundry Room



Laundry Room

3. Laundry Cabinets

Observations: functional, worn hardware

4. Laundry Ceiling

Materials: plaster

Observations: good

5. Laundry Dryer Vent

Observations: functional, could not fully inspect, recommend cleaning

6. Laundry Electrical

Observations: functional, worn switches & outlets, has 240 volt power

7. Laundry GFCI

Observations: none visible

8. Laundry Exhaust Fan

Observations: none

9. Laundry Doors

Observations: functional, worn hardware, laundry door sticks at the jamb



laundry door sticks at the jamb

10. Laundry Floor

Floor Type: linoleum

Observations: normal wear, personal items prevent complete inspection

11. Laundry Gas Valves

Observations: none

12. Laundry Plumbing

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

13. Laundry Walls

Materials: plaster

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

14. Laundry Windows

Window Type: aluminum

Observations: functional, worn hardware, dirty tracks

Heating & A/C

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Heater Location: roof

Heater Type: gas • electric • forced • dual pack unit

Observations: operated



operated

2. Heater Base

Observations: functional

3. Heater Gas Valve

Observations: functional

4. Thermostat

Observations: functional



functional

5. Heater Venting

Observations: functional

6. Filter

Observations: air filter is missing

7. Air Supply

Observations: rusted



rusted

8. Registers

Observations: functional

9. Refrigerant Lines

Observations: could not access

10. AC Compressor

Size: 3 ton ac unit
Condensor Location: roof
Observations: electric, operated, The date of manufacture is 2023



The date of manufacture is 2023

11. Heating & A/C Temperature

Observations: Heating, Cooling



Cooling



Cooling



Heating



Heating

Water Heater

1. Water Heater Condition

Water Heater Type: gas, tank unit

Water Heater Location: laundry room

Observations: operated, The date of manufacture is 2023



The date of manufacture is 2023

2. Water Heater Base

Observations: no drain line visible at the drip pan



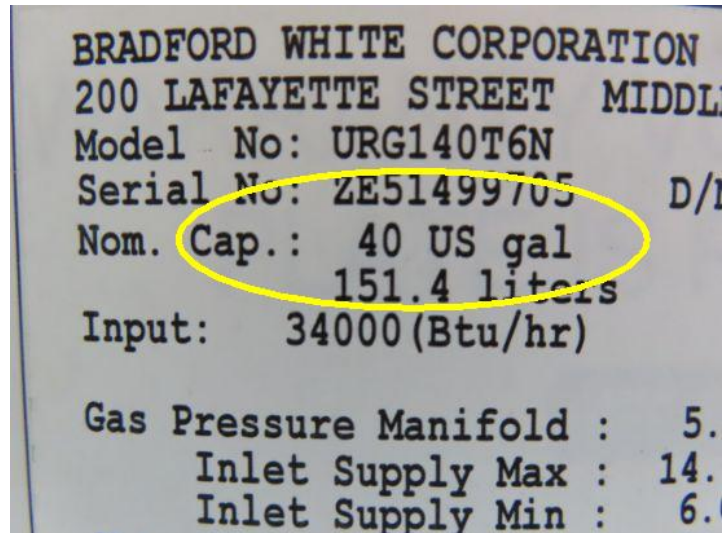
no drain line visible at the drip pan

3. Water Heater Combustion Air

Observations: functional

4. Water Heater Capacity

Observations: 40 gallons



40 gallons

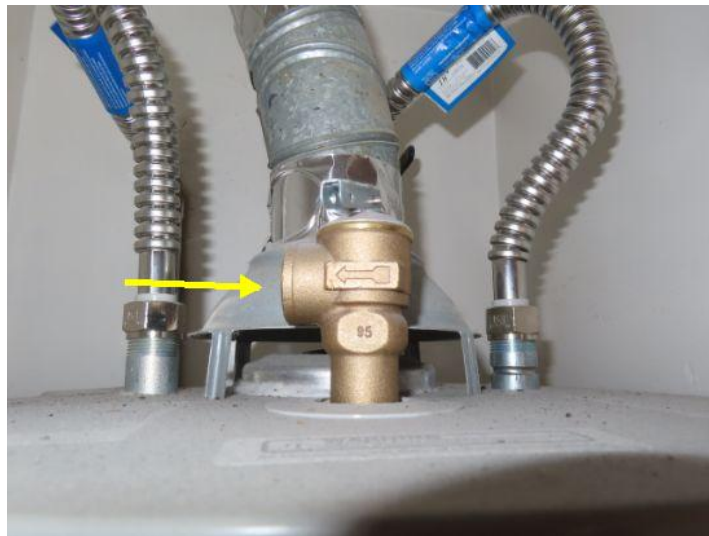
5. Water Heater Gas Valve

Observations: functional

6. Water Heater Overflow Line

Material Type: none

Observations: none, recommend installing an overflow line at the temperature pressure relief valve



none, recommend installing an overflow line at the temperature pressure relief valve

