

# *Accurate Inspections Inc.*

## Property Inspection Report



1221 N. Harvest Walk Dr, La Puente CA, 91555  
Inspection prepared for: John Felix & Jan Felix  
Agent: Jane Smith - Smith Realty

Inspection Date: 8/1/2007 Time: 3:30 to 5:45  
Weather: Sunny

Inspector: Mike Verlingo

## Report Summary

Attic		
Page 3 Item: 7	Attic Plumbing	Several of the vent pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic.
Electrical		
Page 8 Item: 1	Electrical Panel	There was evidence of water within the panel., I recommend having a licensed electrician evaluate., 14 gauge wire runs to a 30 amp breaker, improper electrical installation, Undersized wires to a breaker.
Page 9 Item: 7	Main Gas Valve Condition	No seismic shut off present., I recommend having the Gas Company evaluate the valve.
Garage		
Page 13 Item: 13	Fire Door	The fire door from the garage to the kitchen did not self close and latch
Grounds		
Page 16 Item: 13	Sprinklers	Visible leaking of sprinkler valves.
Heating		
Page 17 Item: 1	Heater Condition	Cable wire for television runs over the heater
Page 17 Item: 7	Filters	Filters were dirty. I recommend replacing the filters to ensure proper function of the heating system
Interior		
Page 19 Item: 14	Smoke Detectors	Two of the interior smoke detectors did not operate.
Kitchen		
Page 21 Item: 4	Dishwasher	Some water discharged out of the air gap during operation.
Page 21 Item: 5	Doors	The door did not have a latch to the exterior.
Page 22 Item: 17	Spray Wand	The spray was irregular, it should be replaced.
Waterheater		
Page 26 Item: 3	Water Heater Condition	Evidence of leaking was seen on the water heater base.
Page 26 Item: 7	Plumbing	The water heater shut off handle was missing. This should be repaired by a licensed plumber.

Attic

1. Access

Observations: The attic was accesible through the master bedroom closet.



Attic Access



Attic view

2. Chimney

Observations: The home does not have a chimney.

3. Duct Work

Observations: The duct work appeared functional.  
For a thorough inspection I recommend an evaluation by a Heating & A/C contractor.



Attic Duct Work



Attic Duct Work

4. Electrical

Observations: Most of the attic electrical was not accessible due to insulation.

5. Exhaust Vent

Observations: The exhaust vent was functional.

6. Insulation Condition

Materials: fiberglass batts  
Materials: 6, inches

7. Attic Plumbing

Observations: Most of the plumbing was not accessible due to insulation.

Several of the vent pipes terminate in the attic. This can cause a buildup of moisture and eventually mold in the attic.

8. Structure

Observations: Truss type roofing present

9. Ventilation

Observations: There is proper ventilation in the attic.

10. Vent Screens

Observations: All the vent screens in the attic are present and in good condition.

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..

Bathroom

1. Locations

Materials: Master#1, Hall#2

2. Cabinets

Observations: All cabinets in the home are fully functional.

3. Ceiling Condition

Materials: drywall

4. Counters

Observations: The counters had some normal wear and tear.

5. Doors

Observations: All doors in the home are fully functional.

6. Electrical

7. GFCI

Observations: The GFCI tested and operated properly. The reset is located in the master bathroom.

8. Exhaust Fan

Observations: The exhaust fan operated normally.

9. Floor Condition

Materials: carpet, tile

Observations: The carpets were worn and stained in several areas.

10. Heating

Observations: Heating is controlled via central unit. Please see the Heating & Air Conditioning page.

11. Mirrors

Observations: Bathroom mirrors were fully functional. No chipping or fading was found.

12. Plumbing

13. Security Bars

14. Showers

Observations: The shower, including the drain and all its hardware is fully functional.

15. Shower Walls

Observations: The shower walls showed normal wear due to slight moisture.

16. Bath Tubs

Observations: The tub showed normal wear.

17. Enclosure

Observations: The enclosure consisted of a curtain.

18. Sinks

Observations: All bathroom sinks were fully functional.

19. Toilets

Observations: The toilet had worn hardware.

20. Wall Condition

Materials: drywall

21. Window Condition

Materials: aluminum

Observations: The hall window is missing.  
All other windows are functional.

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.

Bedroom

1. Locations

Materials: Master, South#2, North#3

2. Bar

3. Cabinets

4. Ceiling Condition

Materials: drywall

5. Ceiling Fans

6. Closets

Observations: The closets are fully functional.

7. Doors

Observations: The doors are fully functional.

8. Electrical

Observations: Some of the outlets in the bedroom were not accessible.  
All other outlets were functional.

