

# KLEEN INSPECTION

SAFE TO BUY YOUR HOME (310-722-0396)



## Inspection Report

**Ms. Earla Burnette**

**Property Address:**  
3707/3709 Orange Ave.  
Long Beach CA 90807





3707 Orange ave



3709 Orange Ave.

**Kleen Inspections**

**David A. Glover  
335 E. Albertoni St. 200/217**

Carson, CA. 90746  
310-722-0396



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<b>Date:</b> 3/26/2013	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 032313
<b>Property:</b> 3707/3709 Orange Ave. Long Beach CA 90807	<b>Customer:</b> Ms. Earla Burnette	<b>Real Estate Professional:</b> DJ Bonner Keller Williams

**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 building. 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 building or building.

**Repair or Replace (RR)** = 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.

**Standards of Practice:**

NACHI National Association of Certified  
Home Inspectors

**In Attendance:**

Buyers Agent

**Type of building:**

Duplex Residential

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

# 1. Roofing, Roof Structure, Chimneys, and Attic

The building 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 building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building 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	RR	Styles & Materials
1.0	ROOF COVERINGS	•				<b>Viewed roof covering</b>
1.1	ROOF FLASHINGS	•				<b>from:</b> Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				<b>Roof-Type:</b> Gable
1.3	ROOF VENTILATION	•				<b>Roof Covering:</b> Asphalt/Fiberglass
1.4	ROOF DRAINAGE SYSTEMS			•		<b>Chimney (exterior):</b> N/A
1.5	ROOF STRUCTURE AND ATTIC (report leak signs or condensation)	•				<b>Sky Light(s):</b> None
1.6	FIREWALL SEPARATION BETWEEN UNITS IN ATTIC			•		<b>Roof Ventilation:</b> Gable vents
1.7	ATTIC INSULATION	•			•	<b>Method used to observe</b>
1.8	VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)			•		<b>attic:</b> From entry
1.9	VISIBLE ELECTRIC WIRING IN ATTIC	•			•	<b>Roof Structure:</b> 2 X 4 Rafters
						<b>Ceiling Structure:</b> 2X4
						<b>Attic info:</b> Attic access
						<b>Attic Insulation:</b> None

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**Comments:**

🏠 1.7 Inspector found no insulation in the attic. Please install insulation in attic by certified installer



1.7 Picture 1



1.7 Picture 2



1.9 Inspector found exposed wiring in attic. Please have a licensed electrician enclose all wiring safely.



1.9 Picture 1

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

## 2. Exterior


The building 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 building 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 building 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 building 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	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•				<b>Siding Style:</b> Cement stucco
2.1	DOORS (Exterior)	•			•	<b>Siding Material:</b> EIFS
2.2	WINDOWS	•			•	<b>Exterior Entry Doors:</b> Wood
2.3	FOUNDATION WALLS AND MORTAR JOINTS	•				<b>Appurtenance:</b> Sidewalk
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS			•		<b>Driveway:</b> Concrete
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			•	
2.6	EAVES, SOFFITS AND FASCIAS	•			•	
2.7	PLUMBING WATER FAUCETS (hose bibs)	•				
2.8	POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace


IN NI NP RR

**Comments:**

 **2.1** Inspector found that the rear entry door locking system is not secure. Please have locksmith fix or repair locking system.



2.1 Picture 1

 **2.2** (1) Please have window screen replaced, and locking system repair by licensed contractor.



2.2 Picture 1




2.2 Picture 2



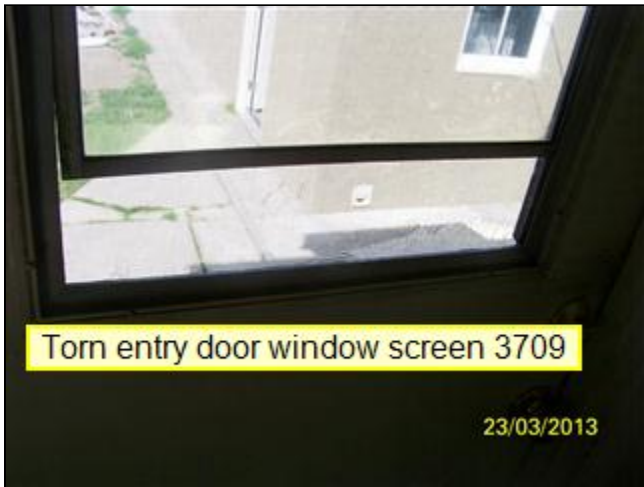


2.2 Picture 3

 (2) Inspector found window and door screens either missing or torn. Please have each screen replaced by contractor.



