



HOME INSPECTORS

24050 White Dr
Valencia California 91311
818-324-0000
IdentifyReport@gmail.com



Report # / I.D : lou072622
Inspection Date : July 26 2027 **Time :** 10:00 am
Client Name : Louie Wilson
Property Address : 553 Wish Ave Granada Hills , Ca 91344

Buyers Agent :

Bill Parent

Company : Pinnacle Estate Properties

Address :

City, St, Zip :

Office / Fax :

Sellers Agent :

Company :

Address :

City, St, Zip :

Office / Fax :

This Inspection Report Is The Property Of Louie Wilson

INSPECTION CONDITIONS / GENERAL PROPERTY INFORMATION

Type Of Inspection: Pre-Purchase Inspection

Home Type / Style: Single Family Home

Number Of Units: 1

Age / Year built: 1958

Square Footage: 2000

Condition:

Inspection Time Start: 10:00 am

End: 1:00 pm

Inspection Attendees:

Furnishings:

Main Electrical Disconnect Location: Located At Main Panel

Main Water Shut Off Location: Located In Garage

Main Gas Shut Off Location: Located At Back Of House

Weather Conditions:

Temperature:

Soil Condition: Dry

Other Conditions of Note:

Report Index

Section 1	Cover Page
Section 2	Legend / Property Description
Section 3	Summary
Section 4	Foundation
Section 5	Exterior
Section 6	Roof / Attic
Section 7	Chimney / FP
Section 8	Interior
Section 9	Kitchen
Section 10	Bathroom
Section 11	Plumbing
Section 12	Electrical
Section 13	Heating and/or AC
Section 14	Garage
Section 15	Laundry
Section 16	Pool/Spa
Section 17	Comments
Section 18	Other

NOTE: Any Sections not present in inspection report where not inspected.

THE INSPECTION REPORT LEGEND & INTRODUCTION PAGE

THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo -Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

Note: Most of the time the deficiency will just be noted. If it is a Possible Safety Hazard it will be noted. I always recommend a licensed professional in the related field do examinations & or repairs. Anytime these statements: Appears to be mold or mildew type substance, mold/mildew is visible are used, mold may be a health & or safety issue & need further inspection & or remediating by a specialist.

The term " Satisfactory/Functional " or " Appears Satisfactory/Functional " Is used to identify an item or component that was found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

THE PURPOSE OF THE PROPERTY INSPECTION

The Property Inspection is a Non-Invasive physical examination designed to identify material defects in the systems / structures / components of the building as they exist at the time of The Property Inspection. The Property Inspection is limited to those systems / structures / components that are present & accessible. Components / Systems shall be operated with normal user controls only & as conditions permit. The Inspection Report may contain recommendations for evaluations / testing / repairs / upgrades / inquiries or comments about an item or condition that should be brought to the Client(s) attention.

THE PROPERTY INSPECTION OUTLINE

The Client(s) are invited & encouraged to accompany the Property Inspector during The Property Inspection process. When completed, The Property Inspection will be reviewed on site, assuming the Client(s) are present. The Report identifies separate areas, such as Electrical / Plumbing / Heating / Roof / Bathrooms, etc. If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.

- The Inspector works solely for the Client(s), not the Agents or Sellers.
- The Inspector has no vested interest in whether or not The Property purchase is completed.
- The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.
- The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.
- The use of the Inspection Report is authorized for the sole use of The Client(s) identified on The Contract.
- The Inspector / Inspection Company has no contractual obligations or fiduciary responsibility to any third parties / agents / future purchasers or any other persons that may come into possession of The Inspection Report.

By initialing below the Client(s) or Client(s) Real Estate Agent / Representative, acknowledges reading & understanding the Inspection Report Legend / The Purpose of the Inspection / The Inspection Outline / The Report Summary and The Inspection Report Contract, including The Standards of Practice.

Client Initials. _____ Date. _____ Client Initials. _____

Initials of Client(s) Real Estate Agent / Representative only if client(s) are not able to attend the inspection.

Initials of Client(s) Real Estate Agent / Representative. _____ Date. _____

INSPECTION REPORT

HOME INSPECTORS

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Sterling Smiddy , Inspector

Section 4: FOUNDATION / STRUCTURE:

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FOUNDATION TYPE	Crawl Space Post And Pier	Concrete
UNDER FLOOR ACCESS	Acceptable	
UNDER FLOOR VENTILATION	Present	Screened Vents Provided
STRUCTURE TYPE	Wood Framed House	
FLOOR FRAMING	Wood	Concrete
VAPOR RETARDER	Not Applicable	
INSULATION	Not Applicable	
BEAMS & PIERS	Wood Beams	Block / Concrete
SUB FLOOR	Diagonal 1 X 6	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 1

House foundation is not visible, because patio slab, earth and sidewalk blocks view, view is Limited or blocked. (1) (2) Recommended evaluation by a licensed structural engineer / Geotechnical engineer

Recommend evaluation or repairs by a Qualified licensed contractor / specialty trades person.

See Photo # 2,3 Stucco finish goes past the wood framed wall and than covers the concrete footing, this is the area where cracks, gaps, or blistering can / may or will appear horizontally /diagonal at various areas on the stucco wall. Normal construction for the age of this house.