9. Fireplace

10. Floor Condition

Materials: carpet  
Observations: The bedroom floors were stained and worn.

11. Security Bars

12. Sliding Doors

13. Screen Doors

14. Smoke Detectors

Observations: The smoke detector operated properly.

15. Wall Condition

Materials: drywall  
Observations: Some areas of the wall were not accessible due to personal items.

16. Window-Wall AC or Heat

17. Window Condition

Materials: aluminum

Observations: All bedroom windows were functional.



Electrical

1. Electrical Panel

Materials: Main Location: , east side

Observations: Undersized wires to a breaker., There was evidence of water within the panel., I recommend having a licensed electrician evaluate., 14 gauge wire runs to a 30 amp breaker, improper electrical installation, Undersized wires to a breaker.



Electrical Sub Panel

2. Main Amp Breaker

Observations: 100 amp

3. Breakers in off position

Observations: 0

4. Breakers

Materials: copper

Observations: All breakers were functional.

5. Fuses

6. Cable Feeds

Observations: Electrical cable feeds were located underground.

7. Main Gas Valve Condition

Materials: east side

Observations: Main gas into the house is natural gas., No seismic shut off present., I recommend having the Gas Company evaluate the valve.



Main Gas Valve

Exterior

1. Doors

Observations: All exterior doors were functional.  
No water damage was noticed.

2. Eaves & Facia

Observations: The facia had several small cracks., Boards appeared to be weathered.

3. Exterior Paint

Observations: Exterior paint was peeling in several places.

4. Siding Condition

5. Stucco

Observations: Stains and small cracks were found.,

6. Window Condition

Observations: All exterior windows functioned normally.

Foundation

1. Slab Foundation

Observations: Part of the slab not visible due to floor coverings.  
The slab is only made from concrete.

2. Foundation Perimeter

Observations: The foundation perimeter is partially visible.

3. Ventilation

4. Vent Screens

5. Access Panel

6. Post and Girders



Foundation view



Foundation view

7. Sub Flooring

8. Foundation Walls

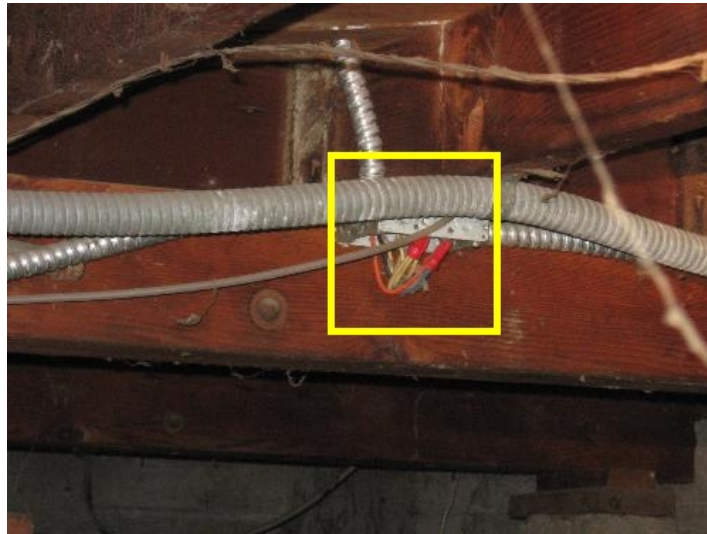
9. Cripple Walls

10. Anchor Bolts

Observations: No anchor bolts were visible.  
The foundation was not accessible.

11. Chimney Hearth

12. Foundation Electrical



Exposed electrical connections. Missing junction box cover.

### 13. Foundation Plumbing

Observations: The foundation plumbing could not be accessed.



Foundation Plumbing

### 14. Ducting

Garage

1. Cabinets

2. Counters

3. Electrical

4. GFCI

Observations: The GFCI in the garage operates normally.

5. 220 Volt

Observations: A 220 volt socket could not be found.

6. Flooring Condition

7. Garage Door Condition

Materials: sectional door

Observations: Garage door functions normally.

8. Garage Door Parts

Observations: functional

9. Garage Opener Status

Observations: operated

10. Garage Door's Reverse Status

Observations: operated, eye beam system present

11. Roof Condition

Materials: same as the main structure

12. Exterior Door

Observations: Garage exterior doors were functional

13. Fire Door

Observations: **The fire door from the garage to the kitchen did not self close and latch**

14. Rafters & Ceiling

Observations: Garage rafters were not designed for heavy storage.

15. Wash Basin

16. Walls

17. Anchor Bolts

Observations: Anchor bolts were not accesible.