7. Water Heater Plumbing

Plumbing Type: Copper

Observations: insulation present, worn fixtures

8. Water Heater Strapping

Observations: braced

9. Temperature Pressure Relief Valve

Observations: functional

10. Water Heater Venting

Observations: functional, limited inspection only, could not fully inspect, **metal vent pipe vents into an old asbestos transit vent pipe**



metal vent pipe vents into an old asbestos transit vent pipe

Garage Area

1. Location

Observations: Garage, storage room



Garage



Garage



storage room

2. Garage Counter Tops

Observations: worn, some not visible due to personal items, counter appears weak, not for heavy objects



counter appears weak, not for heavy objects

3. Garage Electrical

Observations: functional, could not access some electrical areas due to personal items , worn switches & outlets

4. Garage GFCI

Observations: none visible

5. Garage 240 Volt Outlet

Observations: none visible

6. Garage Flooring

Type: concrete

Observations: personal items present some not accessible, stained

7. Garage Door

Materials: hinged door

Observations: functional, weathered

8. Garage Door Parts

Observations: functional, worn hardware

9. Garage Door Opener

Observations: none

10. Garage Door Auto Reverse

Observations: none

11. Garage Roof

Roof Type: asphalt shingles

Observations: see main roof page, **missing shingles**



see main roof page

12. Garage Exterior Door

Observations: functional, worn hardware

13. Garage Ceiling & Rafters

Observations: functional, not for heavy storage, stains present, evidence of past leaking



14. Garage Walls & Firewall

Observations: personal items prevent complete inspection, stains present, evidence of past leaking, **deteriorated wood, consult termite report**



deteriorated wood, consult termite report



deteriorated wood, consult termite report



deteriorated wood, consult termite report

15. Foundation Bolts

Observations: present



16. Garage Vent Screens

Observations: none visible, recommend vents

17. Garage Windows

Observations: functional, worn hardware, dirty tracks, stationary

Electrical & Gas Main

1. Electrical Panel

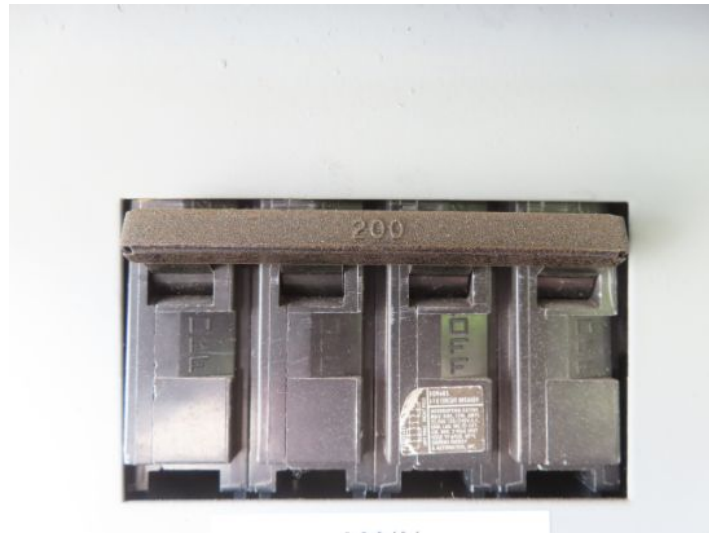
Location: north side exterior of structure, patio area

Observations: functional



2. Main Amp Breaker

Observations: 200 amp



200 amp

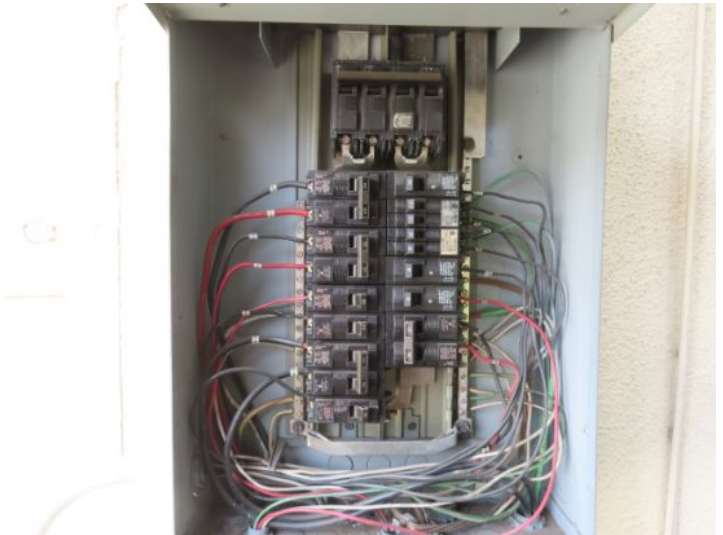
3. Number Of Breakers Off

Observations: 0

4. Main Panel Breakers

Wiring Type: copper

Observations: functional



5. Electrical Power Feed

Observations: overhead

6. Main Gas Valve

Location: under structure

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



main gas shut off



natural gas

Roof Area

1. Roof Condition

Roof Type: Asphalt Shingles

Observations: **deteriorated roofing material, missing shingles, patched areas, recommend a licensed roofing contractor to evaluate**