Monitor and repair cracks if seen. (2) (5)

Raised Foundation Comment; Foundation sill / floor joists and Post / Piers are not provided with straps or ties. These type of straps can help resist seismic displacement. This feature was not required at the time of construction of the house. (2)

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FOUNDATION PHOTOS

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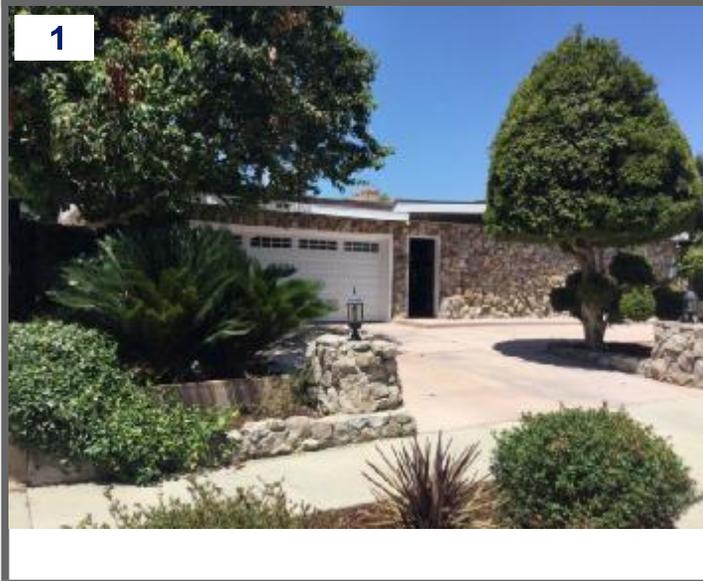
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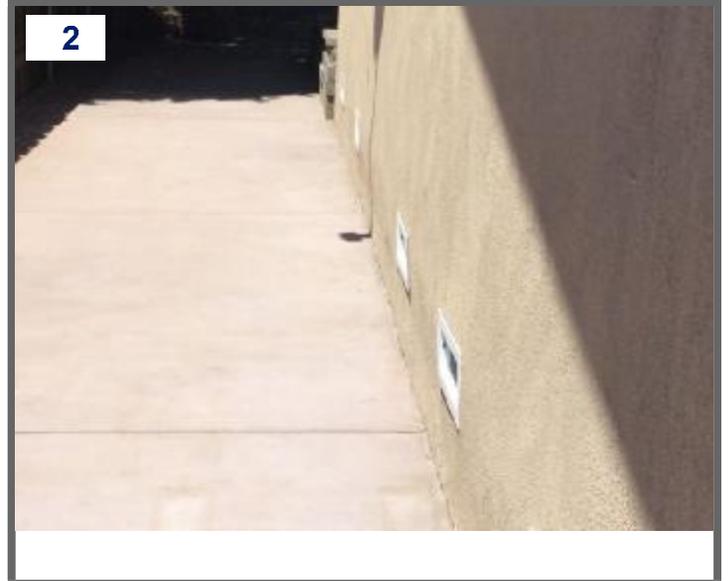
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Sterling Smiddy , Inspector



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See Photo # 2,3 Stucco finish goes past the wood framed wall and than covers the concrete footing, this is the area where cracks, gaps, or blistering can / may or will appear horizontally /diagonal at various areas on the stucco wall. Normal construction for the age of this house. Monitor and repair cracks if seen. (2) (5)



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Section 5: EXTERIOR:

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Sterling Smiddy , Inspector

FRONT OF HOUSE Facing Front Faces East

NOTICE: The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FRONT OF HOUSE FACING	Front Faces East	
EXTERIOR SURFACES	Stone	& Stucco
TRIM	Wood Trim	Acceptable
SURFACE GRADE	Flat	
DRIVEWAYS / SIDEWALKS	Concrete Driveway	Concrete Sidewalk
EXTERIOR DOORS	Material Is Wood	Vinyl
WINDOWS / TRIM	Material Is Vinyl	Stucco
PATIOS / PORCHES	Concrete	Concrete
FENCES & GATES	Block And Wood	Wood Gate
SOIL CONDITION:	Dry	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 13

Back of garage wood siding is on grade, should be 1 in from grade, missing metal flashing. (2)

See Photo # 14

Stucco is bulging. (2)

See Photo # 15

Back Bedroom wall, garden planter is above foundation grade, possibly moisture insulation. (2)

See Photo # 16

Some areas of fascia board needs repairs. (2)

