



Insight Home Inspections

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Home Inspection Report

Prepared For:

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Property Address:

850 E 95th St

Los Angeles, CA 90002

Inspected on Fri, Nov 2 2018 at 9:04 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	80 Years
Age Based On:	Listing
Bedrooms/Baths:	2/1
Door Faces:	North
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Listing Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level, Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure, Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Not Present

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Stucco Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Marginal
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Wood Condition: Satisfactory
Balconies:	Not Present
Railings:	Wood Condition: Repair or Replace



Comment 1:
Concrete step is cracked and separated at banister post. Repair is needed.



Figure 1-1

(Exterior continued)

**Comment 2:**

Recommend patching hole and covering crawlspace vent to prevent intrusion of animals.



Figure 2-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Hip
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Approximate Roof Age:	3 Years
Ventilation Present:	Soffit, Gable Ends
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Satisfactory
Chimney :	Not Present
Sky Lights:	Not Present

(Roofing continued)

Flashings:

Metal

Condition: Satisfactory



Comment 3:

Installing valley flashing will aid in proper diversion of rain runoff.

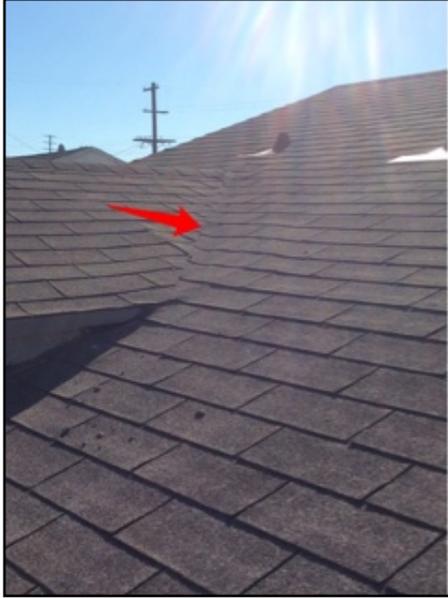


Figure 3-1

Soffit and Fascia:

Wood

Condition: Satisfactory

Gutters & Downspouts:

Not Present

(Roofing continued)



Comment 4:

Areas of dry rot and/or termite damage along eaves and fascia. Recommend repair.



Figure 4-1



Figure 4-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:

Crawl Space

Foundation Material:

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration:

Moisture

Condition: Repair or Replace

(Structure continued)



Comment 5:
Moisture is present along foundation wall due to supply pipe leak in crawlspace.

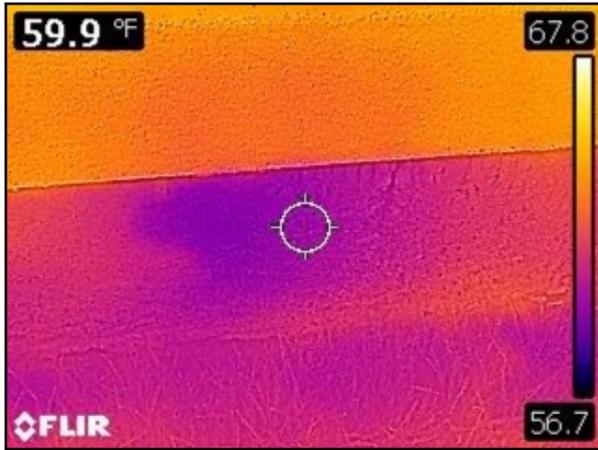


Figure 5-1

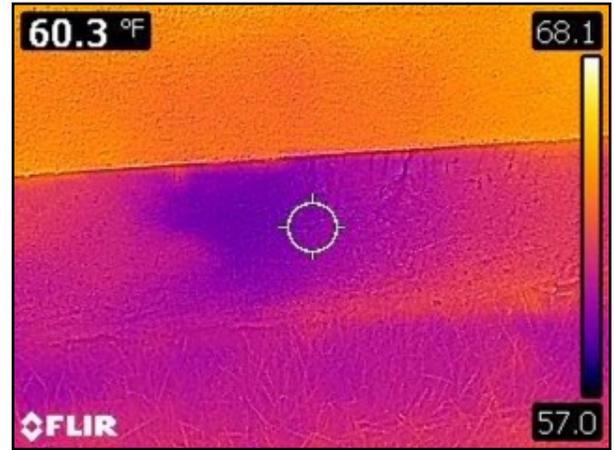


Figure 5-2



Figure 5-3

Prior Waterproofing:
Floor Structure:

