



# Inspection Report

**Ms. Kerry Smith**

**Property Address:**

1889 Cyrene Dr.  
Carson CA 90746



**Kleen Inspections**

**David A. Glover**  
**335 E. Albertoni St. 200/217**  
**Carson, CA. 90746**  
**310-817-3448**



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<b>Date:</b> 6/23/2010	<b>Time:</b> 11:00 AM	<b>Report ID:</b>
<b>Property:</b> 1889 Cyrene Dr. Carson CA 90746	<b>Customer:</b> Ms. Kerry Smith	<b>Real Estate Professional:</b>

### 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. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = 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 (NI)** = 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 (NP)** = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

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

**Investigate** = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

#### **In Attendance:**

Customer and their agent

#### **Type of building:**

Single Family (1 story)

#### **Approximate age of building:**

Over 50 Years

#### **Temperature:**

Over 65

#### **Weather:**

Clear

#### **Ground/Soil surface condition:**

Dry

#### **Rain in last 3 days:**

No

#### **Radon Test:**

No

#### **Water Test:**

**1. Structural Components**

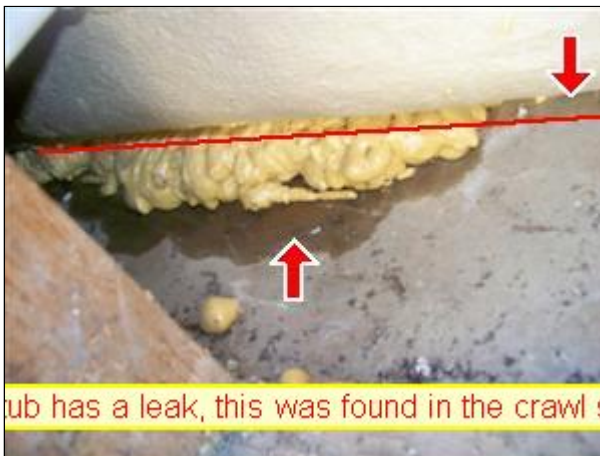
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	Styles & Materials
1.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			<b>Foundation:</b> Poured concrete  <b>Method used to observe</b>
1.1	WALLS (Structural)		X		<b>Crawlspace:</b> No crawlspace
1.2	COLUMNS OR PIERS		X		<b>Floor Structure:</b> Slab
1.3	FLOORS (Structural)	X			<b>Wall Structure:</b> Masonry
1.4	CEILINGS (structural)		X		<b>Columns or Piers:</b> Concrete piers  <b>Ceiling Structure:</b> Not visible  <b>Roof Structure:</b> 2 X 4 Rafters  <b>Roof-Type:</b> Gable  <b>Method used to observe attic:</b> From entry  <b>Attic info:</b> Attic access
1.5	ROOF STRUCTURE AND ATTIC	X			

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

🔧 1.0 Inspector found a leak in the crawl space, at recommended that a licensed plumber assess, and repair leak.



1.0 Picture 1 Crawl Space Area

1.1 There were no entrance area to examine foundation wall because it sit on a slab foundation. Wall appears to be covered to prevent this inspection.

1.2 This is another that is not inspected because its behind the wall.

1.3 Floors appears to be solid, there were no observable weaknesses in the the foundation floor.

1.4 This is a poured cement slab, and cannot be inspected for its integrity. But as I walked across the flooring I found no indications that the foundation was weak or broken.

1.5 (1) There were water condensation from on the wood structure, and wood that appears to be weakened by moisture or poor grade. The attic ventilation is blocked, which if a leak did happen the moisture has no to breath. This creates a resting place for mold. Also there was additional wood found to support weak structure. Please contact your licensed roofing consultant to determined the problem and life of your roof.



1.5 Picture 1



1.5 Picture 2



(2) There were small amounts of water condensation found on this beam, Inspector recommends that a qualified and licensed contractor investigate the ventilation, and any other issue that causing or has caused this problem to occur. There were repairs made, but the accuracy of the repairs cannot be determined unless we have a nice size rain.



1.5 Picture 3 roof structure and attic

(3) Please have a qualified licensed contractor to investigate the above mentioned problem. It's probably due to poor ventilation after a repair; but check with the a licensed contractor to be safe.



1.5 Picture 4

The structure 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.




**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.

		IN	NI	NP	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X			<b>Siding Style:</b> Cement stucco
2.1	DOORS (Exterior)	X			<b>Siding Material:</b>
2.2	WINDOWS	X			<b>Exterior Entry Doors:</b> Wood
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			<b>Appurtenance:</b> Sidewalk
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			<b>Driveway:</b> Asphalt
2.5	EAVES, SOFFITS AND FASCIAS			X	<b>Garage Door Type:</b> One automatic
2.6	OTHER				<b>Garage Door Material:</b> Metal
2.7	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			<b>Auto-opener Manufacturer:</b> UNKNOWN

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

 **2.0** (1) During Inspection there were no stucco found, it appears that the home exterior walls were in the process of being re-surfaced. Please contact a licensed contractor to continue the stucco work. The cosmetic repair to the exterior wall that can be fixed during the stucco work.



