

Villa Home Inspections

4715 Coney Avenue, Covina, CA 91722
Website: www.inspectaproperty.com
Email: info@inspectaproperty.com
Office (626) 915-7158 Cell (626) 755-3683

PROPERTY INSPECTION REPORT



SITE INFORMATION

Property Address: Address Omitted.
City, State, Zip: Inglewood, CA 90305.
Date of Inspection: May 9, 2008.
Time of Inspection: 04:00 PM.
Parties Present during Inspection: Listing agent. Buyers agent. Purchaser.
Inspector: Tony Escamilla.

CLIENT INFORMATION

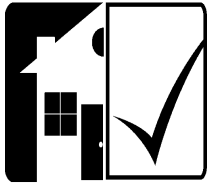
Client Name: Name Ommitted.

AGENT INFORMATION

Clients Agent: Name Omitted.
Company: Name Omitted.
Address: Address Omitted.
City, State, Zip: Address Omitted.

BUILDING CHARACTERISTICS

Building Occupied? No.
Main Entrance Faces: South.
Building Type: Single Family Residence.
Stories: 1.
Space Below Grade: Crawl space.
Utilities Status: All the utilities were on at time of inspection.
Pool/Spa Present: Pool was present, but not inspected at time of inspection. You may wish to have a pool contractor evaluate the pool and equipment.



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WEATHER CONDITIONS

Weather at time of

Inspection: Cloudy.

Soil Conditions at time

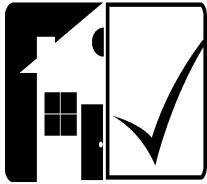
of Inspection: Dry.

Approximate Outside

Temperature in F: 60-70.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

VILLA HOME INSPECTIONS REQUIRES AN INSPECTION AGREEMENT TO BE SIGNED BY THE CLIENT PRIOR TO PERFORMING AN INSPECTION. IF YOU WERE NOT PRESENT AT THE INSPECTION OR DID NOT SIGN THE INSPECTION AGREEMENT YOU, BY ACCEPTING, PAYING FOR, AND/OR USING THE INSPECTION REPORT YOU ACKNOWLEDGE AND AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSPECTION AGREEMENT AND FURTHER AGREE THAT THE INSPECTION AGREEMENT WILL FORM A PART OF THE INSPECTION REPORT. A COPY OF THE INSPECTION AGREEMENT IS INCLUDED WITH THIS REPORT. IF YOU HAVE NOT DONE SO, PLEASE SIGN IT AND RETURN IT TO VILLA HOME INSPECTIONS.



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GROUNDS & EXTERIOR

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY

MATERIAL: Concrete.

CONDITION: No visible problems noted at time of inspection. Cracks noted are typical.

SIDEWALKS AND WALKWAYS

MATERIAL: Concrete. Stone.

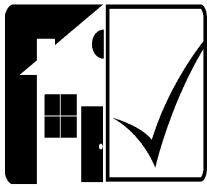
CONDITION:



Walkways are damaged or broken. This may pose a trip hazard. Repair or replacement is recommended. See photo.

FENCES & GATES

TYPE: Wood. Block wall.



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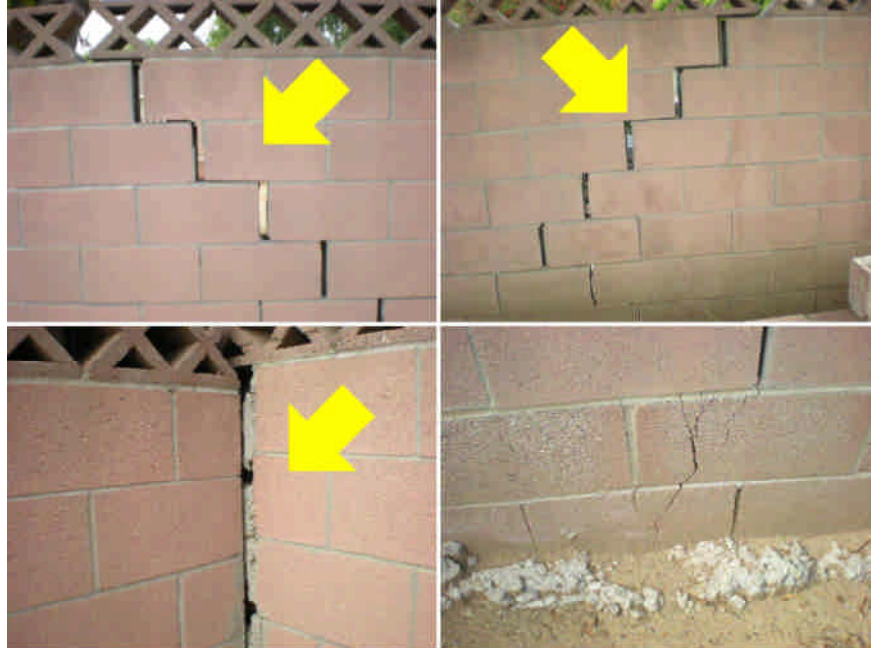
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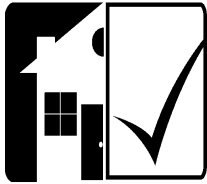
CONDITION:



Wood gate is damaged or rotted. Repair or replacement is recommended.

Significant cracks noted on the block walls at time of inspection. Damage appears to be caused by tree roots from the adjacent tree. See photos. Further evaluation by a masonry contractor is recommended.

Block walls throughout the property are leaning or falling. Recommend further evaluation by a masonry contractor. See photo.



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LANDSCAPING

CONDITION:



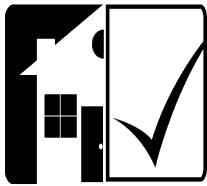
Trees are planted too close to the structure. Tree roots may cause damage to the foundation. Removal is recommended.

Trees or other vegetation are touching or overhanging the roof. Damage is possible. Vegetation on the roof is also a source for rodent activity on the roof and the attic. Recommend trimming all vegetation or trees away from the roof structure. See attic comments.

East block planter boxes have collapsed. See photo. Recommend further evaluation by a masonry contractor.