2.2 Picture 4



2.2 Picture 5

🏠 2.5 Inspector found that the rear entry gate a wood rotten, and need to be repaired.



2.5 Picture 1

**2.6** Inspector found the attic screen to be missing or torn. Please have new screens installed to prevent rodent, or bird entry.



2.6 Picture 1



2.6 Picture 2





2.6 Picture 3



2.6 Picture 4



2.6 Picture 5



2.6 Picture 6



2.6 Picture 7



2.6 Picture 8



2.6 Picture 9



2.6 Picture 10





2.6 Picture 11



2.6 Picture 12





2.6 Picture 13

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The exterior of the building 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. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building 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 building 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 building inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
3.0	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.)	•				<b>Foundation:</b> Masonry block <b>Method used to observe</b>
3.1	WALLS (Structural)	•				<b>Crawlspace:</b> Crawled
3.2	COLUMNS OR PIERS	•				<b>Floor Structure:</b> Wood joists
3.3	FLOORS (Structural)	•				<b>Wall Structure:</b> 2 X 4 Wood
3.4	CEILINGS (structural)	•				<b>Columns or Piers:</b> Wood piers Masonry block
3.5	INSULATION UNDER FLOOR SYSTEM			•		<b>Floor System Insulation:</b> NONE
3.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•		
3.7	VENTILATION OF FOUNDATION AREAS (crawl space or basement)	•				

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IN NI NP RR

#### Comments:

The structure of the building 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.

## 4. Plumbing System for Building

The building 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 building 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 building 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 building 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	RR	Styles & Materials
4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				<b>Water Source:</b> Public
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				<b>Water Filters:</b> None
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			•	<b>Plumbing Water Supply</b> <b>(into building):</b> CPVC
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				<b>Plumbing Water</b> <b>Distribution (inside</b>
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•				<b>building):</b> PVC
4.5	MAIN FUEL SHUT OFF (Describe Location)	•				<b>Washer Drain Size:</b> 2" Diameter
4.6	SUMP PUMP			•		<b>Plumbing Waste:</b> PVC

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IN NI NP RR

**Water Heater Power**

**Source:**

Gas (quick recovery)

**Water Heater Capacity:**

40 Gallon (1-2 people)

**Water Heater**

**Manufacturer:**

UNKNOWN

**Water Heater Location:**


Main Floor

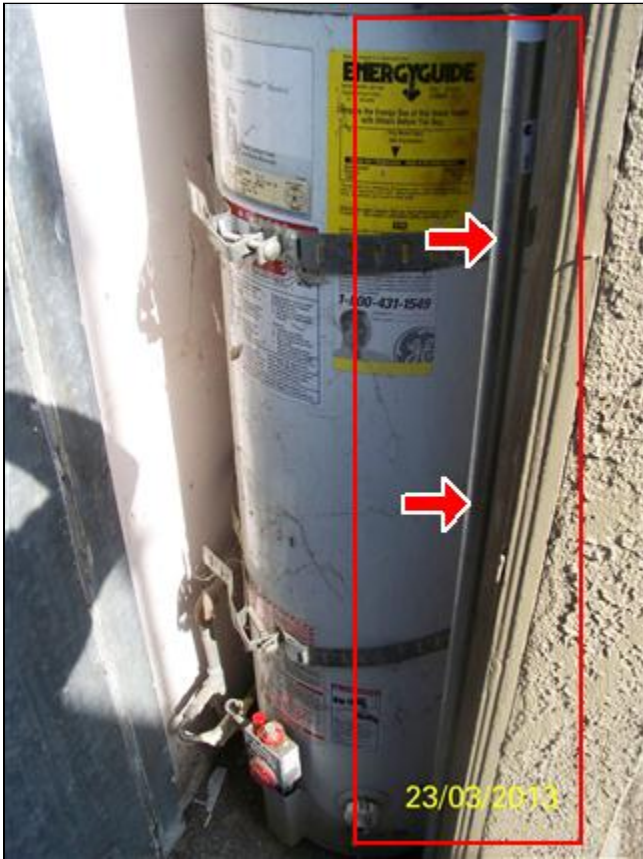
**Comments:**

**4.2 (1)** Inspector found hot water heater for unit 3707 needs to have galvanized piping replaced with copper, and straps tightened.