deteriorated roofing material



deteriorated roofing material





deteriorated roofing material



missing shingles



patched areas



deteriorated roofing material

2. Roof Area Chimney

Observations: functional, limited inspection

3. Roof Flashings

Observations: some are not visible, **irregular installation, flashing is laid on top of the shingles**



irregular installation, flashing is laid on top of the shingles

4. Rain Gutters

Observations: functional, in areas, recommend rain gutters on all pitched areas, **gutters do not divert water away from structure**



gutters do not divert water away from structure



gutters do not divert water away from structure

5. Chimney Spark Arrestor

Observations: present, recommend rain cap for the chimney



present, recommend rain cap for the chimney

6. Roof Vent Caps

Observations: functional, limited inspection only

Attic

1. Attic Access

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

2. Attic Chimney

Observations: functional

3. Attic Ducting

Observations: functional, some ducting is not accessible



4. Attic Electrical

Observations: most electrical is not visible due to insulation and space provided, insulation covering knob and tube wiring, recommend upgrading knob & tube wiring, knob and tube present, recommend licensed electrician to evaluate all areas of structure



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

5. Attic Plumbing

Observations: vents only

6. Attic Exhaust Vents

Observations: kitchen exhaust vent terminates in the attic



kitchen exhaust vent terminates in the attic

7. Attic Insulation

Insulation Type: fiberglass batts

Insulation Depth: 12 inches

Observations: functional, rodent traps present





rodent traps present

8. Attic Structure

Observations: good, could not access all areas, stains in areas, evidence of past leaking





stains in areas, evidence of past leaking

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: could not access some attic vents due to the location, **missing screens at the attic vents**



missing screens at the attic vents

Exterior

1. Exterior Doors

Observations: functional, worn hardware

2. Exterior Eaves & Facia

Observations: weathered, bird nest present, **evidence of leaking at the eaves**



bird nest present



evidence of leaking at the eaves

3. Exterior Paint

Observations: weathered

4. Exterior Stucco

Observations: weathered, stained, small cracks

5. Exterior Windows

Observations: functional, weathered

Foundation

1. Slab Foundation

Observations: Raised Foundation Only

2. Foundation Perimeter

Observations: partially visible, cracked small

3. Access

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

Observations: functional, rodent trap present, **rodents droppings present**



rodent trap present



rodents droppings present

4. Foundation Ventilation

Observations: functional

5. Foundation Vent Screens

Observations: functional

6. Post & Girders

Observations: recommend T-Straps at the post and girders, off center post



off center post

7. Sub Flooring & Joist

Observations: good, stained in areas, **deteriorated wood in areas, consult termite report on all wood area**



deteriorated wood in areas



deteriorated wood in areas



8. Foundation Walls

Observations: good



9. Cripple Walls

Observations: none

10. Foundation Bolts

Observations: present



11. Chimney Hearth

Observations: functional



functional

12. Foundation Plumbing

Plumbing Type: Copper

Observations: functional, recommend capping old floor heater gas line, corrosion present, old pipes present





recommend capping old floor heater gas line

13. Foundation Ducting

Observations: none, old floor heater present



old floor heater present

Grounds

1. Driveway

Materials: concrete

Observations: stained, small cracking



2. Walkway

Materials: concrete, concrete steps squares

Observations: stained, lifting



lifting



3. Patio Deck

Materials: concrete, composite deck boards
Observations: small cracking, weathered deck



front porch





4. Patio Enclosure

Observations: posts and roof only, weathered, earth to wood contact



earth to wood contact



earth to wood contact

5. Patio Roof

Roof Type: same as main structure

Observations: see main roof page

6. Exterior Stairs & handrail

Observations: recommend hand rails



recommend hand rails

7. Exterior & Grounds Electrical

Observations: worn outlets

8. Exterior GFCI Outlets

Observations: **recommend -GFCI on all exterior outlets**



recommend -GFCI on all exterior outlets

9. Fencing & Walls

Fence Type: block, wood, chain link

Observations: limited inspection, weathered, separating cracks, foliage prevented complete inspection, leaning