Not Present
Wood Frame
Condition: Further Evaluation Required

(Structure continued)



Comment 6:

Wood flooring may be affected from pipe leak. Unable to evaluate due to water pooling. Recommend further evaluation.

Subflooring:	Plywood Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Inside
Vapor Retarder:	Not Present
Underfloor Insulation:	Not Present
Ventilation Present:	Yes Condition: Satisfactory
Moisture Condition:	Wet Condition: Repair or Replace



Comment 7:

Heavy moisture and water pooling is present from supply pipe leak and unfinished and broken drain pipe.

(Crawlspace continued)



Figure 7-1

Garage

Garage Type:	Detached Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive Condition: Satisfactory
Opener Safety Feature:	Light Beam Condition: Satisfactory

(Garage continued)



Comment 8:

Settlement cracks are present along garage flooring.



Figure 8-1



Comment 9:

Multiple gaps along back wall of garage. Water proof material is not present behind wood siding. This may create breakdown of material over time.



Figure 9-1

(Garage continued)



Comment 10:

Wood siding is exposed to sprinklers and rain run off. This will deteriorate material over time of exposure.



Figure 10-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Overhead

Main Disconnect Location:

Not Present

(Electrical continued)



Comment 11:

Main disconnect is not present. Recommend further evaluation by a certified electrician.



Figure 11-1

Service Panel Location:	Exterior
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	9 volt Battery Type
	Condition: Repair or Replace

(Electrical continued)



Comment 12:

All smoke detectors are missing 9volt batteries. This is a safety hazard.



Figure 12-1



Comment 13:

Junction box is needed at electrical splice. Splice is within 6" of a leak from the laundry hook up supply pipe. This is a safety issue, recommend repair.



Figure 13-1

(Electrical continued)



Comment 14:
Covers are needed on all junction boxes.



Figure 14-1

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper, Galvanized
	Condition: Repair or Replace
Location of Main Water Shutoff:	Exterior
Sewer System:	Public
Waste Pipe Material:	Cast Iron, ABS Plastic
	Condition: Repair or Replace

(Plumbing continued)



Comment 15:

Waste pipes are not connected to sewer main. All waste is running to floor of crawlspace. Recommend repair by certified plumber.



Figure 15-1



Comment 16:

Water pooling is present from disconnected and broken drain lines.



Figure 16-1



Figure 16-2

(Plumbing continued)

Sump Pump: Not Present
Location of Fuel Shutoff: At Meter



Comment 17:

Water pressure is elevated at 90 psi. Recommend installing pressure regulator.



Figure 17-1



Comment 18:

Severe water leak from bathroom sink supply line. Water was pooling and I was unable to further investigate. Recommend further evaluation and repair by certified plumber.

(Plumbing continued)



Figure 18-1



Figure 18-2



Comment 19:

Leak at laundry supply pipe. Recommend repair by certified plumber.



Figure 19-1

(Plumbing continued)

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	1 Year
Temp & Pressure Relief Valve:	Not Tested
	Condition: Repair or Replace



Comment 20:

Blow off leg is not present from T&P valve. Copper leg needs to be installed.



Figure 20-1

Fuel Disconnect:	Within Sight of Equipment
Seismic Straps Installed:	Yes
	Condition: Satisfactory

HVAC

HVAC System Type:

Wall Unit

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Hallway
Type of Equipment:	Gravity
	Condition: Satisfactory
Manufacturer:	Unknown
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	5 Years
Filter Type:	Not Present
Output Temperature:	102 Degrees



Comment 21:

This Thermal Image indicates the out put temperature and functional air supply from the furnace.