SPRINKLERS

VALVE LOCATION: North. South.
TYPE: Automatic operation.
NUMBER OF ZONES: Front: Four. Rear: Two.



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CONDITION:



Front Yard: Sprinklers operated properly at time of inspection. Control valves leak when operated. Recommend further evaluation and repairs by landscaping contractor. See photo.

Rear Yard: Sprinklers operated properly at time of inspection.

GRADING & SITE DRAINAGE

SITE:

Flat site.

GENERAL COMMENTS:



Planter areas near the house do not have a drainage system installed and retain water when it rains. This excess moisture, near the foundation of the house, can cause damage. Installation of a drainage system is recommended.

Signs of poor drainage observed at the west side of the property. Evidence of pooling water was observed at time of inspection. Block walls do not have weep holes installed at the bottom for proper drainage and cause water to pool. Installation of weep holes is necessary. Installation of a drainage system or regrading is recommended. See photo.

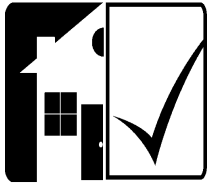
EXTERIOR WALLS

WALL STRUCTURE:

Wood frame.

SIDING MATERIAL:

Stucco. Brick.



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CONDITION:



Moisture or rot damage observed on the wood siding. Further evaluation by a licensed termite inspector is recommended.

Paint finish is deteriorated or flaking. Repainting is recommended to prevent further moisture damage.

Deteriorated mortar observed between the bricks on the east and south wall veneer. See photo. Further evaluation by a masonry contractor is recommended.

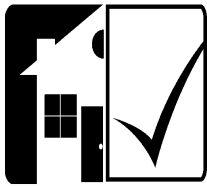
TRIM

MATERIAL:
CONDITION:

Wood.



Wood window shutters throughout the house are damaged. See photo. Removal or replacement is recommended.

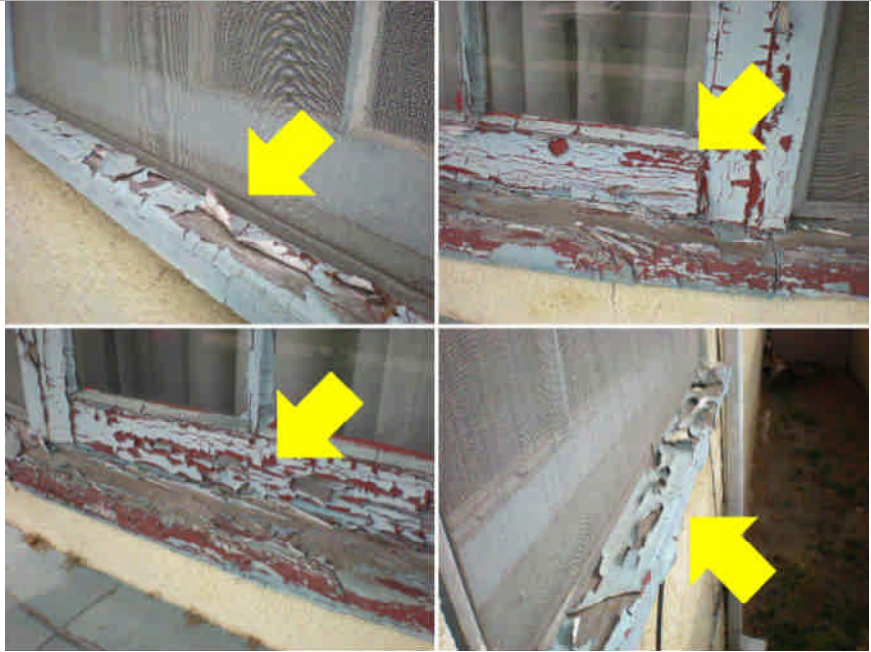


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DOORS & WINDOWS

TYPE & CONDITION:

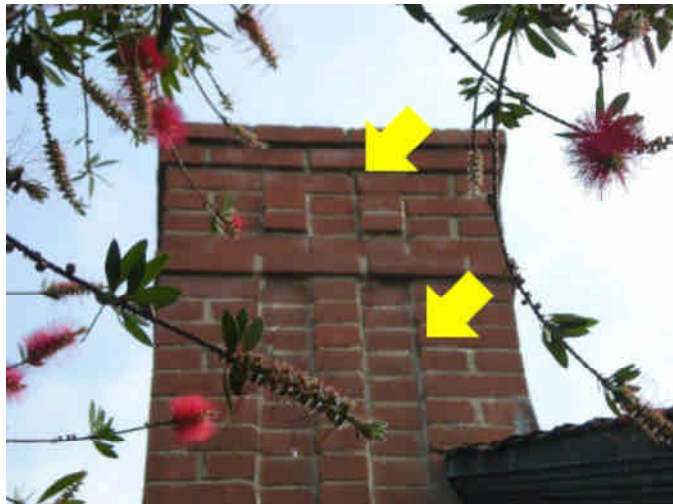


Wood. Double hung. Fixed glass. Caulking/glazing compound deteriorated. Replacement is recommended to prevent loose glass. Paint finish is deteriorated or flaking. Repainting is recommended. See photo. East round window glass is broken. Replacement is recommended.

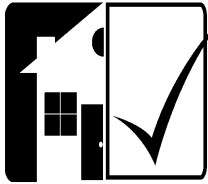
CHIMNEY

LOCATION:
MATERIAL:
CONDITION:

East West.
Brick.



No rain cap installed on either chimney. Installation is recommended to prevent moisture penetration and damage.



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Minor deterioration of the mortar between the bricks was observed on the east chimney. See photo. Typical maintenance is recommended.

Clean out door is damaged, stuck or missing. Repair or replacement is recommended.

No visible problems were found on the west chimney during inspection.



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PORCH, PATIOS AND DECKS

PORCH FLOOR AND COVER

FLOOR TYPE: Brick.
FLOOR CONDITION:



Moderate settlement noted. Recommend further evaluation by a masonry contractor. See photo.

PORCH COVER:

Type: Wood. Condition: Paint finish is deteriorated. Repainting is recommended to prevent moisture penetration and damage.