4.2 Picture 1 3707 Water Heater

 (2) Inspector found that 3709 needs to have galvanized piping replaced with copper.



4.2 Picture 2

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The plumbing in the building 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 building 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(A) . 3707 Orange Ave.

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; 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 building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building 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	RR	Styles & Materials
5.0.A	CEILINGS	•			•	<b>Ceiling Materials:</b> Drywall
5.1.A	WALLS	•			•	<b>Wall Material:</b> Drywall
5.2.A	FLOORS	•				<b>Floor Covering(s):</b> Hardwood T&G
5.3.A	DOORS (REPRESENTATIVE NUMBER)	•				<b>Interior Doors:</b> Hollow core
5.4.A	WINDOWS (REPRESENTATIVE NUMBER)	•				<b>Window Types:</b> Single-hung
5.5.A	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				<b>Heat Type:</b> Forced Air
5.6.A	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	•				<b>Energy Source:</b> Gas
5.7.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	•			•	<b>Number of Heat Systems (excluding wood):</b> One
5.8.A	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	•				<b>Heat System Brand:</b> UNKNOWN
5.9.A	OUTLETS AND WALL SWITCHES	•			•	<b>Ductwork:</b> N/A
5.10.A	DISHWASHER			•		<b>Filter Type:</b> N/A
5.11.A	RANGES/OVENS/COOKTOPS	•				<b>Filter Size:</b> N/A
5.12.A	RANGE HOOD			•		<b>Types of Fireplaces:</b> None
5.13.A	TRASH COMPACTOR			•		<b>Operable Fireplaces:</b> None
5.14.A	FOOD WASTE DISPOSER			•		<b>Number of Woodstoves:</b> None
5.15.A	MICROWAVE COOKING EQUIPMENT			•		<b>Bath Exhaust Fans:</b> Fan with light
5.16.A	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				<b>Dishwasher Brand:</b> NONE
5.17.A	HEATING EQUIPMENT	•				<b>Disposer Brand:</b> NONE
5.18.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Exhaust/Range hood:</b> NONE
5.19.A	AUTOMATIC SAFETY CONTROLS	•				<b>Range/Oven:</b> UNKNOWN
5.20.A	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Built in Microwave:</b> NONE
5.21.A	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				<b>Trash Compactors:</b> NONE
5.22.A	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•		<b>Dryer Power Source:</b> None
5.23.A	GAS/LP FIRELOGS AND FIREPLACES			•		
5.24.A	SERVICE ENTRANCE CONDUCTORS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

		IN	NI	NP	RR
5.25.A	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			•
5.26.A	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
5.27.A	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
5.28.A	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
5.29.A	SMOKE DETECTORS	•			•
5.30.A	CARBON MONOXIDE DETECTORS	•			

**Dryer Vent:**

Unknown

**Electrical Service**

**Conductors:**

Overhead service

**Panel capacity:**

(inadequate)

**Panel Type:**

Fuses

**Wiring Methods:**

Not Visible

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IN NI NP RR

**Comments:**

**5.0.A** Inspector found a crack in the ceiling. Please have a licensed contractor repair ceiling.



5.0.A Picture 1

**5.1.A** Inspector found crack in the wall, please have a licensed contractor repair wall.




5.1.A Picture 1

**5.7.A** Please have tub investigated and repaired so it drains properly.



5.7.A Picture 1

 **5.9.A** Inspector found that each room outlet is open ground. Please have licensed electrician repair each unit by properly grounding each unit. Also please replace broken coverplate.



5.9.A Picture 1





5.9.A Picture 2

**5.25.A** Inspector found that both units needs to be changed over from fuses to breakers by licensed electrician.



5.25.A Picture 1

**5.27.A** Inspector found open ground at every outlet; please have a licensed electrician properly ground each unit.



5.27.A Picture 1



5.27.A Picture 2



5.27.A Picture 3

**5.29.A** Inspector found no working smoke detectors during inspection. Please install smoke detector in each bedroom and common area hall.



5.29.A Picture 1



5.29.A Picture 2

**5.30.A** There were no carbon monoxide detector found. Please install one carbon monoxide detector.

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The heating and cooling system of this building 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.