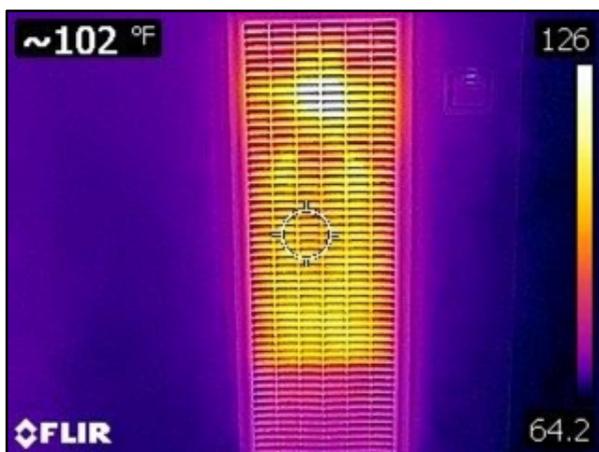


Figure 21-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Wood Laminate Condition: Satisfactory
Walls:	Textured Over Drywall Condition: Satisfactory
Window Types:	Single Hung, Sliders Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood
Interior Door Materials:	Wood
Fireplace:	Not Present



Comment 22:
Slight cracks at drywall seams on ceiling.



Figure 22-1

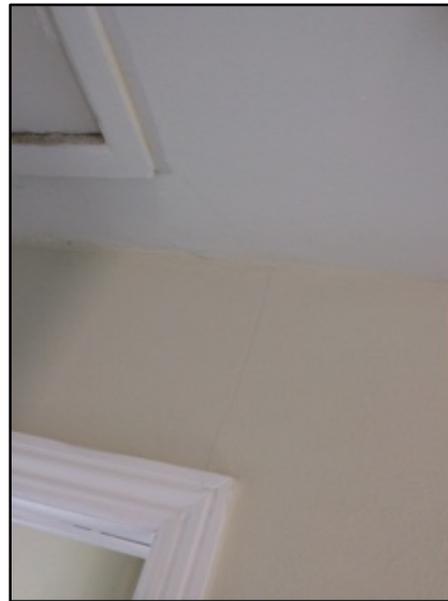


Figure 22-2

(Interior continued)

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Satisfactory



Comment 23:

Open vent from previous drain line vent from bathroom. This is allowing water intrusion.



Figure 23-1

Insulation:

Not Present

(Attic continued)



Comment 24:
Insulation needs to be installed in attic.



Figure 24-1



Figure 24-2



Comment 25:
Birds nest are present in attic due to lack of screening from gable end vents.



Figure 25-1

(Attic continued)

**Comment 26:**

Water stains are present from previous roof leaks. Moisture not present at time of inspection.



Figure 26-1

Bathrooms

Bathroom #1

Location:	Hallway
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Further Evaluation Required
Sink(s):	Single Vanity
	Condition: Further Evaluation Required
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass
	Condition: Satisfactory

(Bathroom #1 continued)



Comment 27:
Recommend sealing shower valve plate to prevent water intrusion.



Figure 27-1

Tub Surround:

Fiberglass

Condition: Repair or Replace



Comment 28:
Water seal is needed around tub edge.



Figure 28-1



Figure 28-2

(Bathroom #1 continued)



Figure 28-3

Floor:

Ventilation Type:

GFCI Protection:

Tile

Condition: Satisfactory

Window

Condition: Satisfactory

Outlets

Condition: Satisfactory

(Bathroom #1 continued)

 **Comment 29:**
Recommend repairing water seal behind sink to prevent water intrusion.



Figure 29-1

 **Comment 30:**
Moisture is present under the sink from a supply line leak. Recommend further evaluation by a certified plumber. Recommend properly drying material out.