PATIO FLOOR & COVER

LOCATION: North.
FLOOR TYPE: Concrete.
FLOOR CONDITION:

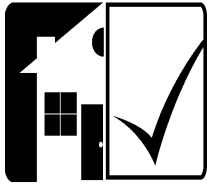


Cracks noted are significant at the north patio area. Significant raised areas observed, due to tree roots from adjacent tree. You may want to consider removal of the tree and replacement of the concrete floor.

Cracks noted are typical on the west patio area, adjacent the house. Poor drainage noted. Evidence of pooling water observed. Installation of a drainage system is recommended. See photo.

COVER MATERIAL:

None.



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PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

MAIN LINE

MATERIAL:	Copper.
SIZE:	1 Inch.
UTILITIES:	Water supply is from a public service company. Sewer service appears to be connected to a public service.
PRESSURE (PSI):	70-75. Water pressure appears adequate. No pressure regulating valve is installed. Installation is recommended.
SHUT OFF LOCATION:	South.
METER LOCATION:	South. Curbside.
CONDITION:	Appears serviceable.

SUPPLY LINES

MATERIAL:	The majority of the system is copper. Some galvanized pipes were observed and still in use.
CONDITION:	Low water pressure was observed at one or more plumbing fixture during inspection. Small portions of galvanized pipe are still in place in the house. You may wish to consider replacing the areas to copper for proper operation.

WASTE LINES

MATERIAL:	Galvanized, Cast Iron.
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CONDITION:



System appears to be nearing/at end of its useful life . Significant corrosion observed on the drain lines at time of inspection. See photos. Further evaluation by plumbing contractor is recommended.

FUEL SYSTEM

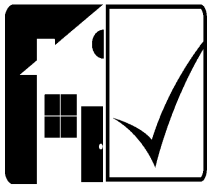
FUEL TYPE:	Natural Gas.
METER TYPE:	Above ground.
METER LOCATION:	West.
CONDITION:	Meter appears functional at time of inspection. Automatic gas seismic shut off valve not present. Automatic gas seismic shut off valve not present. Installation may be required by your fire insurance company and or may save you money on your premium if installed. Please contact your insurance agent for more information.

SEISMIC GAS SHUT OFF VALVES

Many cities (including Los Angeles & West Hollywood) require the installation of a automatic seismic gas shut off valve prior to the close of escrow. Determining which other cities may or may not is beyond the scope of this inspection. It is recommended that you consult your real estate agent or city building department to determine if it is required.

WATER HEATER

TYPE:	Gas.
LOCATION:	Kitchen.
SIZE:	40 Gallons.
AGE OF HEATER:	7-10 Years old. Unit is reaching the end of it's useful life. Although no problems may exist at time of inspection, the lifespan of a water heater is normally between 5 to 12 years. You may want to consider replacing with a newer unit for increased efficiency.



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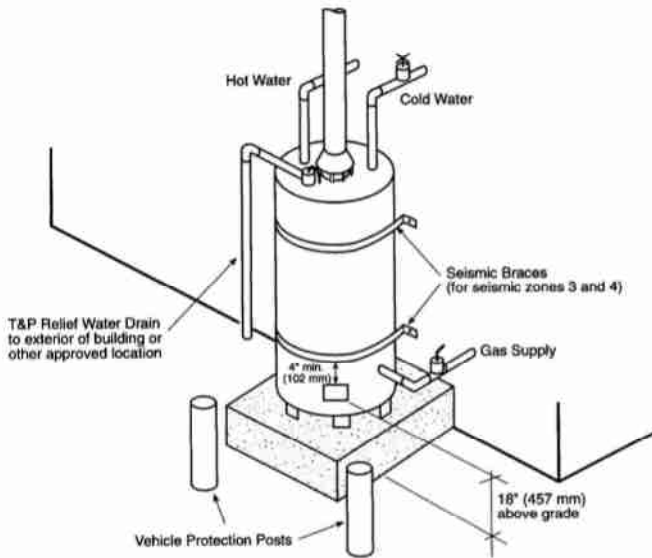
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CONDITION:



Minor corrosion/rust noted on the water supply lines. See photo.

WATER HEATER REQUIREMENTS

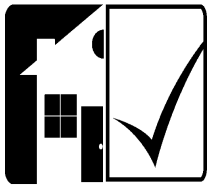


UPC (Uniform Plumbing Code) section 608.5 requires a minimum of 3/4 inch Temperature Pressure Relief Valve (TPRV) be installed with an overflow pipe terminating no less than 6 inches from the ground. Overflow pipe may not have any traps, reductions or threads.

UPC (Uniform Plumbing Code) section 510.5 requires 2 approved seismic straps (no "plumbers tape") at the top 1/3 and bottom 1/3 of the heater, at least 4 inches away from the controls.

UBC section 805.1 limits the number of bends the vent flue pipe can have to 45 degrees, except for one 60 degree bend.

*Estimate of the remaining life of the water heater is not part of this inspection.



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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE ENTRANCE

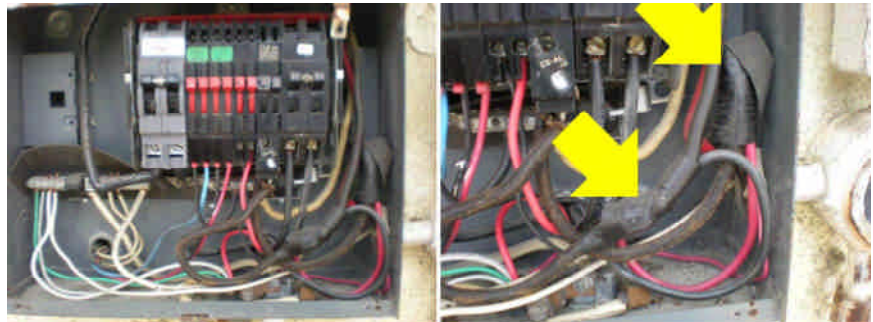
TYPE: Overhead. 120/240 Volt. Circuit breakers.
CONDITION: Appears serviceable.

GENERAL COMMENTS

MAIN ELECTRICAL PANEL

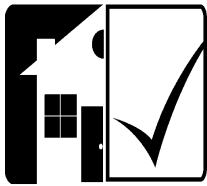
of 120 Volt Circuits:
of 220 Volt Circuits:
PANEL CONDITION

Main Panel Location: Exterior at the north side of the house.
6.
2.