2.0 Picture 1



2.0 Picture 2



🔍 (2) This access panel leads to plumbing that was ran for a new tub. Please have a qualified licensed contractor to create a access panel that is accessible.



2.0 Picture 3

🔍 2.1 There were cracks around the door, that allows the elements to enter into the home, but this can be repaired during stucco work. Please make sure that the licensed seal this area correctly.



2.1 Picture 1

2.2 There were exterior breaks in the rear window sill, during my inspection. this can be fixed during the stucco work. Please make sure the licensed contractor repairs this area before stucco is applied. also the contractor need to make sure to seal around all exterior window that stucco was removed, Inspector found opening around the frame.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3

2.3 During Inspection everything appears to be normal.

🔍 2.4 (1) During inspection it was found that that vegetation is overgrown, dry, and that can be a concern for fires. Please have a professional landscaping company clean-up debris and overgrown vegetation. The privacy fence is very weak, and needs to be repaired by a licensed contractor.



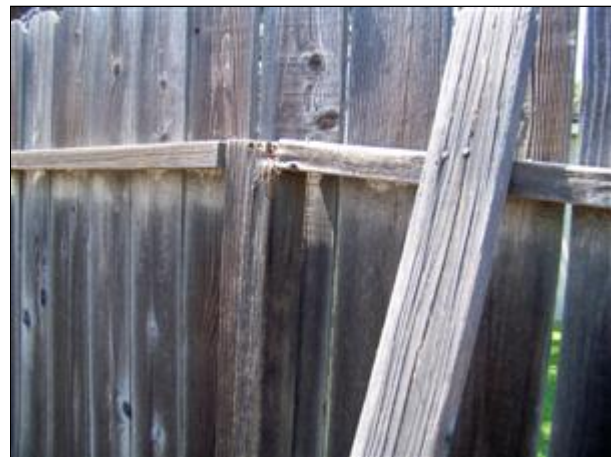
2.4 Picture 1



2.4 Picture 2



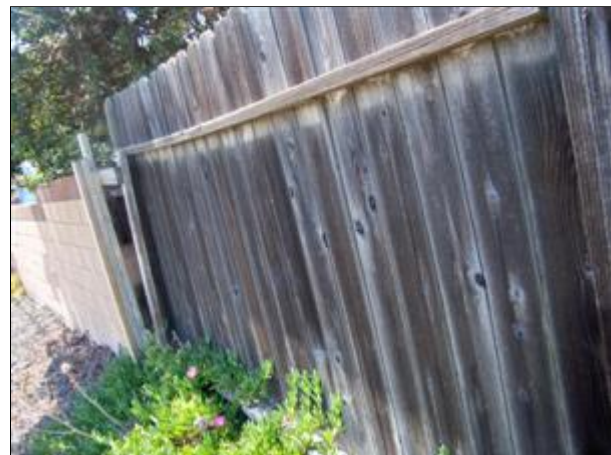
2.4 Picture 3



2.4 Picture 4



2.4 Picture 5



2.4 Picture 6

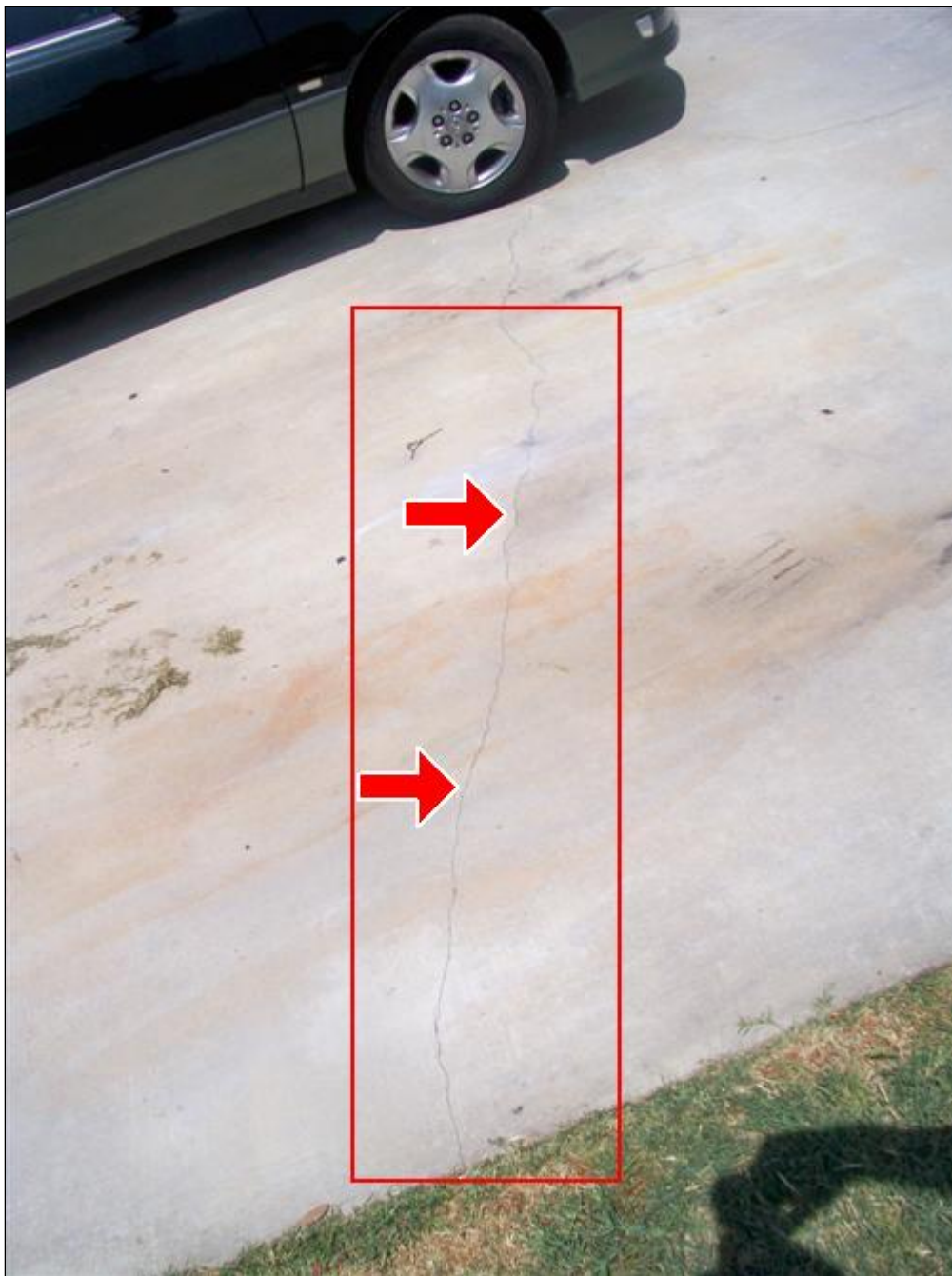




2.4 Picture 7



2.4 Picture 8



2.4 Picture 9

(2) during inspection the rear foundation concrete slab is sloping towards the house and can cause possible flooding. Please have a qualified contractor investigate this matter and repair if needed.



2.4 Picture 10



(3) During inspection there were a great deal of settlement issues in the rear walkway. This need to be fixed by a qualified contractor, and possibly a structural engineer, to determine why the ground is shifting. The garage driveway also showed vertical settlement cracks. This could be from weight of cars, or poor material used. Please contact your licensed consultant to determine whether or not this is a concern.