Figure 30-1



Figure 30-2

(Bathroom #1 continued)

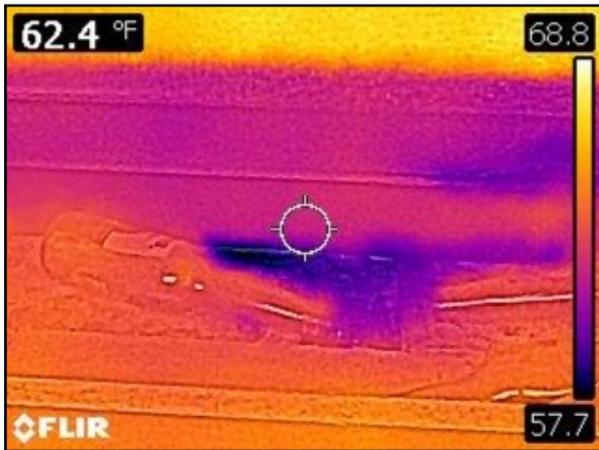


Figure 30-3

Kitchen

Cabinets:

Wood

Condition: Marginal

Countertops:

Quartz

Condition: Satisfactory

(Kitchen continued)



Comment 31:

Water seal is needed behind sink to prevent water intrusion.



Figure 31-1



Figure 31-2

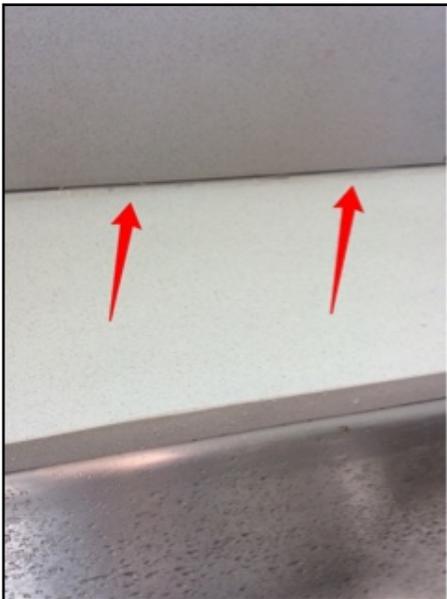


Figure 31-3

Sink:

Double
Condition: Satisfactory

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Not Present
Range:	Not Present
Cooktop:	Not Present
Range Hood:	Not Present
Refrigerator:	Not Present
Dishwasher:	Not Present
Microwave:	Not Present
Disposal:	Insinkerator
	Condition: Satisfactory

Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Repair or Replace

(Laundry continued)



Comment 32:
Dry vent needs a screen to prevent animal intrusion.



Figure 32-1



Figure 32-2

GFCI Protection:

Not Present

Laundry Hook Ups:

Yes

Condition: Satisfactory

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Railings

- 1) Concrete step is cracked and separated at banister post. Repair is needed.



Figure 1-1

Exterior

- 2) Recommend patching hole and covering crawlspace vent to prevent intrusion of animals.

(Report Summary continued)



Figure 2-1

Roofing

3) Areas of dry rot and/or termite damage along eaves and fascia. Recommend repair.



Figure 4-1



Figure 4-2

(Report Summary continued)

Signs of Water Penetration

4) Moisture is present along foundation wall due to supply pipe leak in crawlspace.