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
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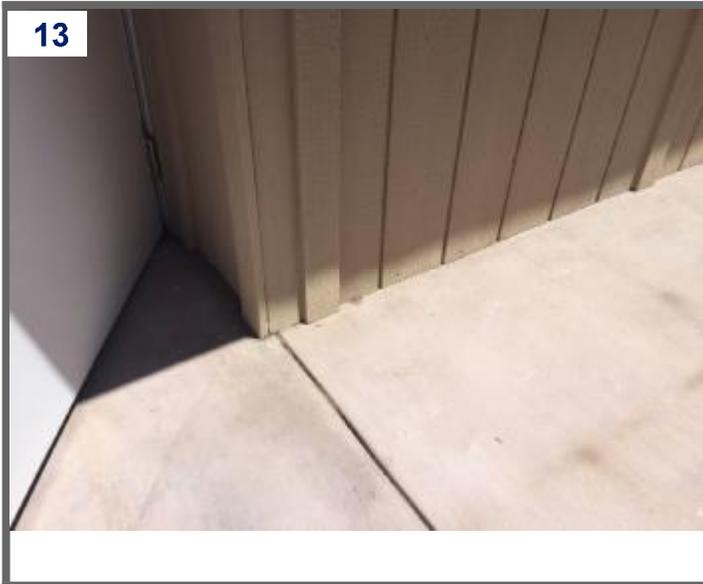
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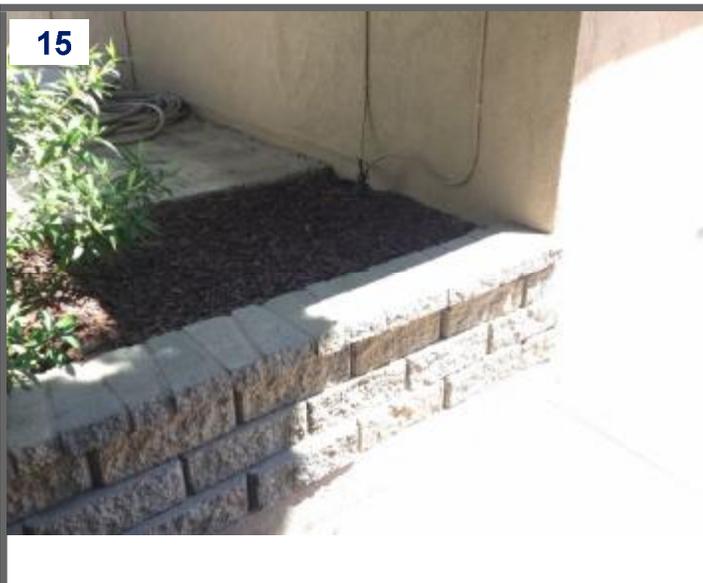
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Section 6: ROOF / ATTIC:

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Sterling Smiddy , Inspector

NOTICE: The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

ROOF MATERIAL/VALLYS	Gable & Flat	Composition Shingle & Rolled
ROOF SHEATHING	Plywood	
ATTIC / ROOF FRAMING	Conventional	
ATTIC ACCESS & LOCATION	Ceiling Hatch	Closet
ATTIC INSULATION	Batt	
ATTIC VENTILATION	Gable	& Power Vent
FLASHINGS	Provided Around Pipe	Not Fully Visible
GUTTERS / DOWNSPOUTS	Not Applicable	
SKYLIGHTS/KITCHEN & BATH ROOF	Material Is Plastic	Needs Replacing

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 25

Flat roofing areas has a damaged area. (2)

See Photo # 26

Flat roofing at some areas nail pop up's. (2)

See Photo # 27

Skylight seal is loose, plexiglass has cracks at edges. (2)

See Photo # 28,29

View of attic space.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
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ROOF / ATTIC PHOTOS

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Flat roofing at some areas nail pop up's. (2)



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See Photo # 28,29
View of attic space.



See Photo # 28,29
View of attic space.

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Section 7: CHIMNEY / FIREPLACE:

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Sterling Smiddy , Inspector

NOTICE: The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

CHIMNEY TOP	Masonry	Family Room
SPARK SCREEN AT FIREPLACE	Present	And functional
GAS LINE	Present	Has Gas Decoration Logs
GLASS DOORS AT FIREPLACE	Not Present	
WOOD BURNING FIREPLACE	Masonry	Hearth is Functional
CHIMNEY	Masonry	Not Fully Visible

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 37,38

Chimney crown has cracks. (2)

Chimney: Older, unlined chimney. Recommend evaluation by a qualified specialist. (2)

See Photo # 39,40

Wood mantle is too close to opening, possible safety hazard. (2)

See Photo # 41,42

Kitchen fireplace no gas. (2)

Chimney: Older, unlined chimney. Recommend evaluation by a qualified specialist. (2)

See Photo # 43

Wood burning wood stove, ask sellers for operational instructions. (2)

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
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CHIMNEY & FIREPLACE PHOTOS

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Inspector:



37

Chimney crown has cracks. (2)

Chimney: Older, unlined chimney. Recommend evaluation by a qualified specialist. (2)



38

Chimney crown has cracks. (2)

Chimney: Older, unlined chimney. Recommend evaluation by a qualified specialist. (2)



39

See Photo # 39,40

Wood mantle is too close to opening, possible safety hazard. (2)



40

See Photo # 39,40

Wood mantle is too close to opening, possible safety hazard. (2)



41

See Photo # 41,42

Kitchen fireplace no gas. (2)



42

See Photo # 41,42

Kitchen fireplace no gas. (2)

CHIMNEY & FIREPLACE PHOTOS

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See Photo # 43

Wood burning wood stove, ask sellers for operational instructions. (2)

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Section 8: INTERIOR ROOMS:

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NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WALLS / CEILINGS	Plaster	Drywall / Plaster Ceilings
FLOORS	Laminate	& Vinyl
DOORS	Wood	Vinyl
WINDOWS & SCREENS	Single Hung / Sliding Windows	Insulated Glass Windows
STAIRS / RAILINGS	Not Applicable	
ELECTRICAL	See Electrical Section	
CABINETS / CLOSETS	Acceptable	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Living Room:

See Photo # 49 Soffit ceiling may contain a percentage of asbestos. (2)

Entryway

See Photo # 50 Atrium skylight has cracks. (2)

Master Bedroom:

See Photo # 51,52 Ceiling has repairs, ask sellers reasons for repairs, Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)

Bedroom # 2

See Photo # 53 2nd bedroom did not have fire egress, meaning no window to outside. (2)

Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)

Bedroom # 53

See Photo # 54 Window too small for fire egress, safety hazard. (2) Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)

REPORT LEGEND

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INTERIOR PHOTOS

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49

Soffit ceiling may contain a percentage of asbestos. (2)
Entryway



50

Atrium skylight has cracks



51

Ceiling has repairs, ask sellers reasons for repairs, Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)



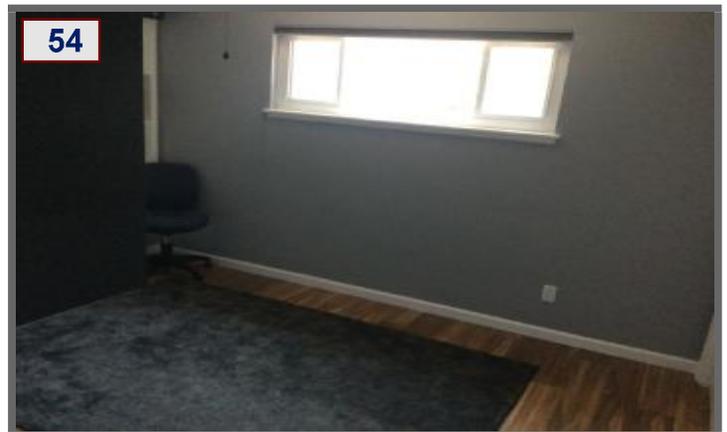
52

Ceiling has repairs, ask sellers reasons for repairs, Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)



53

This 2nd bedroom did not have fire egress. (2)



54

Window too small for fire egress, safety hazard. (2)
Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)

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Section 9: KITCHEN:

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

COUNTERS / CABINETS	Acceptable	
SINKS / FAUCETS	Double-Sided	
GARBAGE DISPOSAL	Operational	
DISHWASHER	Operational	Air Gap Is Missing
RANGE	Gas	
BUILT IN MICROWAVE	Not Applicable	
ELECTRIC OUTLETS	Operational	Recommend Upgrading To G F C I
EXHAUST VENT	Present	Operational
LIGHTS	Operational	Needs Repairs
FLOOR	Vinyl	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 61,62

Kitchen lights, some have weak ballast, needs repairs. (2)

Kitchen, Recommend upgrading electric outlets to Ground Fault Circuit Interrupt type (GFCI), for safety of occupants. (2)

See Photo # 63

Dishwasher: Air gap missing, building and safety requires air gap, to segregate waste water bacteria migrating from waste disposer hose back into the dishwasher pump. (2)

See Photo # 64

Some counter top tile are cracked. (2)

See Photo # 65

Stove vent light not operational. (2)

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KITCHEN PHOTOS

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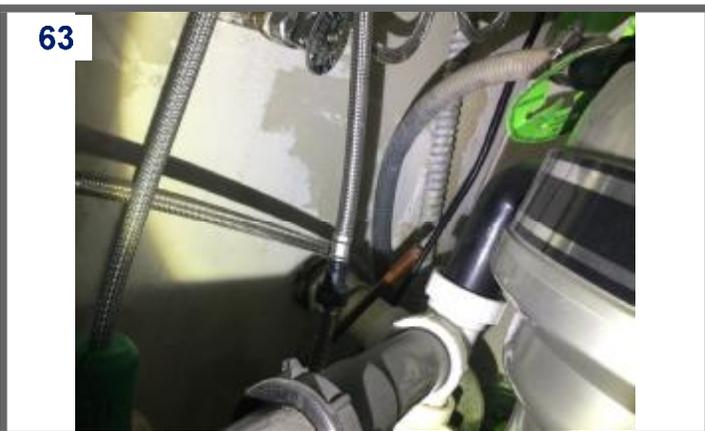
61

Kitchen lights, some have weak ballast, needs repairs. (2)
Kitchen, Recommend upgrading electric outlets to Ground Fault Circuit Interrupt type (GFCI), for safety of occupants. (2)



62

Kitchen, Recommend upgrading electric outlets to Ground Fault Circuit Interrupt type (GFCI), for safety of occupants. (2)