2.4 Picture 11



2.4 Picture 12

2.5 The property appears to be getting a face lift, no fascia boards, or eaves present to inspect.

🔍 2.7 The garage door was found inoperable, and electronic eye was not lit at time of inspection.



2.7 Picture 1

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. Roofing**

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.

		IN	NI	NP	Styles & Materials
3.0	ROOF COVERINGS	X			<b>Roof Covering:</b> Tar and gravel
3.1	FLASHINGS			X	<b>Viewed roof covering from:</b> Walked roof
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			<b>Sky Light(s):</b> None
3.3	ROOF DRAINAGE SYSTEMS	X			<b>Chimney (exterior):</b> Brick

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

3.0 (1) During inspection it was found that multiple layers of shingles were found throughout the roof, and it appears that it does not lay flat to the roof, which poses concern for water penetration. Please have a licensed roofer to investigate the roof, and repair if needed. A certification should be requested to figure out the roof life expectancy. There were many areas of the roof that was waving; these areas need to be checked because multiple shingles stated possible that was not done correctly. shingles needs to lay flat to give complete protection to the structure.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4





3.0 Picture 5



3.0 Picture 6



3.0 Picture 7



(2) Roofing shingles blocking attic vent, this can pose as a problem because the attic needs to breath, in order to prevent moisture, which bring forth wood destroying pest, and mold. Please contact you licensed roofer to correct the problem.



3.0 Picture 8



3.0 Picture 9



3.0 Picture 10

3.1 No flashing were present, please have a certified roofer to make sure if the roof is sealed correctly.

🔍 3.2 Please consult your roofing consult that is licensed to investigate this area. Also repair if needed. There were no flashing around the chimney, and it a area of concern for water penetration.