Panel Grounding: No observable grounding system noted. This may indicate an older, outdated electrical system. You may want to consider installing a grounding wire or upgrading the panel.

Main Panel Condition: Improper taps observed at the 220 volt circuits. Breakers are overloaded with more than one circuit. Each breaker should have only one circuit attached. See photos. Have a licensed electrician make further evaluation and corrections as needed.



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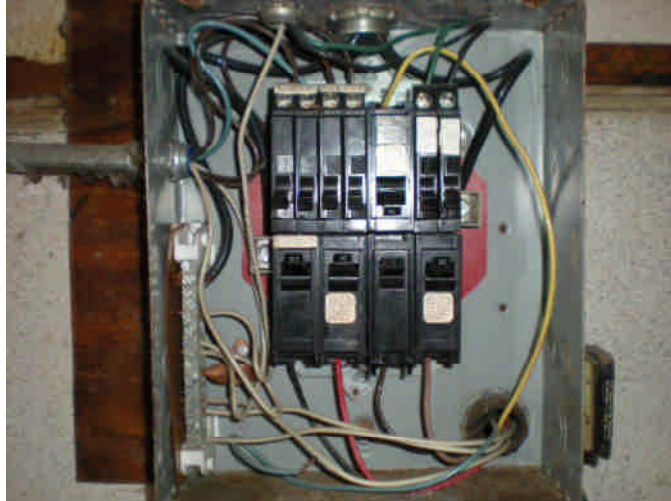
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SUB PANEL #1



Panel Location: Garage. Panel Amperage: Amperage rating not determined- No main breaker exists.

Number of 120 Volt Circuits: 11

Number of 220 Volt Circuits: 0

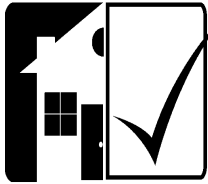
Panel Condition: Appears serviceable. Circuit and wire sizing correct so far as visible. No observable grounding system noted.

SUB PANEL #2



Panel Location: Garage. Panel Amperage: Amperage rating not determined- No main breaker exists. Number of 120 Volt Circuits: 2

Panel Condition: One or more breakers are overloaded at the main panel (Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected). See photo. Missing interior panel cover. Replacement is necessary for safety. Have a licensed electrician make further evaluation and corrections as needed.



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SERVICE ENTRANCE

CABLES:

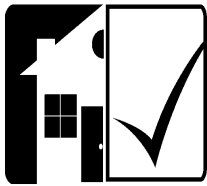
Copper.

BRANCH WIRING:

Copper.

WIRING TYPE:

Flexible metal conduit.



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GARAGE, CARPORT & PARKING AREAS

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE

TYPE: Attached Two car.

FLOOR

CONDITION: Appears serviceable. Typical cracks noted on the floor at time of inspection. Floor is not fully visible. Occupants belongings prevent proper viewing and inspection.

FIRE SEPARATION WALLS

CONDITION: Appears serviceable.

WALLS AND CEILINGS

CONDITION: Vehicle damage was observed at the garage west wall. Repair or replacement is recommended.

EXTERIOR DOOR

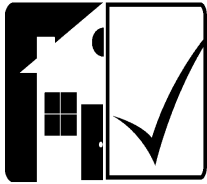
CONDITION: Door is delaminated or has moisture damage. Replacement is recommended. See Photo.

VEHICLE DOOR

TYPE & MATERIAL: Roll-up. Steel.
CONDITION:



Door operated properly at time of inspection. Automatic door opener is operational. Automatic reverse feature is operational. Termite or rot damage noted at the door jamb at time of inspection. See photo. Further evaluation by licensed termite inspector is recommended.



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WINDOWS

TYPE & CONDITION: Wood, Double hung. A representative sampling was taken. Windows as a grouping are generally operational.

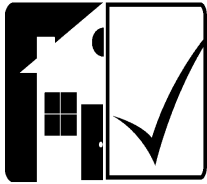
ELECTRICAL

CONDITION:



Exposed electrical wiring observed at time of inspection. Proper installation is required. Recommend exposed wiring be properly protected. Junction box covers are missing. Installation is required. See photo.

It is not always possible for the inspector to check every outlet and switch in every room at time of the inspection. Occupants furniture may prevent testing. Inspector does not move any furniture during the inspection. Inspector makes and earnest effort to inspect as many outlets, switches and fixture as possible during the inspection. A representative sampling of outlets, switches and fixtures is tested and those not accessible are not considered part of this inspection. A re-inspection may be necessary after all furniture is removed from the building.



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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF

STYLE:

Gable, Hip.

TYPE:

Composition shingles. Rolled composition.

NO. OF LAYERS

Two layers.

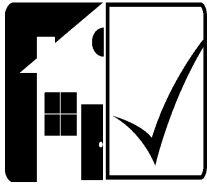
ROOF ACCESS:

Walked on roof. Unable to fully access the roof at time inspection due to the pitch and condition of the roof. See photos.

COVERING CONDITION:



Roofing material appears to be at or near the end of its useful life. Significant deterioration of the roofing material was noted at time of the inspection. Evidence of significant moisture penetration was found inside the dwelling. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



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ADDITIONAL PHOTOS:



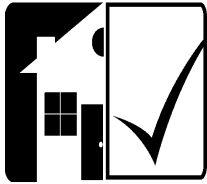
ROOF EAVES

MATERIAL:

Wood.

CONDITION:

No visible problems noted at time of inspection. Paint finish is deteriorated or flaking. Re-painting is recommended to prevent moisture penetration and damage.



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EXPOSED FLASHINGS

TYPE AND CONDITION:



Metal. Flashings do not appear to be properly sealed at the following locations:
at the vent pipes. Typical maintenance is recommended.

NOTE: Roof flashing is typically a sheet metal installed at the junction between plumbing ventilation pipes and the roof, or wall junctions to the roof. Flashings are installed in order to prevent moisture penetration and are typically sealed with roofing tar. Regular maintenance of these flashings consists of re-sealing each flashing periodically (prior to the rainy season) to prevent roof leaks.