## 5(B) . 3709 Orange Ave.

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; 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 building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building 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	RR	Styles & Materials
5.0.B	CEILINGS	•			•	<b>Ceiling Materials:</b> Drywall
5.1.B	WALLS	•			•	<b>Wall Material:</b> Drywall
5.2.B	FLOORS	•				<b>Floor Covering(s):</b> Carpet Tile
5.3.B	DOORS (REPRESENTATIVE NUMBER)	•				<b>Interior Doors:</b> Hollow core
5.4.B	WINDOWS (REPRESENTATIVE NUMBER)	•				<b>Window Types:</b> Single-hung
5.5.B	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			•	<b>Heat Type:</b> Radiant Floor
5.6.B	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	•			•	<b>Energy Source:</b> Gas
5.7.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	•			•	<b>Number of Heat Systems</b> <b>(excluding wood):</b> One
5.8.B	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	•				<b>Heat System Brand:</b> UNKNOWN
5.9.B	OUTLETS AND WALL SWITCHES	•			•	<b>Ductwork:</b> N/A
5.10.B	DISHWASHER			•		<b>Filter Type:</b> N/A
5.11.B	RANGES/OVENS/COOKTOPS	•				<b>Filter Size:</b> N/A
5.12.B	RANGE HOOD	•				<b>Types of Fireplaces:</b> None
5.13.B	TRASH COMPACTOR			•		<b>Operable Fireplaces:</b> None
5.14.B	FOOD WASTE DISPOSER	•			•	<b>Number of Woodstoves:</b> None
5.15.B	MICROWAVE COOKING EQUIPMENT			•		<b>Bath Exhaust Fans:</b> Fan with light
5.16.B	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				<b>Dishwasher Brand:</b> NONE
5.17.B	HEATING EQUIPMENT	•				<b>Disposer Brand:</b> NONE
5.18.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Exhaust/Range hood:</b> NONE
5.19.B	NORMAL OPERATING CONTROLS	•				<b>Range/Oven:</b> UNKNOWN
5.20.B	AUTOMATIC SAFETY CONTROLS	•				<b>Built in Microwave:</b> NONE
5.21.B	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Trash Compactors:</b> NONE
5.22.B	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				<b>Dryer Power Source:</b>
5.23.B	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•		
5.24.B	GAS/LP FIRELOGS AND FIREPLACES			•		

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IN NI NP RR

		IN	NI	NP	RR
5.25.B	SERVICE ENTRANCE CONDUCTORS	•			
5.26.B	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			•
5.27.B	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
5.28.B	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
5.29.B	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
5.30.B	SMOKE DETECTORS	•			•
5.31.B	CARBON MONOXIDE DETECTORS	•			•

None

**Dryer Vent:**  
Unknown

**Electrical Service**

**Conductors:**  
Overhead service

**Panel capacity:**  
(inadequate)


**Panel Type:**  
Fuses

**Wiring Methods:**  
Not Visible

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR


**Comments:**

 **5.0.B** Inspector found cracks in wall and ceiling. Please have a licensed contractor repair each area.



5.0.B Picture 1



 **5.1.B** Inspector found crack in the wall of the unit. Please repair area of concern.




5.1.B Picture 1

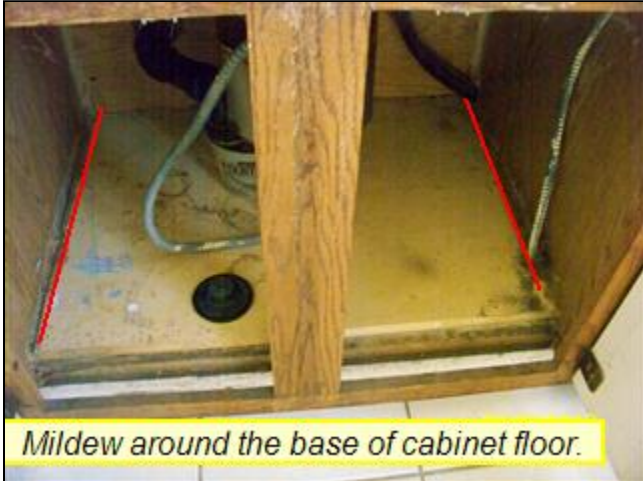


5.1.B Picture 2



5.1.B Picture 3

 **5.5.B** Inspector found Mildew around the base of the cabinet floor, please have area clean properly, so that not evidence of the problem exist.