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3

3.3 Roof drainage appears to be fine, no apparent problems to report.

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.

**4. Plumbing**

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.

		IN	NI	NP	Styles & Materials
4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			<b>Water Source:</b> Public
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			<b>Water Filters:</b> None
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			<b>Plumbing Water Supply (into home):</b> Galvanized (old)
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			<b>Plumbing Water Distribution (inside home):</b> PVC
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
4.5	MAIN FUEL SHUT OFF (Describe Location)	X			
4.6	SUMP PUMP			X	

IN NI NP

IN=Inspected, NI=Not Inspected, NP=Not Present

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
PVC

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Water Heater Location:**  
Main Floor  
Extra Info : Garage

**Manufacturer:**  
UNKNOWN

**Comments:**

🔍 4.0 (1) There is a slight leak in kitchen sink, which more than lightly contributed to what appears to be mold spores at the bottom of the cabinet. Please contact your licensed contractor to clean or replace cabinet, and fix leak to waste lines. Please repair hole to prevent rodents or other pest from entering the home. The bathroom sink needs to be repaired, water drains very slow.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



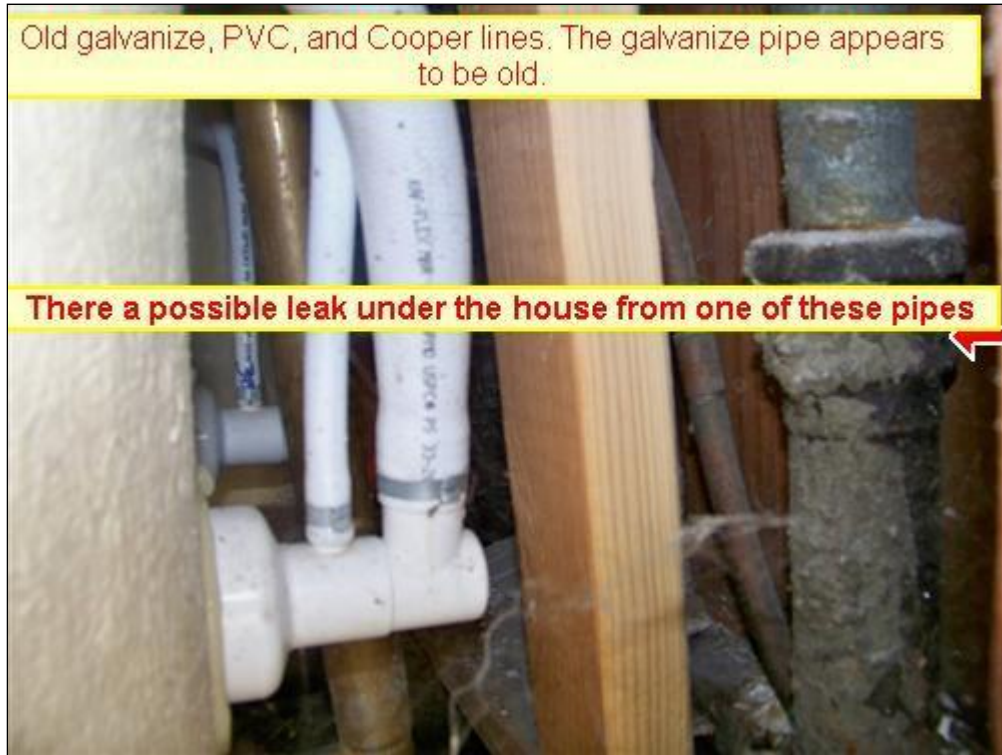


4.0 Picture 4

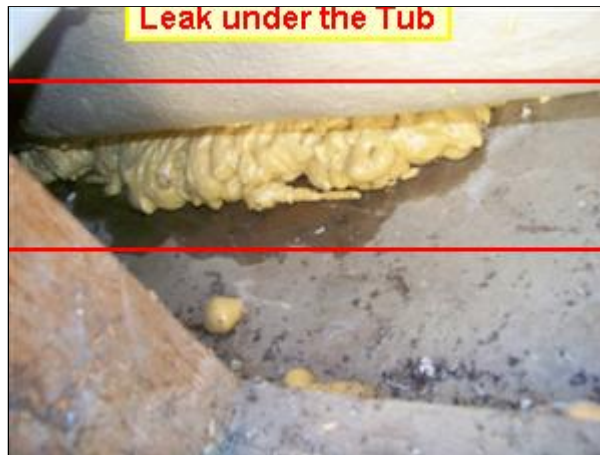


4.0 Picture 5

🔍 (2) There is a leak under the house from that new tub installed; this is under a crawl space that do not allow entry at the rear of the dwelling. Please consult a licensed plumber to investigate and repair leak before additional problem result from this leak.