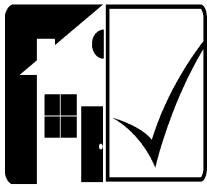
GUTTERS & DOWNSPOUTS

TYPE:

Metal.

CONDITION:

Appears serviceable. Debris observed in the gutter prevents proper drainage.
Cleaning is necessary for proper drainage.



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LIVING, DINING & FAMILY ROOMS

DOORS & WINDOWS

TYPE & CONDITION: Window Type: Wood. Single or Double Hung. Fixed glass window. Window Condition: Screens are functional. Moisture penetration or damage viewed at the windows. Exterior caulking or repairs may be needed to prevent further moisture penetration and damage. Door Condition: Door operates properly.

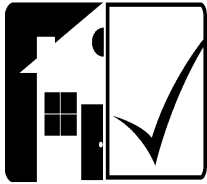
WALLS & CEILINGS

MATERIAL & CONDITION:



Type: Plaster. Condition: Cosmetic damage. Cracks underneath the windows. Wall paper is falling off. See Photo. Removal and repainting is recommended.

Condition: Moisture stains/damage viewed on the walls and ceilings. Possible roof leaks. Further evaluation and repairs as needed by a roofing contractor is recommended. Significant cracks noted at time of inspection. See Photos. Cracks do not appear to be structurally significant at time of inspection. See foundation comments and photos.



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ADDITIONAL PHOTOS:



The condition of wall behind wallpaper, paneling and furnishings cannot be judged. Prior to 1978 acoustic sprayed ceilings were commonly known to contain asbestos materials. Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection.

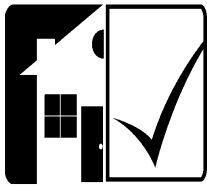
FLOOR

TYPE & CONDITION: Carpet. General condition appears serviceable.

ELECTRICAL

CONDITION: A representative sample of interior light fixtures were tested and found to be serviceable at time of the inspection.

It is not always possible for the inspector to check every outlet and switch in every room at time of the inspection. Occupants furniture may prevent testing. Inspector does not move any furniture during the inspection. Inspector makes and earnest effort to inspect as many outlets, switches and fixture as possible during the inspection. A representative sampling of outlets, switches and fixtures is tested and those not accessible are not considered part of this inspection. A re-inspection may be necessary after all furniture is removed from the building.



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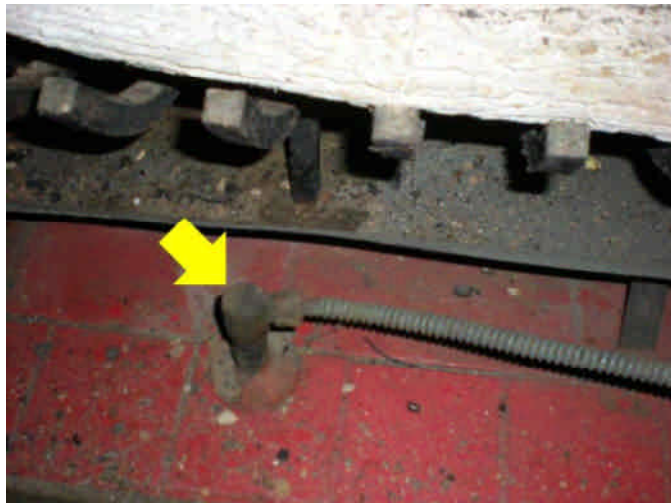
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OTHER INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

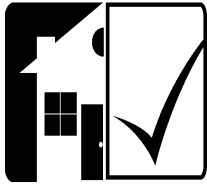
FIREPLACE/WOOD BURNING DEVICES

LOCATION - TYPE -
CONDITION:



Location #1: Family Room. Type: Masonry. Gas burning. Wood burning. No damper is installed. Recommend cleaning before use.

Flexible gas line observed inside the firebox. This is a potential hazard and not allowed. Replacement with a rigid pipe is necessary.



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KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

SINK & FIXTURES

TYPE AND CONDITION: Cast Iron Single. Faucet is functional. Drain lines under the sink appear functional.

GARBAGE DISPOSAL

CONDITION: Disposal operated properly.

COUNTER & CABINETS

TYPE & CONDITION: Countertop Type: Counters are tile. Cabinet Condition: Counters appear functional at time of inspection. Cabinets appeared functional at time of inspection.

VENTILATION

TYPE AND CONDITION: Range fan was not operational at time of inspection. Repair or replacement is recommended.

APPLIANCES

DISHWASHER Older model appliance. Unit is near the end of its useful life. Dishwasher failed to operate at time of inspection. Rusting is noted inside the dishwasher. Repair or replacement is recommended. A licensed plumber should be called to make further evaluation and repairs as needed. See Photo.

DOORS & WINDOWS

TYPE & CONDITION: Window Type: Wood. Single or Double Hung. Window Condition: A representative sampling was taken. Windows as a grouping are generally operational. Screens are functional. Door Condition: Door operates properly.

WALLS & CEILINGS

MATERIAL & CONDITION: Type: Plaster. Condition: General condition appears serviceable.

The condition of wall behind wallpaper, paneling and furnishings cannot be judged.

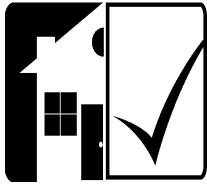
FLOOR

TYPE & CONDITION: Vinyl. Damage/deterioration is noted. Repair or replacement is recommended.

ELECTRICAL

CONDITION: A representative sample of interior light fixtures were tested and found to be serviceable at time of the inspection. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation.

It is not always possible for the inspector to check every outlet and switch in every room at time of the inspection.



Villa HOME INSPECTIONS

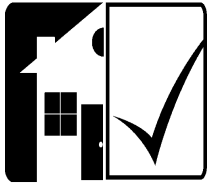
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Occupants furniture may prevent testing. Inspector does not move any furniture during the inspection. Inspector makes and earnest effort to inspect as many outlets, switches and fixture as possible during the inspection. A representative sampling of outlets, switches and fixtures is tested and those not accessible are not considered part of this inspection. A re-inspection may be necessary after all furniture is removed from the building.