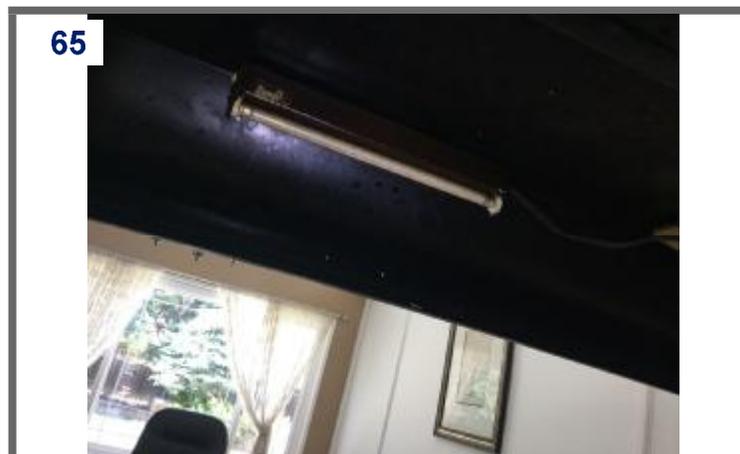
63

Dishwasher: Air gap missing, building and safety requires air gap, to segregate waste water bacteria migrating from waste disposer hose back into the dishwasher pump. (2)



64

Some counter top tile are cracked. (2)



65

Stove vent light not operational. (2)

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Section 10: BATHROOMS:

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IdentifyReport@gmail.com 818-324-0000

Sterling Smiddy , Inspector

NOTICE: The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Hall & Master Bathroom

Counter/cabinet/drawer	Operational And Old	
Sinks & Sink Faucets	Operational	Operational
Bathtub & Bathtub Fixtures	Operational	
Showers & Shower Fixtures	Operational	
Shower Doors	Operational	
Toilets	Operational	
Electric Outlets	Operational	GFCI Operational
EXHAUST FAN		Exhaust Fan Noisy
Floor	Operational	
Whirlpool Jet Type Tub		

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Master Bathroom

See Photo # 73 No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Hall Bathroom

See Photo # 74,75 Water pressure too high, faucet spout is missing pressure reduction ring. (2)

See Photo # 76 Hot water faucet handle is not operational. (2)