4.0 Picture 6



4.0 Picture 7



4.1 The water supply line is old galvanized plumbing, its recommended to get licensed plumber opinion to replace with copper to prevent line ruptures. This will cause a stoppage in water be supplied to the home if it breaks. There were no evidence of a leak at this time.



4.1 Picture 1 Water Supply at the Curb

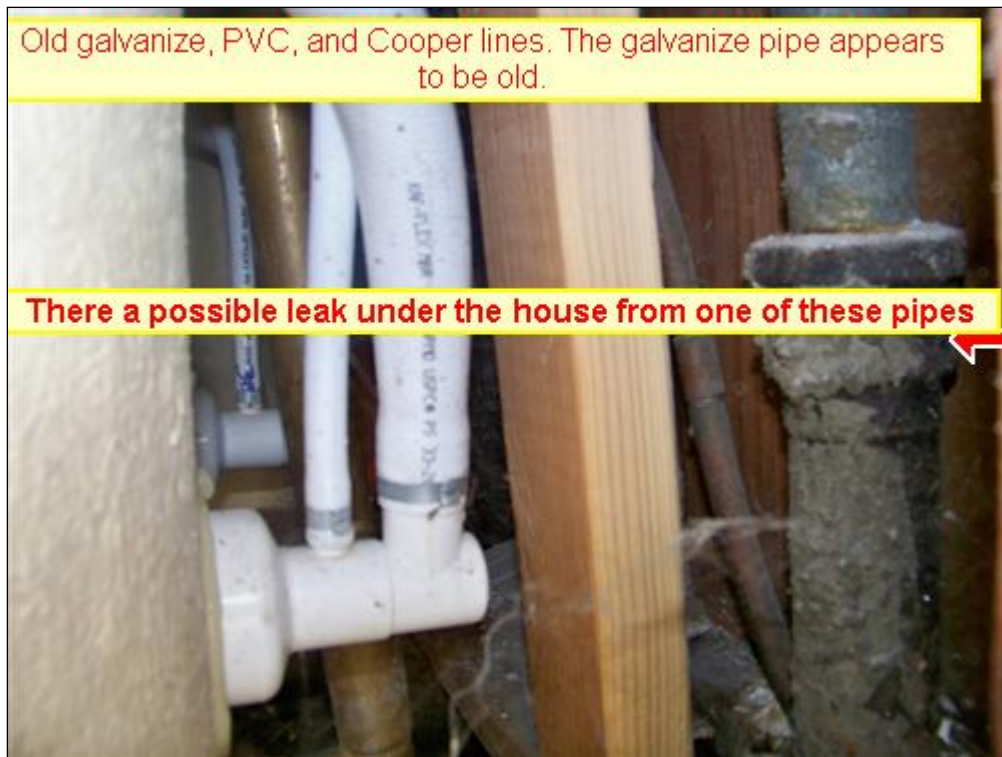
4.2 Please have a licensed plumber to replace pressure release valve, due to leaking. There is a leak under the house from that new tub installed; this is under a crawl space that do not allow entry at the rear of the dwelling. Please consult a licensed plumber to investigate and repair leak before additional problem result from this leak.



4.2 Picture 1

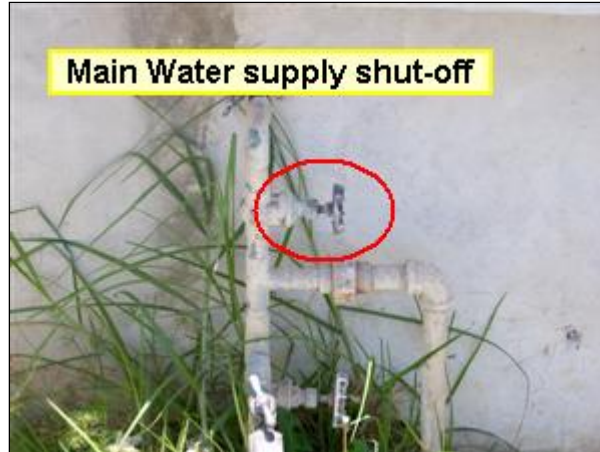


4.2 Picture 2



4.2 Picture 3 Under the house

4.3 The main water supply shut-off in the front of the exterior part of the dwelling. No apparent problems to report at this time.



4.3 Picture 1

4.4 The gas lines leading into the home appears to be fine during inspection.

4.5 The main shut-off valve appears to be in good condition, no apparent leaks at time of inspection. The unit needs a earth quake valve to protect the lines from any sudden earth quake. This is not a requirement, only a suggestion. If this is something you want, please contact your licensed plumber to consult with you about installing safety unit.



4.5 Picture 1

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.