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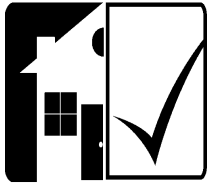
LAUNDRY AREA

GENERAL COMMENTS

LOCATION: Garage.
CONDITION: Leak noted at the washing machine water supply valves. Sink faucet leaks. A licensed plumber should be called to make further evaluation and repairs as needed. See photo. Gas service pipe is provided. Dryer venting is provided.

ELECTRICAL

CONDITION: A representative sample of interior light fixtures were tested and found to be serviceable at time of the inspection. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation.



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HALLWAY(S)

DOORS & WINDOWS

TYPE & CONDITION: Door Condition: Exterior door has a double keyed dead bolt installed. This is not allowed for emergency fire egress. Replacement of the hardware is required.

WALLS & CEILINGS

MATERIAL & CONDITION: Type: Plaster. Wall covering. Condition: Typical cracks noted.

The condition of wall behind wallpaper, paneling and furnishings cannot be judged. Prior to 1978 acoustic sprayed ceilings were commonly known to contain asbestos materials. Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection.

CLOSETS

CLOSET AREA: Appears serviceable.

FLOOR

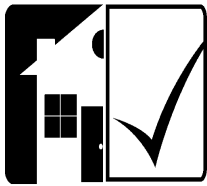
TYPE & CONDITION: Carpet. General condition appears serviceable.

ELECTRICAL

CONDITION: A representative sample of interior light fixtures were tested and found to be serviceable at time of the inspection.

SMOKE DETECTORS: None found. Installation is required in every bedroom, adjacent hallways and one at every level of the dwelling prior to the close of escrow.

It is not always possible for the inspector to check every outlet and switch in every room at time of the inspection. Occupants furniture may prevent testing. Inspector does not move any furniture during the inspection. Inspector makes and earnest effort to inspect as many outlets, switches and fixture as possible during the inspection. A representative sampling of outlets, switches and fixtures is tested and those not accessible are not considered part of this inspection. A re-inspection may be necessary after all furniture is removed from the building.



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BEDROOMS

LOCATION

LOCATION: Location #1: South East, Location #2: South West, Location #3: North West.

DOORS & WINDOWS

TYPE & CONDITION: Bedroom # 1: 2: 3: Window Type: Aluminum. Wood. Fixed glass window. Louver glass type. Window Condition: Moisture penetration or damage viewed at the windows. Exterior caulking or repairs may be needed to prevent further moisture penetration and damage. Repair or replacement is recommended. Door Condition: Door operates properly.

WALLS & CEILINGS

MATERIAL & CONDITION:

Bedroom # 1, 2: Type: Plaster. Condition: Moisture stains/damage viewed on the walls and ceiling. Typical cracks noted. Further evaluation (and repairs as needed) by roofing contractor is recommended.

Bedroom # 3: Type: Plaster. Condition: General condition appears serviceable. Typical cracks noted.

The condition of wall behind wallpaper, paneling and furnishings cannot be judged. Prior to 1978 acoustic sprayed ceilings were commonly known to contain asbestos materials. Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection.

CLOSETS

CLOSET AREA: Bedroom # 1: 2: 3: Appears serviceable.

FLOOR

TYPE & CONDITION: Bedroom # 1: 2: 3: Carpet. General condition appears serviceable. Floor boards are loose and noisy when walked on. Repairs are needed.

ELECTRICAL

CONDITION: Bedroom # 1: 2: 3: A representative sample of interior light fixtures were tested and found to be serviceable at time of the inspection.

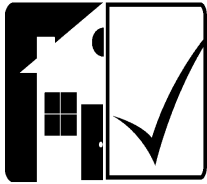
SMOKE DETECTORS: Bedroom # 1: 2: 3: No smoke detector was found in one or more bedroom. Installation is required in every bedroom, adjacent hallways and one at every level of the dwelling prior to the close of escrow.

Note: It is not always possible for the inspector to check every outlet and switch in every room at time of the inspection. Occupants furniture may prevent testing. Inspector does not move any furniture during the inspection. Inspector makes an earnest effort to inspect as many outlets, switches and fixture as possible during the inspection. A representative sampling of outlets, switches and fixtures is tested and those not accessible are not considered part of this inspection. A re-inspection may be necessary after all furniture is removed from the building.

SMOKE DETECTORS REQUIREMENTS

1997 Uniform Building Code Section 310.9.1.4

"In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with



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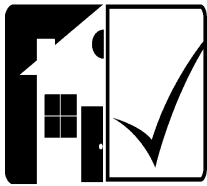
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basements, a detector shall be installed on each story and in the basement."



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BATHROOM(S)

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA

**BATH LOCATION:
SINK & VANITY
CONDITION:**

Location #1: Laundry, Location #2: Between Bedrooms, Location #3: Hallway.

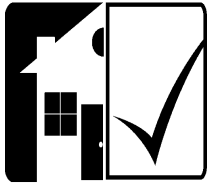


Bathroom # 1: Sink & Vanity Condition: Sink surface is damaged or worn. Repair, resurfacing or replacement is recommended. Counters/cabinets appear serviceable. Plumbing Condition: Rust/Corrosion noted at the drain line. A licensed plumber should be called to make further evaluation and repairs as needed. See photo.

Bathroom # 2: Sink & Vanity Condition: Sink is in functional condition. Cabinet appear serviceable. Countertop is broken. See photo. Replacement is recommended.

Plumbing Condition: Faucet leaked at time of inspection. Leakage was noted at the drain line under the sink. Rust/Corrosion noted at the drain line. A licensed plumber should be called to make further evaluation and repairs as needed. See photo.

Bathroom # 3: Sink & Vanity Condition: Sink cabinet (vanity) has moisture damage. Repair or replacement is recommended.