5.5.B Picture 1

**5.6.B** (1) Inspector found each bathroom sink faucet loose, please tighten each faucet.



5.6.B Picture 1



5.6.B Picture 2

**5.6.B** (2) Inspector found the water pressure in the kitchen low, please have a licensed plumber investigate and repair unit.



5.6.B Picture 3

**5.7.B** (1) Inspector found tub slow draining, please have licensed plumber check and repair unit to work normally.



5.7.B Picture 1

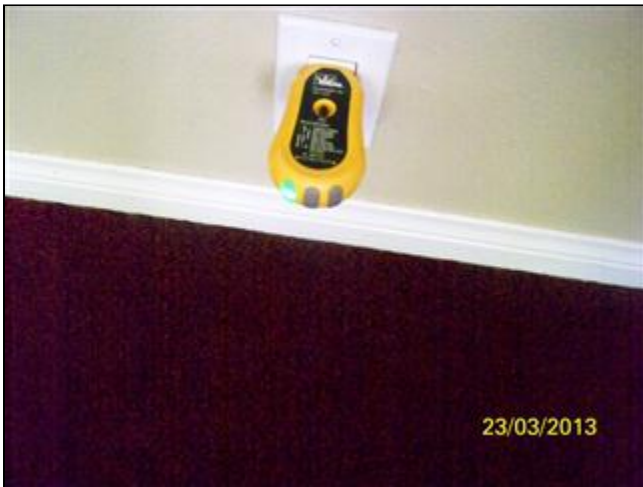
**5.7.B** (2) Inspector found the kitchen drain pipe fixed with a glue substance. Please change out for surety of water draining properly without leaks over time.



5.7.B Picture 2



**5.9.B** Inspector found open grounds in the back unit, please have a licensed contractor properly ground each unit.



5.9.B Picture 1

**5.14.B** Inspector found the waste disposer not working properly. Please have disposer fixed or replaced.



5.14.B Picture 1

**5.26.B** Inspector found a old fuse panel, please consider upgrading to .100 amp service



5.26.B Picture 1

**5.30.B** Inspector found no working detectors, please install smoke detectors in each bedroom, and common area hall.



5.30.B Picture 1

**5.31.B** Please have a licensed contractor install new carbon monoxide detector.

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The heating and cooling system of this building 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.

## General Summary



### Kleen Inspections

**335 E. Albertoni St. 200/217  
Carson, CA. 90746  
310-722-0396**

### Customer

Ms. Earla Burnette

### Address

3707/3709 Orange Ave.  
Long Beach CA 90807

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 building. 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. Roofing, Roof Structure, Chimneys, and Attic

### 1.7 ATTIC INSULATION

#### Inspected, Repair or Replace

 Inspector found no insulation in the attic. Please install insulation in attic by certified installer

## 1. Roofing, Roof Structure, Chimneys, and Attic



1.7 Picture 1



1.7 Picture 2

## 2. Exterior

### 2.1 DOORS (Exterior)

#### Inspected, Repair or Replace



Inspector found that the rear entry door locking system is not secure. Please have locksmith fix or repair locking system.




## 2. Exterior



2.1 Picture 1

### 2.2 WINDOWS

#### Inspected, Repair or Replace

-  (1) Please have window screen replaced, and locking system repair by licensed contractor.



## 2. Exterior



2.2 Picture 1



2.2 Picture 2

## 2. Exterior



2.2 Picture 3



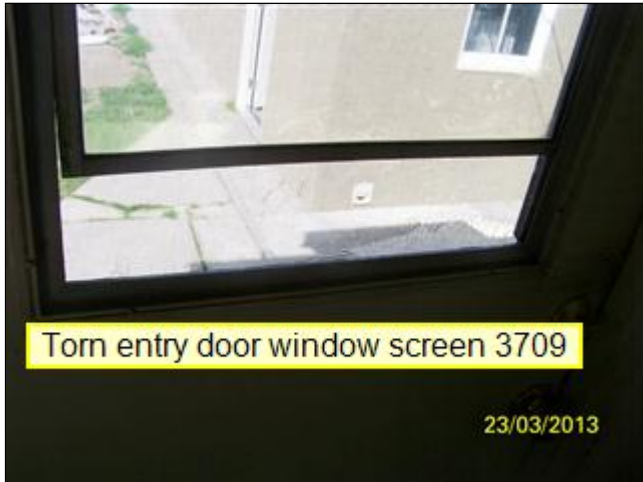
(2) Inspector found window and door screens either missing or torn. Please have each screen replaced by contractor.