**5. 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.

		IN	NI	NP	Styles & Materials
5.0	SERVICE ENTRANCE CONDUCTORS	X			<b>Electrical Service Conductors:</b> Overhead service
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			<b>Panel capacity:</b> 125 AMP
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			<b>Panel Type:</b> Circuit breakers
5.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			<b>Electric Panel Manufacturer:</b> Unknown
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			<b>Branch wire 15 and 20 AMP:</b> Copper
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			<b>Wiring Methods:</b> Romex
5.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.7	SMOKE DETECTORS	X			
5.8	CARBON MONOXIDE DETECTORS				

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

5.0 appears to be working okay at time of inspection.



🔍 5.1 (1) This main service panel was found to have no safety plate to protect against being shocked or seriously injured. This panel need to be services by a licensed electrical contractor. Please consult with your licensed electrician to install a weather head that is at least three feet above the dwelling.



5.1 Picture 1



5.1 Picture 2

(2) The sub-panel box found in the garage appears to be ran without a city permit, please check with building and safety to ensure that it wiring. The panel box installation appears to be questionable because of the final enclosure. The holes must be closed without any exposed wiring. The outlet registered live when tested at the exposed side of the box. Please consult a licensed electrician to investigate sub-panel box, and make all outlets GFCI throughout garage.



5.1 Picture 3



5.1 Picture 4

🔍 5.2 There were no problems to report at this time.

5.3 (1) During inspection it was found that outlets throughout the entire house is not grounded properly. Please consult with a licensed electrician to repairs all outlets, and add coverplates for safety.



5.3 Picture 1



5.3 Picture 2

(2) There were a number of exterior lights that were missing during inspection, please have licensed electrician replace as needed.



5.3 Picture 3

5.4 Please contact your licensed electrician to repair exterior GFCI, this outlet is a safety hazard. The inspector found outlets in the garage that were not properly grounded, and needs to be GFCI.



5.4 Picture 1

5.5 There were no GFCI in the kitchen or the bathroom. Please have a licensed electrician to install GFCI's before using electrical appliances near running water.

5.6 The main panel is located in the rear of dwelling.

🔧 5.7 There were no smoke detectors throughout the dwelling. There need to be one in each bedroom, and in common area hallway.

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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.

**6. 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.

		IN	NI	NP
6.0	HEATING EQUIPMENT	X		
6.1	NORMAL OPERATING CONTROLS	X		
6.2	AUTOMATIC SAFETY CONTROLS	X		
6.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X		
6.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X		
6.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X		
6.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X		
6.7	GAS/LP FIRELOGS AND FIREPLACES	X		

**IN NI NP Styles & Materials**

**Heat Type:**  
Forced Air

**Energy Source:**  
Gas

**Number of Heat Systems (excluding wood):**

Two

**Heat System Brand:**  
UNKNOWN

**Ductwork:**  
Insulated

**IN NI NP**

**Filter Type:**  
Disposable

**Filter Size:**  
12x24

**Types of Fireplaces:**  
Gas/LP Log starter

**Operable Fireplaces:**  
One

**Number of Woodstoves:**  
One

IN=Inspected, NI=Not Inspected, NP=Not Present

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.



**7. Air Conditioning**

		IN	NI	NP	Styles & Materials
7.0	COOLING AND AIR HANDLER EQUIPMENT	X			<b>Cooling Equipment Type:</b> Air conditioner unit
7.1	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			<b>Cooling Equipment Energy Source:</b> Electricity
7.2	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			<b>Central Air Manufacturer:</b> UNKNOWN
7.3	NORMAL OPERATING CONTROLS	X			<b>Number of AC Only Units:</b> One

IN=Inspected, NI=Not Inspected, NP=Not Present

**8. 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.

		IN	NI	NP	Styles & Materials
8.0	CEILINGS	X			<b>Ceiling Materials:</b>
8.1	WALLS	X			<b>Wall Material:</b>
8.2	FLOORS	X			<b>Floor Covering(s):</b>
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			<b>Interior Doors:</b>
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			<b>Window Types:</b>
8.5	DOORS (REPRESENTATIVE NUMBER)	X			<b>Window Manufacturer:</b>
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			<b>Cabinetry:</b>
					<b>Countertop:</b>

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

**8.1** There are holes throughout dwelling that needs to be repaired, Please contact your licensed paint, to repair any hole if painting is required.



8.1 Picture 1



8.1 Picture 2

**8.2** Flooring needs to be repaired by a licensed contractor, and please check for any additional water damage to floor foundation.



8.2 Picture 1

**8.4** Cabinet in the kitchen needs to be cleaned and repaired or replaced. There is what appears to be mold spores. Please contact your licensed contractor to test, remediate, and repair or replace cabinet floor.



8.4 Picture 1

**8.5** Please have your licensed contractor to install door knob and locking system.



8.5 Picture 1

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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.