18. Vent Screens

Observations: Vent screens were functional. No holes were seen.

19. Windows

Grounds

1. Driveway and Walkway Condition

Materials: concrete, dirt, pavers

Observations: There are quite a few oil stains on the driveway.  
There were small cracks in the driveway.  
The sidewalk was elevated in several places which is a trip hazard.

2. Patio and Porch Condition

Materials: same as main structure, wood type material

Observations: The patio was functional.  
Some weathering of the patio was seen.

3. Balcony

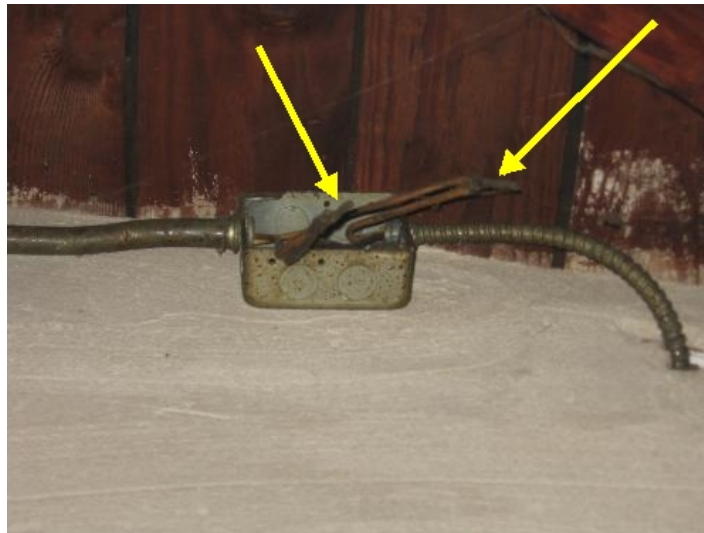
4. Patio Enclosure

5. Patio and Porch Deck

Observations: Small cracks were seen on the porch.  
The sidewalk was elevated in several places which is a trip hazard.

6. Stairs & Handrail

7. Grounds Electrical



Missing wire nuts

8. GFCI

Observations: The GFCI was tested and operated normally.  
The reset switch for the GFCI is located in the garage.

9. Fence Condition

Materials: block, wood

Observations: Some weathering was noticed on the fence.  
There is contact between the earth and wood. This can cause termite problems.  
The fence could not be fully inspected due to plant growth.



10. Gate Condition

Materials: wood

Observations: The gate was fully functional.  
The hardware was a bit old and worn.

11. Grading

Observations: No drains were visible in the area.  
Signs of poor drainage were present.  
The grading was elevated in several places which is a trip hazard.

12. Plumbing

Materials: copper

13. Sprinklers

Observations: The sprinklers are on a timer system.  
The system was tested and worked.

Visible leaking of sprinkler valves.



Visible leaking

14. Water Pressure

Observations: 75, psi

15. Pressure Regulator

Observations: The pressure regular was present, but not tested.

16. Water Shut-off Valve Condition

Materials: garage

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.

Heating

1. Heater Condition

Materials: Location: , attic

Materials: gas, forced, split system

Observations: Both heaters were functional. Cable wire for television runs over the heater



Downstairs heater view.



Heating Heater Condition

2. Heater Base

3. Enclosure

4. Gas Valves

Observations: The water heater gas valves were functional

5. Thermostats

Observations: The thermostat operated normally

6. Venting

7. Filters

Observations: Filters were dirty. I recommend replacing the filters to ensure proper function of the heating system

8. Air Supply

Observations: The air supply was functional

9. Registers

Observations: The air registers were functional

10. Refrigerant Lines

Observations: Refrigerant lines could not be fully inspected due to inaccessability. The lines were functional

11. AC Compress Condition

Materials: electric

Materials: patio area

Observations: A/C Compressor operated at 49 degrees



Heating AC Compress Condition

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Interior

1. Bar

2. Cabinets

Observations: All cabinets were functional.

3. Ceiling Fans

4. Ceiling Condition

Materials: drywall

5. Closets

Observations: The closets were functional.

6. Door Bell

Observations: The door bell operated normally.

7. Doors

Observations: All interior doors were functional.

8. Electrical

Observations: Some of the outlets in the interior were not accessible.

9. Fireplace

Materials: Living Room

Materials: prefabricated

Observations: The fireplace is gas only.

10. Floor Condition

Materials: carpet, tile

Observations: The interior carpeting and tile is stained and worn.

11. Security Bars

12. Sliding Doors

13. Screen Doors

14. Smoke Detectors

Observations: **Two of the interior smoke detectors did not operate.**

15. Stairs & Handrail

Observations: Functional

16. Wall Condition

Materials: drywall

Observations: Some areas of the wall were not visible due to personal items.