## 2. Exterior



2.2 Picture 4

## 2. Exterior



2.2 Picture 5

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

#### Inspected, Repair or Replace



Inspector found that the rear entry gate a wood rotten, and need to be repaired.



2.5 Picture 1

### 2.6 EAVES, SOFFITS AND FASCIAS

#### Inspected, Repair or Replace



Inspector found the attic screen to be missing or torn. Please have new screens installed to prevent rodent, or bird entry.



## 2. Exterior



2.6 Picture 1



2.6 Picture 2

## 2. Exterior



2.6 Picture 3



2.6 Picture 4



## 2. Exterior



2.6 Picture 5



2.6 Picture 6

## 2. Exterior



2.6 Picture 7



2.6 Picture 8

## 2. Exterior



2.6 Picture 9



2.6 Picture 10

## 2. Exterior



2.6 Picture 11



2.6 Picture 12



## 2. Exterior



2.6 Picture 13

## 5(A). 3707 Orange Ave.

### 5.0.A CEILINGS

#### Inspected, Repair or Replace

 Inspector found a crack in the ceiling. Please have a licensed contractor repair ceiling.



5.0.A Picture 1

### 5.1.A WALLS

#### Inspected, Repair or Replace

 Inspector found crack in the wall, please have a licensed contractor repair wall.

**5(A). 3707 Orange Ave.**




5.1.A Picture 1

**5(B). 3709 Orange Ave.**

**5.0.B CEILINGS**

**Inspected, Repair or Replace**


 Inspector found cracks in wall and ceiling. Please have a licensed contractor repair each area.



5.0.B Picture 1

**5.1.B WALLS**

**Inspected, Repair or Replace**

 Inspector found crack in the wall of the unit. Please repair area of concern.





5.1.B Picture 1



5.1.B Picture 2



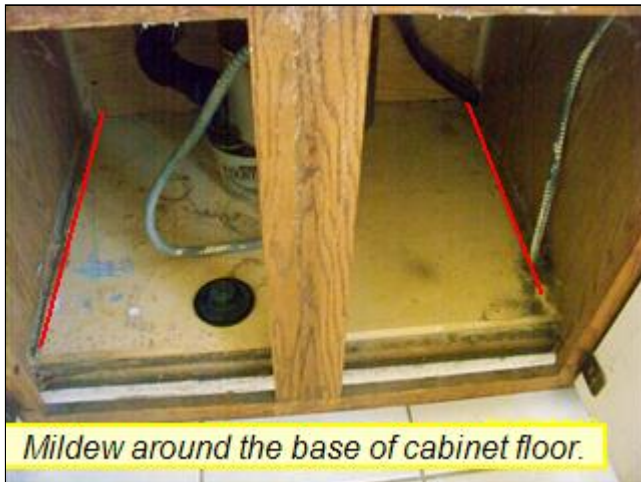
5.1.B Picture 3

### 5.5.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Inspected, Repair or Replace



Inspector found Mildew around the base of the cabinet floor, please have area clean properly, so that not evidence of the problem exist.



5.5.B Picture 1

building 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. building inspectors are not required to: Offer

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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 building 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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# Electrical Summary

# KLEEN INSPECTION

SAFE TO BUY YOUR HOME (310-722-0396)



## Kleen Inspections

335 E. Albertoni St. 200/217  
Carson, CA. 90746  
310-722-0396

## Customer

Ms. Earla Burnette

## Address

3707/3709 Orange Ave.  
Long Beach CA 90807

The following **Electrical** 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 building. 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. Roofing, Roof Structure, Chimneys, and Attic

### 1.9 VISIBLE ELECTRIC WIRING IN ATTIC

#### Inspected, Repair or Replace



Inspector found exposed wiring in attic. Please have a licensed electrician enclose all wiring safely.

## 1. Roofing, Roof Structure, Chimneys, and Attic



1.9 Picture 1

### 5(A). 3707 Orange Ave.

#### 5.9.A OUTLETS AND WALL SWITCHES

##### Inspected, Repair or Replace



Inspector found that each room outlet is open ground. Please have licensed electrician repair each unit by properly grounding each unit. Also please replace broken coverplate.