**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	Styles & Materials
9.0	INSULATION IN ATTIC	X			<b>Attic Insulation:</b>
9.1	INSULATION UNDER FLOOR SYSTEM			X	<b>Ventilation:</b>
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X	<b>Exhaust Fans:</b>
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			<b>Dryer Power Source:</b>
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			<b>Dryer Vent:</b>
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X			<b>Floor System Insulation:</b>
		IN	NI	NP	


IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

**9.0** The attic insulation needs to be replaced. Please contact your licensed contractor to install new installation.




9.0 Picture 1

 **9.3** The attic ventilation was blocked by roofing shingles, please consult with licensed contractor to remove blockage to allow venting in the attic.



9.3 Picture 1

 **9.5** There were no ventilation systems found in the attic, this can be a problem if moisture starts to build, which will bring mold and wood destroying insects.

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The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

**10. Built-In Kitchen Appliances**

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.

		IN	NI	NP	Styles & Materials
10.0	DISHWASHER	X			Dishwasher Brand:
10.1	RANGES/OVENS/COOKTOPS	X			Disposer Brand:
10.2	RANGE HOOD	X			Exhaust/Range hood:
10.3	TRASH COMPACTOR			X	Range/Oven:
10.4	FOOD WASTE DISPOSER	X			Built in Microwave:
10.5	MICROWAVE COOKING EQUIPMENT	X			Trash Compactors:

IN=Inspected, NI=Not Inspected, NP=Not Present

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.

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## Repair



**Kleen Inspections**

**335 E. Albertoni St. 200/217  
Carson, CA. 90746  
310-817-3448**

### Customer

Ms. Kerry Smith

### Address

1889 Cyrene Dr.  
Carson CA 90746

**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 warrants 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 or efficiency of the home. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***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. Structural Components

**1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

#### Inspected



 Inspector found a leak in the crawl space, at recommended that a licensed plumber assess, and repair leak.



## 2. Exterior


### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected

-  (1) During Inspection there were no stucco found, it appears that the home exterior walls were in the process of being re-surfaced. Please contact a licensed contractor to continue the stucco work. The cosmetic repair to the exterior wall that can be fixed during the stucco work.
-  (2) This access panel leads to plumbing that was ran for a new tub. Please have a qualified licensed contractor to create an access panel that is accessible.


### 2.1 DOORS (Exterior)

#### Inspected

-  There were cracks around the door, that allows the elements to enter into the home, but this can be repaired during stucco work. Please make sure that the licensed seal this area correctly.


### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected

-  (1) During inspection it was found that that vegetation is overgrown, dry, and that can be a concern for fires. Please have a professional landscaping company clean-up debris and overgrown vegetation. The privacy fence is very weak, and needs to be repaired by a licensed contractor.

### 2.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)


#### Inspected

-  The garage door was found inoperable, and electronic eye was not lit at time of inspection.

## 3. Roofing

### 3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS



#### Inspected

-  Please consult your roofing consultant that is licensed to investigate this area. Also repair if needed. There were no flashing around the chimney, and it is an area of concern for water penetration.

## 4. Plumbing

### 4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS


#### Inspected

-  (1) There is a slight leak in kitchen sink, which more than lightly contributed to what appears to be mold spores at the bottom of the cabinet. Please contact your licensed contractor to clean or replace cabinet, and fix leak to waste lines. Please repair hole to prevent rodents or other pest from entering the home. The bathroom sink needs to be repaired, water drains very slow.
-  (2) There is a leak under the house from that new tub installed; this is under a crawl space that do not allow entry at the rear of the dwelling. Please consult a licensed plumber to investigate and repair leak before additional problem result from this leak.

## 5. Electrical System


### 5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Inspected**

-  (1) This main service panel was found to have no safety plate to protect against being shocked or seriously injured. This panel need to be services by a licensed electrical contractor. Please consult with your licensed electrician to install a weather head that is at least three feet above the dwelling.


### 5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Inspected**

-  There were no problems to report at this time.

### 5.7 SMOKE DETECTORS


**Inspected**

-  There were no smoke detectors throughout the dwelling. There need to be one in each bedroom, and in common area hallway.

## 8. Interiors


### 8.1 WALLS

**Inspected**

-  There are holes throughout dwelling that needs to be repaired, Please contact your licensed paint, to repair any hole if painting is required.


### 8.2 FLOORS

**Inspected**

-  Flooring needs to be repaired by a licensed contractor, and please check for any additional water damage to floor foundation.

### 8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS


**Inspected**

-  Cabinet in the kitchen needs to be cleaned and repaired or replaced. There is what appears to be mold spores. Please contact your licensed contractor to test, remediate, and repair or replace cabinet floor.

## 9. Insulation and Ventilation

### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Inspected**

-  The attic ventilation was blocked by roofing shingles, please consult with licensed contractor to remove blockage to allow venting in the attic.