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

BATHROOM PHOTOS

Report #: **Iou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

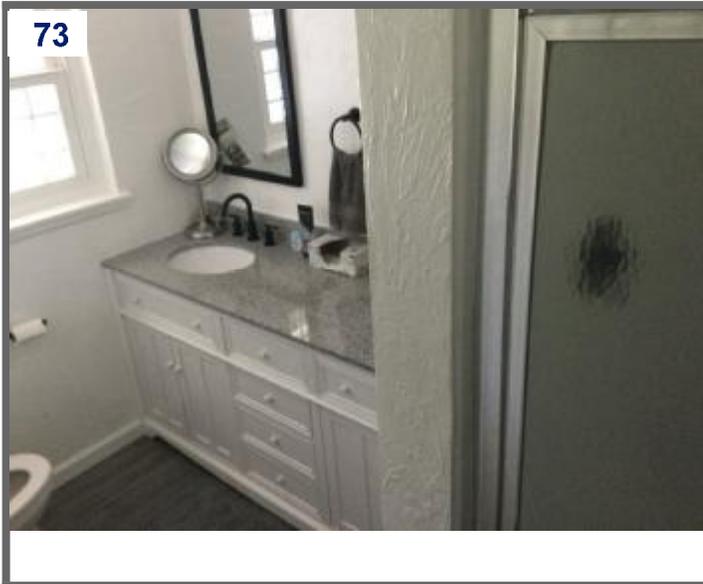
HOME INSPECTORS

24050 White Dr

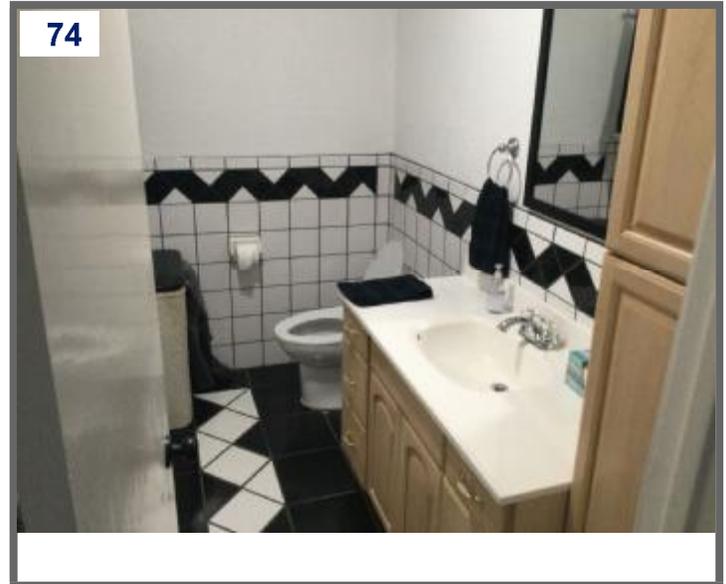
Valencia California 91311

818-324-0000

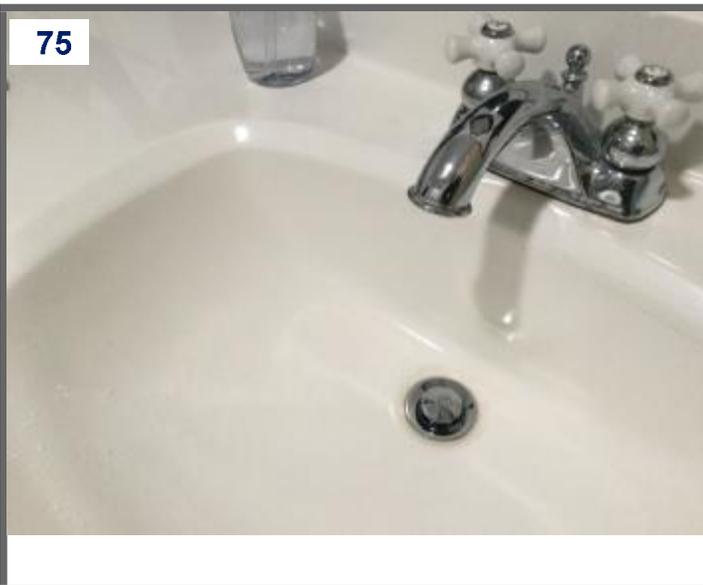
Sterling Smiddy, Inspector



73
No Functional / Mechanical Defects Found To Report At The Time Of Inspection.



74
Water pressure too high, faucet spout is missing pressure reduction ring. (2)



75
Water pressure too high, faucet spout is missing pressure reduction ring. (2)



76
Hot water faucet handle is not operational. (2)

INSPECTION REPORT

HOME INSPECTORS

Report #: **lou072622**

24050 White Dr

Client: Louie Wilson

Valencia California 91311

Property: 553 Wish Ave Granada Hills , Ca 91344

IdentifyReport@gmail.com 818-324-0000

Inspection Date: July 26, 2027

Sterling Smiddy , Inspector

Section 11: PLUMBING:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection, we cannot view all sections of supply or waste pipes, Leaks, damage, corrosion of the plumbing system that are concealed from view / not visible or located underground cannot be reported by a visual inspection. Galvanized, Steel, PEX, CPVC, copper or cast iron pipes can experience leaks at anytime without warning. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic and galvanized drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER	Located Near The Curb On East Side	
WATER SHUT OFF VALVE	Located In Garage	Is A Ball Valve
WATER SUPPLY LINE	Copper Re-pipe	Size Is 3/4"
WATER HEATER BRAND	Brand Rheem	50 Gallon Gas
FUNCTIONAL WASTE DRAIN	Galvanized And A B S	Same Age And Newer Abs
GAS METER/SHUT OFF LOC.	Located At Back Of House	Water Heater Located In Laundry Room
WATER HEATER TPR PIPE	Present	Tpr Pipe Is Not To Floor
WATER & SEWER:	Tested And Operational	Inspect Waste Pipe With A Camera System
GAS PIPING	Black Iron & Galvanized	Not Fully Visible
WATER HEATER INFO:	See Below	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 85

Main water supply shutoff is located in garage. (2)

Supply Line: Supply pipes are replaced with copper, at some areas, unable to determine the age of lines, ask of seller when the pipes were replaced. (2)

See Photo # 86

Some galvanized pipe are corroded, unable to determine where this pipe goes. (2)

See Photo # 87

This galvanized connection will leak at any time. (2)

See Photo # 88,89

Hot water tank manufactures date is 2011. (2)

See Photo # 90

Water Heater: (TPR) Pressure / Temperature Relief Valve Pipe, the pipe is not piped down to floor or to exterior, needs repair immediately.

Safety Hazard. (2)

See Photo # 91

Main gas supply shutoff is located on north side side of house.

See Photo # 92,93

1st Sewer pipe clean out is located in garage, this is ABS 47 ft long to outside sidewalk 2nd clean out, pipe is clean not roots or cracks. (2)

Photo # 93

Sewer pipe at sidewalk is clay type pipe to city connection, approx 35 ft to city connection, no tree roots or cracked / opened areas. (2)

See email for videos.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

PLUMBING PHOTOS

Report #: **Iou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

HOME INSPECTORS

24050 White Dr

Valencia California 91311

818-324-0000

Sterling Smiddy , Inspector



85

86

Main water supply shutoff is located in garage. (2)

Supply Line: Supply pipes are replaced with copper, at some areas, unable to determine the age of lines, ask of seller when the

Some galvanized pipe are corroded, unable to determine where this pipe goes. (2)

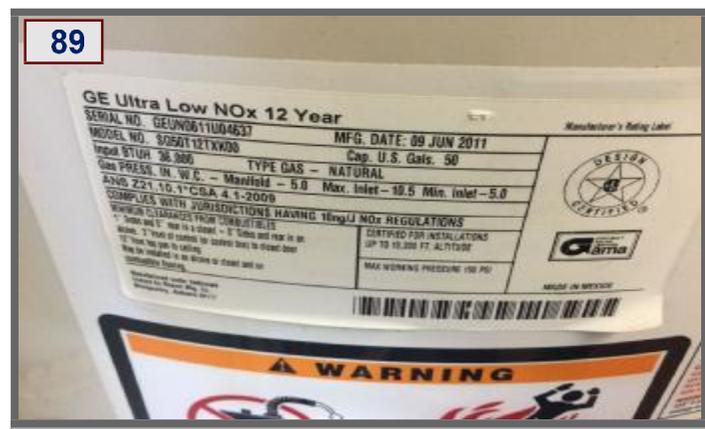


87

88

This galvanized connection will leak at any time. (2)

Hot water tank manufactures date is 2011. (2)