5(A). 3707 Orange Ave.



5.9.A Picture 1

**5(A). 3707 Orange Ave.**



5.9.A Picture 2

**5.25.A SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Inspected, Repair or Replace**



Inspector found that both units needs to be changed over from fuses to breakers by licensed electrician.



5.25.A Picture 1

**5.27.A POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Inspected**



Inspector found open ground at every outlet; please have a licensed electrician properly ground each unit.

5(A). 3707 Orange Ave.



5.27.A Picture 1



5.27.A Picture 2



5.27.A Picture 3

**5.29.A SMOKE DETECTORS**

**Inspected, Repair or Replace**



Inspector found no working smoke detectors during inspection. Please install smoke detector in each bedroom and common area hall.

## 5(A). 3707 Orange Ave.



5.29.A Picture 1



5.29.A Picture 2

### 5.30.A CARBON MONOXIDE DETECTORS

#### Inspected

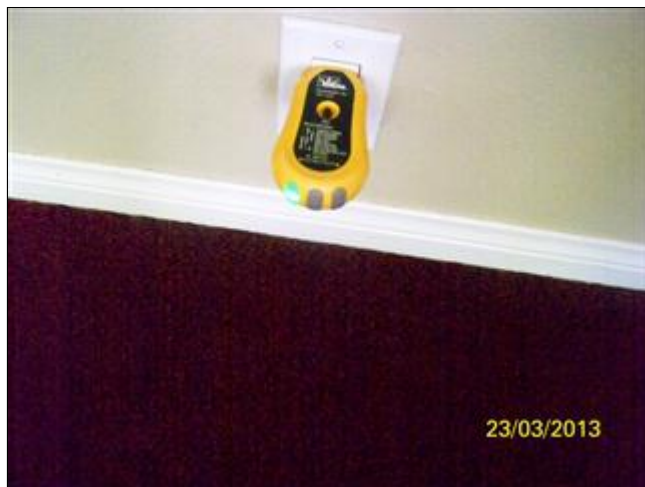
- There were no carbon monoxide detector found. Please install one carbon monoxide detector.

## 5(B). 3709 Orange Ave.

### 5.9.B OUTLETS AND WALL SWITCHES

#### Inspected, Repair or Replace

- Inspector found open grounds in the back unit, please have a licensed contractor properly ground each unit.



5.9.B Picture 1

### 5.26.B SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected, Repair or Replace

- Inspector found a old fuse panel, please consider upgrading to .100 amp service



**5(B). 3709 Orange Ave.**



5.26.B Picture 1

**5.30.B SMOKE DETECTORS**

**Inspected, Repair or Replace**

⚡ Inspector found no working detectors, please install smoke detectors in each bedroom, and common area hall.



5.30.B Picture 1

**5.31.B CARBON MONOXIDE DETECTORS**

**Inspected, Repair or Replace**

⚡ Please have a licensed contractor install new carbon monoxide detector.



# Plumbing Summary

# KLEEN INSPECTION

SAFE TO BUY YOUR HOME (310-722-0396)



## Kleen Inspections

335 E. Albertoni St. 200/217  
Carson, CA. 90746  
310-722-0396

## Customer

Ms. Earla Burnette

## Address

3707/3709 Orange Ave.  
Long Beach CA 90807

The following **Plumbing** 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 building. 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.