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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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## Investigate



**Kleen Inspections**

**335 E. Albertoni St. 200/217  
Carson, CA. 90746  
310-817-3448**

**Customer**

Ms. Kerry Smith



**Address**

1889 Cyrene Dr.  
Carson CA 90746

### 1. Structural Components

#### 1.5 ROOF STRUCTURE AND ATTIC

**Inspected**



-  (1) There were water condensation from on the wood structure, and wood that appears to be weakened by moisture or poor grade. The attic ventilation is blocked, which if a leak did happen the moisture has no to breath. This creates a resting place for mold. Also there was additional wood found to support weak structure. Please contact your licensed roofing consultant to determined the problem and life of your roof.
-  (3) Please has a qualified licensed contractor to investigate the above mentioned problem. It's probably due to poor ventilation after a repair; but check with the a licensed contractor to be safe.



## 2. Exterior


### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected

-  (1) During Inspection there were no stucco found, it appears that the home exterior walls were in the process of being re-surfaced. Please contact a licensed contractor to continue the stucco work. The cosmetic repair to the exterior wall that can be fixed during the stucco work.
-  (2) This access panel leads to plumbing that was ran for a new tub. Please have a qualified licensed contractor to create a access panel that is accessible.


### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected

-  (1) During inspection it was found that that vegetation is overgrown, dry, and that can be a concern for fires. Please have a professional landscaping company clean-up debris and overgrown vegetation. The privacy fence is very weak, and needs to be repaired by a licensed contractor.

### 2.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)


#### Inspected

-  The garage door was found inoperable, and electronic eye was not lit at time of inspection.

## 3. Roofing


### 3.0 ROOF COVERINGS

#### Inspected

-  (1) During inspection it was found that multiple layers of shingles were found throughout the roof, and it appears that it does not lay flat to the roof, which poses concern for water penetration. Please have a licensed roofer to investigate the roof, and repair if needed A certification should be requested to figure out the roof life expectancy. There were many areas of the roof that was waving; these areas need to be checked because multiple shingles stated possible that was not done correctly. shingles needs to lay flat to give complete protection to the structure.

### 3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS



#### Inspected

-  Please consult your roofing consult that is licensed to investigate this area. Also repair if needed. There were no flashing around the chimney, and it a area of concern for water penetration.

## 4. Plumbing

### 4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS


#### Inspected

-  (1) There is a slight leak in kitchen sink, which more than lightly contributed to what appears to be mold spores at the bottom of the cabinet. Please contact your licensed contractor to clean or replace cabinet, and fix leak to waste lines. Please repair hole to prevent rodents or other pest from entering the home. The bathroom sink needs to be repaired, water drains very slow.
-  (2) There is a leak under the house from that new tub installed; this is under a crawl space that do not allow entry at the rear of the dwelling. Please consult a licensed plumber to investigate and repair leak before additional problem result from this leak.

## 5. Electrical System


### 5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Inspected**

-  (1) This main service panel was found to have no safety plate to protect against being shocked or seriously injured. This panel need to be services by a licensed electrical contractor. Please consult with your licensed electrician to install a weather head that is at least three feet above the dwelling.

### 5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE


**Inspected**

-  There were no problems to report at this time.

## 8. Interiors

### 8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS


**Inspected**

-  Cabinet in the kitchen needs to be cleaned and repaired or replaced. There is what appears to be mold spores. Please contact your licensed contractor to test, remediate, and repair or replace cabinet floor.

## 9. Insulation and Ventilation


### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Inspected**

-  The attic ventilation was blocked by roofing shingles, please consult with licensed contractor to remove blockage to allow venting in the attic.

### 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Inspected**

-  There were no ventilation systems found in the attic, this can be a problem if moisture starts to build, which will bring mold and wood destroying insects.

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# INVOICE

**Kleen Inspections**  
**335 E. Albertoni St. 200/217**  
**Carson, CA. 90746**  
**310-817-3448**  
**Inspected By: David A. Glover**

**Inspection Date: 6/23/2010**  
**Report ID:**

Customer Info:	Inspection Property:
<p>Ms. Kerry Smith                      8312 Somerset Ranch Rd.                      Paramount CA 90746</p> <p><b>Customer's Real Estate Professional:</b></p>	<p>1889 Cyrene Dr.                      Carson CA 90746</p>

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	200.00	1	200.00
			<b>Tax \$0.00</b>
			<b>Total Price \$200.00</b>

**Payment Method:** At Closing  
**Payment Status:** Paid At Time Of Inspection  
**Note:** At Closing



**Kleen Inspections**

**335 E. Albertoni St. 200/217  
Carson, CA. 90746  
310-817-3448**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Sample Form For PDF Forms](#)