separating cracks



leaning

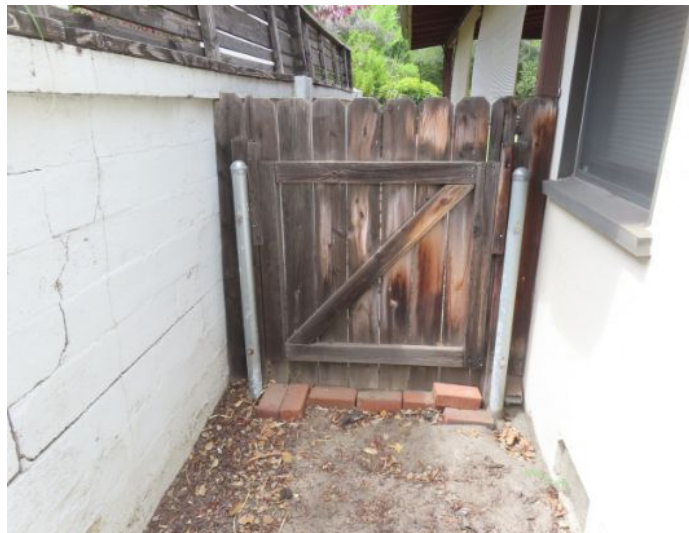


separating cracks

10. Yard Gates

Gate Type: wood

Observations: functional, worn hardware, weathered



11. Exterior Grading

Observations: no drains visible, **grade slopes toward structure in areas, recommend diverting water away from the structure**



grade slopes toward structure in areas,
recommend diverting water away from the
structure

12. Exterior & Grounds Plumbing

Plumbing Type: Copper

Observations: worn fixtures

13. Grounds Sprinkler System

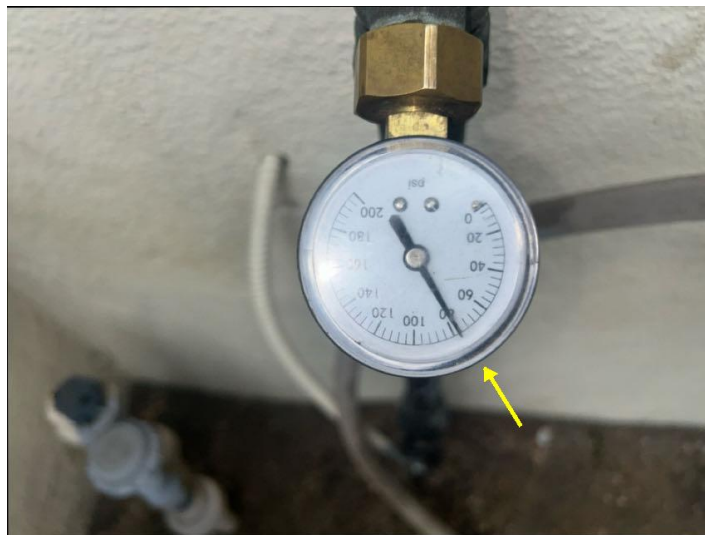
Observations: on timers, not tested by the inspector, consult the owner on the operation of the system



on timers, not tested by the inspector

14. Water Pressure

Observations: 80 psi



80 psi

15. Water Pressure Regulator

Observations: none visible

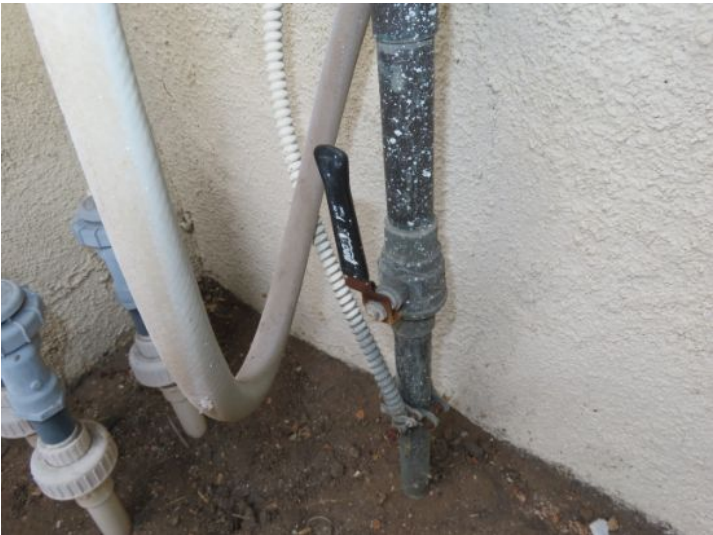
16. Main Water Shut Off Valve

Location: front of structure

Observations: functional, worn valve, rusted handle



main water shut off



main water shut off