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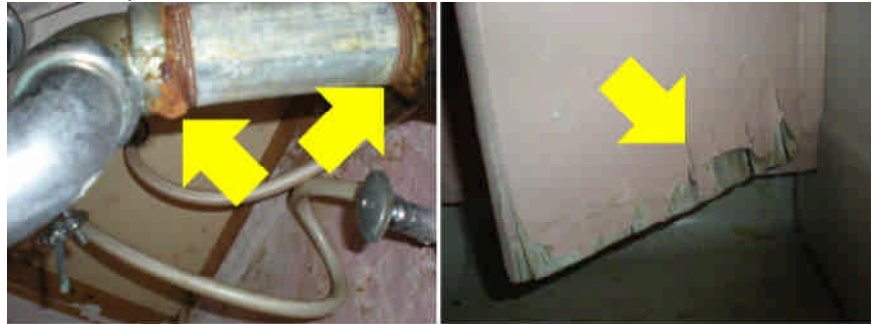
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Plumbing Condition: Water service was off underneath sink at time of inspection. Inspection of the plumbing fixtures was not possible at time of inspection. Faucet appears to be leaking. Evidence of previous leakage was noted at the drain line under the sink. Rust/Corrosion noted at the drain line. A licensed plumber should be called to make further evaluation and repairs as needed. See photos.

ADDITIONAL PHOTOS:



TOILET CONDITION:

Bathroom # 1: Toilet operated properly at time of inspection. Toilet is not low flow type.

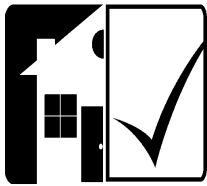
Bathroom # 2, 3: Toilet is not low flow type. The following problems were noted at the toilet: Toilet is loose at the floor. Toilet does not flush properly and needs repair. A licensed plumber should be called to make further evaluation and repairs as needed.

TUB/SHOWER

PLUMBING FIXTURES:

Bathroom # 1 & 3: Plumbing fixtures operated properly at time of inspection. Drain appears serviceable.

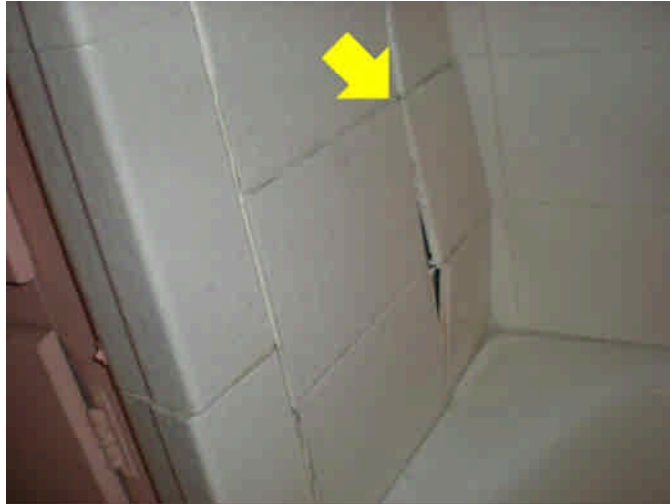
Bathroom # 2: Faucet at the shower is frozen shut and does not operate. A licensed plumber should be called to make further evaluation and repairs as needed.



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TUB/SHOWER AND WALLS:



Bathroom # 1: Shower pan tiles are damaged or not properly sealed. A shower pan test by a plumbing contractor is recommended to determine water tightness. Shower pan tests take time and are not included as part of this inspection. Shower door is damaged or does not close properly. Repair or replacement is recommended. See photo.

Bathroom # 2: Moisture damage is seen at wall areas. Shower door is damaged or does not close properly. Repair or replacement is recommended.

Bathroom # 3: Loose tiles observed at the tub surround. Repair or replacement is recommended. See photo.

BATH VENTILATION:

Bathroom # 2: Ventilation is functional and or adequate.

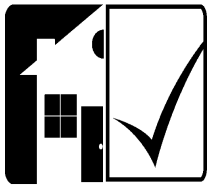
DOORS & WINDOWS

TYPE & CONDITION:

Bathroom # 1: Window Type: Wood. Single or Double Hung. Window Condition: A representative sampling was taken. Windows as a grouping are generally operational. Screens are functional. Door Condition: Door operates properly.

Bathroom # 2: . Door Condition: Door hits the jamb and do not close. Repairs are needed. Repair or replacement is recommended.

Bathroom # 3: Window Type: Aluminum. Louver glass type. Window Condition: A representative sampling was taken. Windows as a grouping are generally operational. Screens are functional. Door Condition: Door hits the jamb and do not close. Repairs are needed.



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WALLS & CEILINGS

MATERIAL & CONDITION:



Bathroom # 1: Type: Plaster. Condition: General condition appears serviceable.

Bathroom # 2: Type: Plaster. Condition: Moisture stains/damage viewed on the walls and ceiling. Roof appears to be leaking at the skylight. See Photos. Further evaluation by roofing contractor is recommended.

Bathroom # 3: Type: Plaster. Condition: Significant moisture stains/damage viewed throughout the ceiling and walls. See Photos. Further evaluation by roofing contractor is recommended.

The condition of wall behind wallpaper, paneling and furnishings cannot be judged.

FLOOR

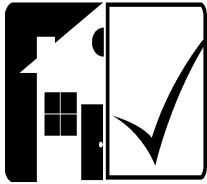
TYPE & CONDITION: Bathroom # 1: Tile. General condition appears serviceable.

Bathroom # 2, 3: Vinyl. Damage/deterioration is noted. Repair or replacement is recommended.

ELECTRICAL

CONDITION: Bathroom # 1: 2: 3: A representative sample of interior light fixtures were tested and found to be serviceable at time of the inspection. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation.

Bathroom # 2: 3: Electric heaters did not operate. Repair or replacement is recommended.



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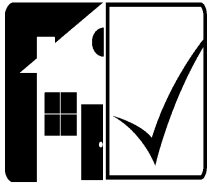
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MISCELLANEOUS

MISC. COMMENTS:

Bathroom # 2: 3: Mirror is broken, damaged or rusted. Repair or replacement is recommended.