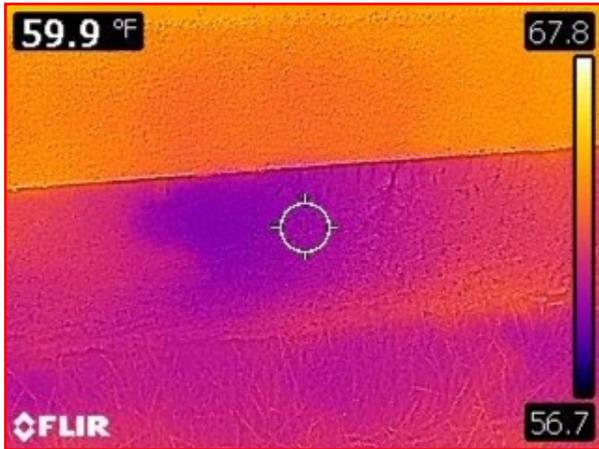


Figure 5-1

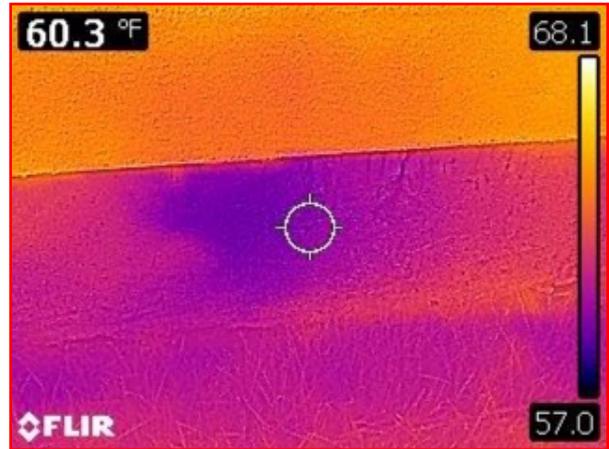


Figure 5-2



Figure 5-3

Floor Structure

5) Wood flooring may be affected from pipe leak. Unable to evaluate due to water pooling. Recommend further evaluation.

(Report Summary continued)

Moisture Condition

6) Heavy moisture and water pooling is present from supply pipe leak and unfinished and broken drain pipe.



Figure 7-1

(Report Summary continued)

Garage

7) Settlement cracks are present along garage flooring.



Figure 8-1

8) Multiple gaps along back wall of garage. Water proof material is not present behind wood siding. This may create breakdown of material over time.



Figure 9-1

9) Wood siding is exposed to sprinklers and rain run off. This will deteriorate material over time of exposure.

(Report Summary continued)



Figure 10-1

Main Disconnect Location

10) Main disconnect is not present. Recommend further evaluation by a certified electrician.



Figure 11-1

(Report Summary continued)

Smoke Detectors

11) All smoke detectors are missing 9volt batteries. This is a safety hazard.



Figure 12-1

Electrical

12) Junction box is needed at electrical splice. Splice is within 6" of a leak from the laundry hook up supply pipe. This is a safety issue, recommend repair.



Figure 13-1

13) Covers are needed on all junction boxes.

(Report Summary continued)



Figure 14-1

Waste Pipe Material

14) Waste pipes are not connected to sewer main. All waste is running to floor of crawlspace. Recommend repair by certified plumber.



Figure 15-1

15) Water pooling is present from disconnected and broken drain lines.

(Report Summary continued)



Figure 16-1



Figure 16-2

Plumbing

16) Water pressure is elevated at 90 psi. Recommend installing pressure regulator.



Figure 17-1

17) Severe water leak from bathroom sink supply line. Water was pooling and I was unable to further investigate. Recommend further evaluation and repair by certified plumber.

(Report Summary continued)



Figure 18-1



Figure 18-2

18) Leak at laundry supply pipe. Recommend repair by certified plumber.



Figure 19-1

(Report Summary continued)

Temp & Pressure Relief Valve

19) Blow off leg is not present from T&P valve. Copper leg needs to be installed.



Figure 20-1

Interior

20) Slight cracks at drywall seams on ceiling.



Figure 22-1

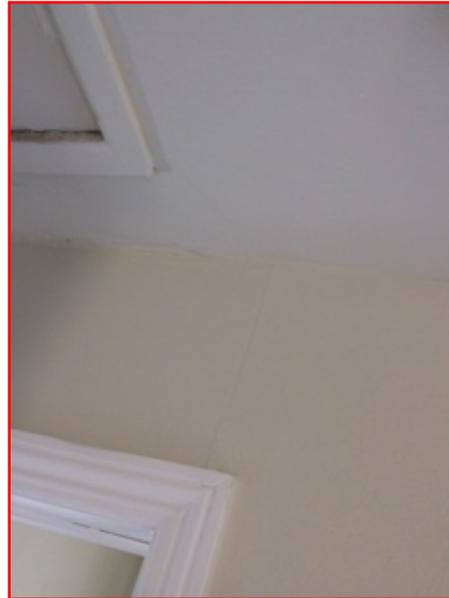


Figure 22-2

(Report Summary continued)

Vent Risers

21) Open vent from previous drain line vent from bathroom. This is allowing water intrusion.