17. Window-Wall AC or Heat

18. Window Condition

Materials: aluminum, stationary

Observations: The interior windows are functional.

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Kitchen

1. Cabinets

Observations: All kitchen cabinets were functional, and had no missing hardware.

2. Ceiling Condition

Materials: drywall

3. Counters

Observations: There was normal wear on the tile counters.

4. Dishwasher

Observations: The dishwasher operated.  
Some water discharged out of the air gap during operation.

5. Doors

Observations: The door did not have a latch to the exterior.

6. Electrical

Observations: Some of the kitchen outlets were not accessible due to appliances.

7. GFCI

Observations: The GFCI tested operational.

8. Floor Condition

Materials: tile  
Observations: Some stains in the tile grout were present.

9. Garbage Disposal

Observations: The disposal operated normally.

10. Microwave

11. Cook top condition

Observations: The gas cooktop operated normally.  
All burners worked.

12. Oven & Range

Observations: The gas oven was operational.

13. Plumbing

14. Security Bars

15. Sinks

Observations: The sinks were functional.  
The fixtures and the surface of the sink were worn.  
Rust was found on the sink fixtures.  
There were several chips in the sink itself.

16. Drinking Fountain

Observations: The filtered water dispenser operated normally.

17. Spray Wand

Observations: The spray wand operated.  
**The spray was irregular, it should be replaced.**

18. Hot Water Dispenser

19. Soap Dispenser

20. Sliding Doors

21. Screen Doors

22. Trash Compactor

23. Vent Condition

Materials: self filtering with vent to the exterior  
Observations: The vent operated normally.

24. Wall Condition

Materials: drywall

25. Window Condition

Materials: aluminum  
Observations: The windows were functional and in good condition.

Laundry

1. Locations

Materials: In the garage area

2. Cabinets

3. Counters

4. Ceiling Condition

Materials: drywall

5. Dryer Vent

Observations: The dryer vent was functional.

6. Electrical

7. GFCI

8. Exhaust Fan

9. Doors

10. Floor Condition

Materials: concrete

11. Gas Valves

Observations: The dryer gas valves were functional.  
No leaks were detected.

12. Plumbing

Observations: The plumbing was not tested.

13. Wall Condition

Materials: drywall

14. Wash Basin

15. Window Condition

16. Security Bars



Pool

1. Air Booster Pump

2. Deck Condition

3. Electrical

4. GFCI

5. Gate & Fence Condition

6. Filter

7. Skimmer and Basket

8. Pool Heater Condition

9. Lights

10. Pressure Gauge

11. Pumps

12. Jets

13. Structure Condition

14. Tile

15. Timer

16. Water Condition

17. Water Fill Unit

Roof

1. Roof Condition

Materials: tile

Observations: The roof was not accessible due to type of roofing materials. The roof was inspected from ground only

2. Chimney

Observations: The chimney was accessible due to type of roofing material  
The chimney was inspected from the ground only.

3. Flashing

Observations: The flashing was not accessible.

4. Gutter

Observations: There were no rain gutters attached to the roof.  
Rain gutters are recommended to prevent damage to the structure.

5. Sky Lights

6. Spark Arrestor

Observations: The spark arrestor was present.

7. Vent Caps

Observations: The vent caps were functional.

## Waterheater

## 1. Base

Observations: Water heater base had damaged drywall.

## 2. Combusion

Observations: Combustion operated normally.

## 3. Water Heater Condition

Materials: gas

Materials: garage

Observations: Water heater operated normally., Evidence of leaking was seen on the water heater base.



Water Heater

## 4. Heater Enclosure

## 5. Gas Valve

Observations: The gas valve operated normally.

## 6. Overflow Condition

Materials: copper

## 7. Plumbing

Materials: copper

Observations: Insulation was present around the plumbing., The water heater shut off handle was missing. This should be repaired by a licensed plumber.

## 8. Strapping

## 9. TPRV

Observations: TPRV functioned normally.

## 10. Venting

Observations: The vent could not be fully inspected due to limited space.



Improper installation of vent pipe. Exhaust vent from water heating in the basement area.

11. Number of Gallons

Materials: 40 gallons

Photos



Electrical Panel



Exterior Electrical Panel

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
Yes	No	N/A	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the house anchored or bolted to the foundation?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. If the house has cripple walls: a. Are the exterior cripple walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
Yes	No		Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
Yes	No		Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

\_\_\_\_\_  
 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

\_\_\_\_\_  
 (Buyer) (Buyer) Date