89

90

Hot water tank manufactures date is 2011. (2)

Water Heater: (TPR) Pressure / Temperature Relief Valve Pipe, the pipe is not piped down to floor or to exterior, needs repair immediately. Safety Hazard. (2)

PLUMBING PHOTOS

Report #: **Iou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

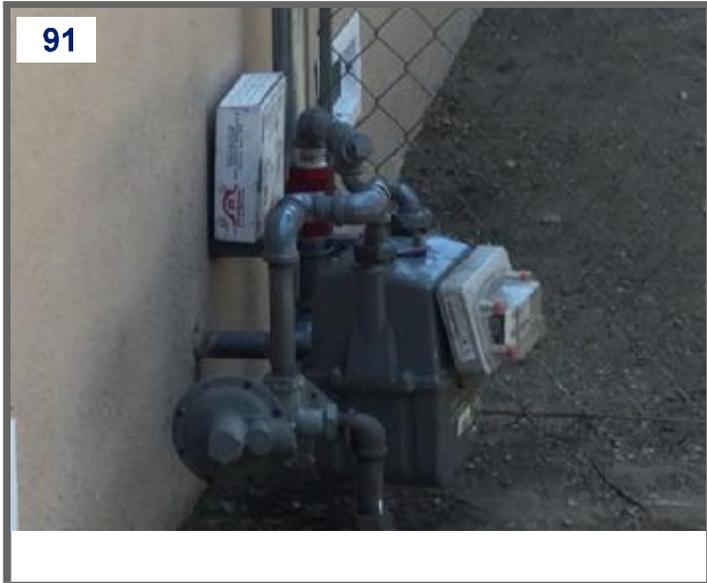
HOME INSPECTORS

24050 White Dr

Valencia California 91311

818-324-0000

Sterling Smiddy , Inspector



91

Main gas supply shutoff is located on north side side of house.



92

1st Sewer pipe clean out is located in garage, this is ABS 47 ft long to outside sidewalk 2nd clean out, pipe is clean not roots or cracks. (2)



93

Sewer pipe at sidewalk is clay type pipe to city connection, approx 35 ft to city connection, no tree roots or cracked / opened areas. (2)

INSPECTION REPORT

Report #: Iou072622
Client: Louie Wilson
Property: 553 Wish Ave Granada Hills , Ca 91344
Inspection Date: July 26, 2027
Section 12: ELECTRICAL:

HOME INSPECTORS

24050 White Dr
Valencia California 91311
IdentifyReport@gmail.com 818-324-0000
Sterling Smiddy , Inspector

NOTICE: The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection (G. F. C. I.) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SERVICE ENTRANCE	Is Overhead	
MAIN PANEL LOCATION/ BRAND	Back Of House	
MAIN BREAKER/ CIRCUIT TYPE	Located At Main Panel	Breakers
PANEL RATING AMP/VOLTAGE	200 Amp	Solar System Supply
BRANCH CIRCUIT WIRING	Branch Wiring Is Copper	Romex & Conduit
GROUND FAULT DEVICES	Provided In Bath	
SMOKE DETECTORS	Located In The Hall	Recommend Upgrading
CARBON MONOXIDE DETECTORS	Not Present	Recommend Upgrading
MAIN PANEL SERVICE WIRE	Aluminum	
MAIN SERVICE GROUND	Driven Rod	
MAIN ELECTRICAL DISCONNECT	Located At Main Panel	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 97
Main electrical panel is located at back of house.
See Photo # 98,99
House is equipped with a solar system, ask sellers for maintenance instructions. (2)

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

ELECTRICAL PHOTOS

Report #: **lou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

HOME INSPECTORS

24050 White Dr

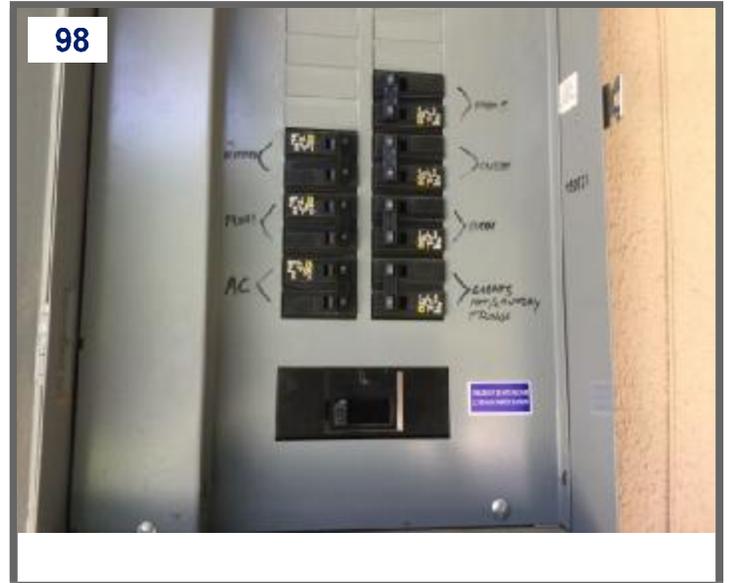
Valencia California 91311

818-324-0000

Sterling Smiddy , Inspector



See Photo # 97
Main electrical panel is located at back of house.