Figure 23-1

(Report Summary continued)

Insulation

22) Insulation needs to be installed in attic.



Figure 24-1



Figure 24-2

Interior: Attic

23) Birds nest are present in attic due to lack of screening from gable end vents.



Figure 25-1

24) Water stains are present from previous roof leaks. Moisture not present at time of inspection.

(Report Summary continued)



Figure 26-1

Shower Walls

25) Recommend sealing shower valve plate to prevent water intrusion.



Figure 27-1

(Report Summary continued)

Tub Surround

26) Water seal is needed around tub edge.



Figure 28-1



Figure 28-2



Figure 28-3

(Report Summary continued)

Bathrooms: Bathroom #1

27) Recommend repairing water seal behind sink to prevent water intrusion.



Figure 29-1

28) Moisture is present under the sink from a supply line leak. Recommend further evaluation by a certified plumber. Recommend properly drying material out.



Figure 30-1



Figure 30-2

(Report Summary continued)

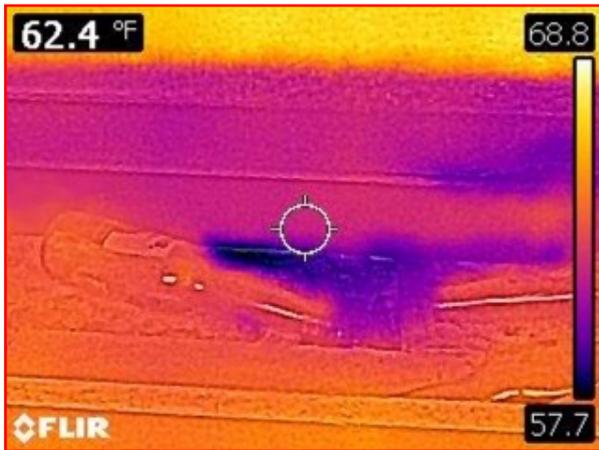


Figure 30-3

Countertops

29) Water seal is needed behind sink to prevent water intrusion.



Figure 31-1

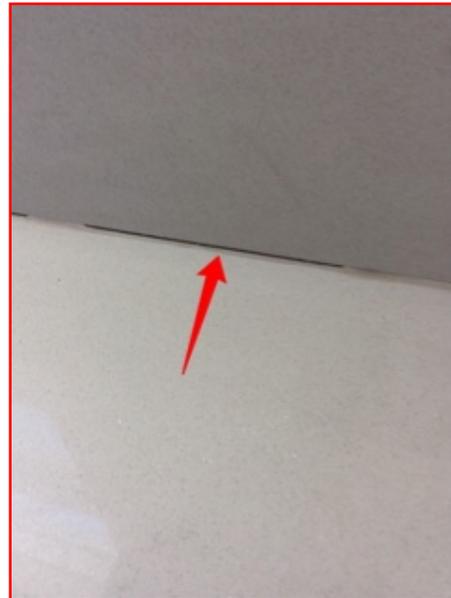


Figure 31-2

(Report Summary continued)

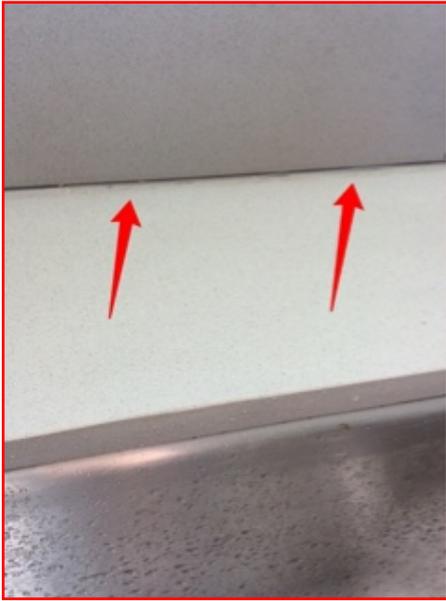


Figure 31-3

Dryer Venting

30) Dry vent needs a screen to prevent animal intrusion.



Figure 32-1



Figure 32-2