## 4. Plumbing System for Building

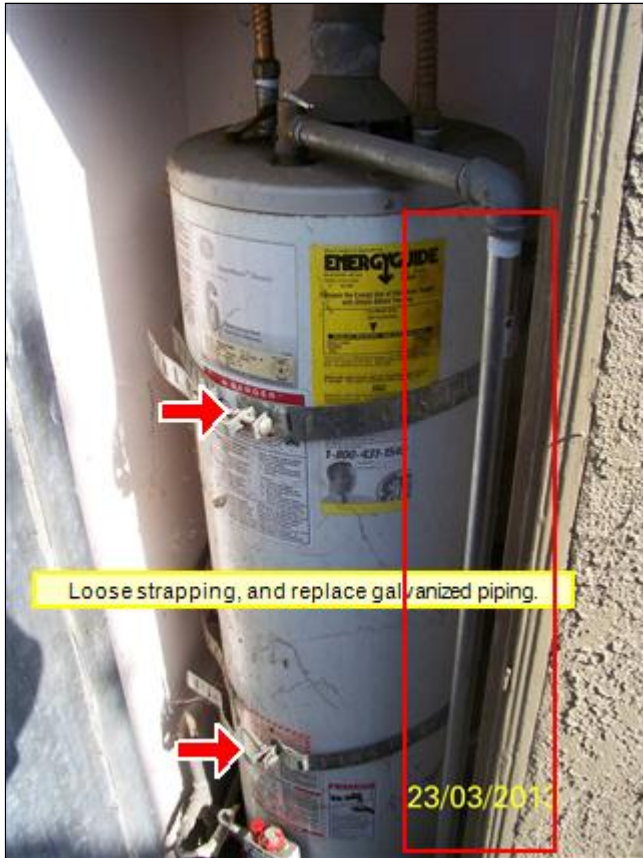
### 4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Inspected, Repair or Replace




(1) Inspector found hot water heater for unit 3707 needs to have galvanized piping replaced with copper, and straps tightened.

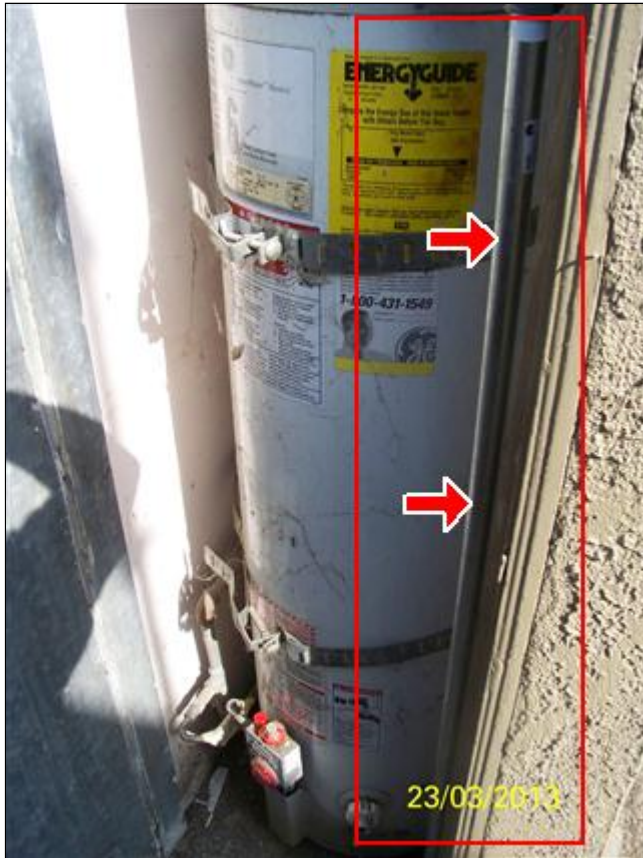
## 4. Plumbing System for Building



4.2 Picture 1 3707 Water Heater

 (2) Inspector found that 3709 needs to have galvanized piping replaced with copper.

## 4. Plumbing System for Building



4.2 Picture 2

## 5(A). 3707 Orange Ave.

### 5.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

**Inspected, Repair or Replace**



Please have tub investigated and repaired so it drains properly.

**5(A). 3707 Orange Ave.**



5.7.A Picture 1

**5(B). 3709 Orange Ave.**

**5.6.B PLUMBING SUPPLY, FIXTURES IN THIS UNIT**

**Inspected, Repair or Replace**



(1) Inspector found each bathroom sink faucet loose, please tighten each faucet.



5.6.B Picture 1



5.6.B Picture 2



(2) Inspector found the water pressure in the kitchen low, please have a licensed plumber investigate and repair unit.



5.6.B Picture 3

**5.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT**

**Inspected, Repair or Replace**



(1) Inspector found tub slow draining, please have licensed plumber check and repair unit to work normally.



5.7.B Picture 1



(2) Inspector found the kitchen drain pipe fixed with a glue substance. Please change out for surety of water draining properly without leaks over time.



5(B). 3709 Orange Ave.



5.7.B Picture 2

#### 5.14.B FOOD WASTE DISPOSER

**Inspected, Repair or Replace**



Inspector found the waste disposer not working properly. Please have disposer fixed or replaced.



5.14.B Picture 1

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## Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.