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HEATING & AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

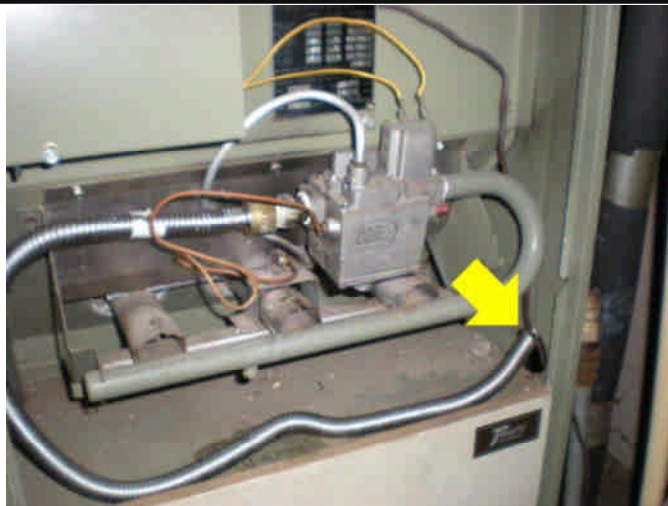
NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION

LOCATION: Hallway closet.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas.

HEATING SYSTEM CONDITION

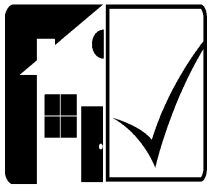
SYSTEM CONDITION:



Unit is dirty or has heavy dust build up. Cleaning is recommended prior to attempting operation. Flexible gas connector passes through the appliance wall. This is not allowed as vibration from the unit can cut or damage the gas line, causing a leak or explosion. Replacement is recommended. See photo.

BURNERS/HEAT EXCHANGERS:
PUMP/BLOWER FAN:

Burner Flames appear typical.
Blower motor operates noisily. A whistling sound was heard during operation. Further evaluation by and HVAC contractor and repairs as needed is recommended.



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COMBUSTION AIR:



Combustion air vent openings are blocked or dirty. This may cause improper combustion and noxious gases like carbon monoxide. Removal of any blockage is necessary. See photo.

Appears serviceable.

VENTING: AIR PLENUM:



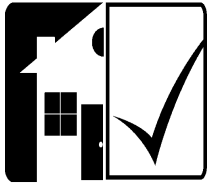
Appears serviceable.

AIR FILTERS:

Appear serviceable.

NORMAL CONTROLS:

Appear serviceable.



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MISCELLANEOUS:



Evidence of rodent activity was observed near the HVAC system. Further evaluation by pest control company is recommended. See photo.

AIR CONDITIONING

LOCATION: Hallway closet.
TYPE: Central.
POWER SOURCE: 220 Volt. Electrical disconnect present.
SYSTEM CONDITION:



Condensor is unlevel. Condenser unit is dirty. Cleaning/maintenance is recommended. Evaporator is not properly sealed. Retaping is necessary.

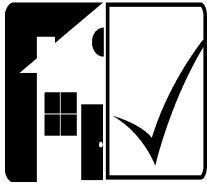
Unit produced warm air only during inspection. Recommend further evaluation and repairs as needed by HVAC contractor.

TEMPERATURE SPLIT: 70/70 degrees. See comments above.
CONDENSATE SYSTEM: Condensate line type and condition: Primary condensate line is installed.
NORMAL CONTROLS: Operated properly at time of inspection.

DUCTWORK

TYPE: Insulated sheet metal. Flexible Round.

Possible asbestos material observed on the duct system insulation (not inside the duct). Asbestos has been known to cause illness in humans if inhaled. When not disturbed asbestos poses little threat of illness. However, you may want to have the material tested and possibly removed by a qualified



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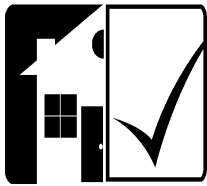
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DUCTS/AIR SUPPLY:

contractor.



Appears serviceable. It should be noted that dried rodent droppings have been known to cause illness in humans. Due to past or present rodent activity in the attic, you may wish to consider having a thorough cleaning of the inside of the heating and air conditioning ducts performed by a licensed duct cleaning specialist prior to use of the system. See photo.



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ATTIC & FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

ATTIC AND INSULATION

ACCESSIBILITY:
CONDITION:

Access location: Bedroom closet. Conventional framing. Accessible.

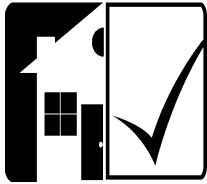


Significant staining observed in the attic, from roof leaks. Signs of past or present leakage at the roof valleys. See roof comments and photos. Further evaluation by roofing contractor is recommended.

Evidence of rodent activity was noted. You may wish to have treatment carried out by a licensed exterminator.

VENTILATION:

Type: Gable type. Soffit type. Condition: Ventilation in the attic is functional and adequate.



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ELECTRICAL:



Improper or exposed electrical wiring noted. All electrical connections are required to be inside a covered junction box. Proper installation is necessary. See photos.

INSULATION TYPE & CONDITION:

Cellulose- Blown. See photos. Replacement of areas of insulation is recommended due to heavy rodent droppings. See photos above.

DEPTH AND R-FACTOR:

5-6 inches.

FOUNDATION & CRAWLSPACE

TYPE OF FOUNDATION: Poured concrete. Raised foundation with crawlspace access.

CRAWLSPACE

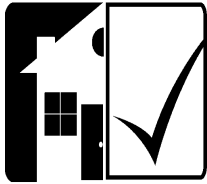
ACCESSIBILITY:

Location of crawlspace opening: West side of structure.

CRAWLSPACE

VENTILATION:

Ventilation in the crawlspace area is adequate and functional.



Villa Home Inspections

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Website: www.inspectaproperty.com

Email: info@inspectaproperty.com

Office (626) 915-7158 Cell (626) 755-3683

FOUNDATION WALL CONDITION:



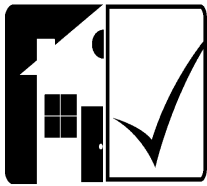
No visible problems noted at time of inspection. Anchor bolts are present and functional. Minor settlement cracks noted, not significant at this time. See photos.

SUPPORT BEAMS:



JOISTS & SUBFLOOR:

No visible problems noted at time of inspection.
No visible problems noted at time of inspection.



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POSTS & PEIRS:



One of more of the wooden posts supporting the floor frame is not properly centered on the concrete base (pier) and not providing adequate support. See photos. Proper installation is necessary to prevent unlevelled floors. Recommend further evaluation and repairs by a licensed general contractor.