House is equipped with a solar system, ask sellers for maintenance instructions. (2)



House is equipped with a solar system, ask sellers for maintenance instructions. (2)

INSPECTION REPORT

Report #: **lou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

Section 13: HEATING / COOLING:

HOME INSPECTORS

24050 White Dr

Valencia California 91311

IdentifyReport@gmail.com 818-324-0000

Sterling Smiddy , Inspector

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM	Gas	Located On The Roof
THERMOSTATS / CONTROLS	Located In The Hall	
DUCTING	Insulated Flex	& Flex
VENTING / COMBUSTION AIR	Not Applicable	Ac Temp. Differential Is Correct
AIR FILTERS	Disposable Type	Located In The Hall Ceiling
CENTRAL AIR CONDITIONING	Electric Package Unit	Ac Age Is Approx.
HEATING BRAND IS:	York	
AC BRAND IS:	York	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 109,110,111

York Unitary Product Group manufactures date is 2001. (2)

Heating: Keep in mind the advanced age of the heating system. Unit is at or nearing the end of it's expected useful life span. Budget for replacement in the near future. (2)

See Photo # 112

Condensation drain pipe is leaking. (2)

Ask sellers for service history of heating and cooling units, I would recommend having units serviced cleaned and the the refrigerant level checked to insure optimum performance. (2)

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with anv required permits or by a Qualified Licensed Contractor / Specialtv Trades Person.

HEATING & AC PHOTOS

Report #: **Iou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

HOME INSPECTORS

24050 White Dr

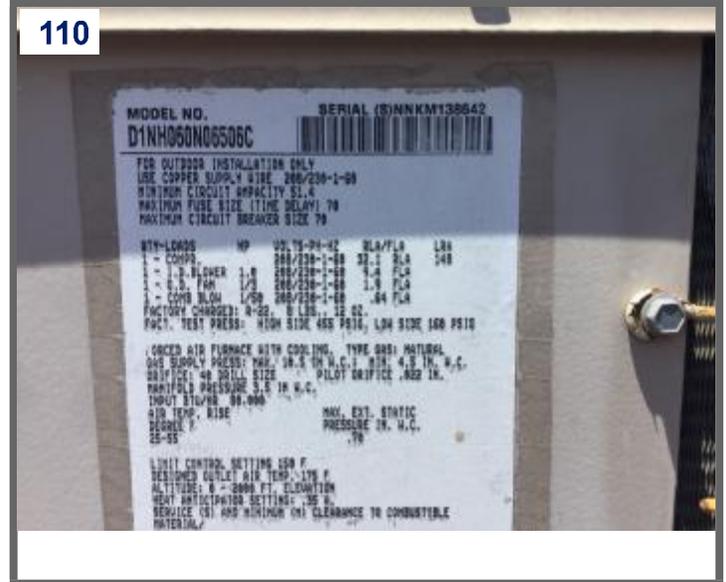
Valencia California 91311

818-324-0000

Sterling Smiddy , Inspector



York Unitary Product Group manufactures date is 2001. (2)
 Heating: Keep in mind the advanced age of the heating system.
 Unit is at or nearing the end of it's expected useful life span.
 Budget for replacement in the near future. (2)



York Unitary Product Group manufactures date is 2001. (2)
 Heating: Keep in mind the advanced age of the heating system.
 Unit is at or nearing the end of it's expected useful life span.
 Budget for replacement in the near future. (2)



York Unitary Product Group manufactures date is 2001. (2)
 Heating: Keep in mind the advanced age of the heating system.
 Unit is at or nearing the end of it's expected useful life span.
 Budget for replacement in the near future. (2)



Condensation drain pipe is leaking. (2)
 Ask sellers for service history of heating and cooling units, I would recommend having units serviced cleaned and the the refrigerant level checked to insure optimum performance. (2)

INSPECTION REPORT

Report #: Iou072622

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

Section 14: GARAGE

HOME INSPECTORS

24050 White Dr

Valencia California 91311

IdentifyReport@gmail.com 818-324-0000

Sterling Smiddy , Inspector

NOTICE: The visible portions of the garage / carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i. e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SLAB / FLOOR	Asphalt	Not Visible Due To Personal Belongings
FIRE WALL / DOOR	Drywall	Hollow Core Wood
WALLS & CEILINGS	Unfinished	
ACCESS / SIDE DOOR	Swinging Wood	
VEHICLE DOOR / OPENER	Material Is Metal	Provided With An Automatic Opener
REMOTE OPENERS	Not Present	Please Ask Sellers For Them
TYPE OF GARAGE	Attached	
GARAGE ELECTRICAL	Acceptable	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 121,122

Ceiling has stains from past leaks, dat at time of inspection. (2)

See Photo # 122,123,125

Fire Wall: Fire integrity is compromised by holes / gaps at several areas, missing firewall. (2)

See Photo # 126

Fire Door: Door to living space does not appear to be solid core / a listed fire door, safety hazard. (2)

See Photo # 127,128

Steps are irregular not conducive to save stepping, and hand railing is missing. (2)

See Photo # 129

Garage side door did not lock. (2)

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

GARAGE PHOTOS

Report #: **Iou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

HOME INSPECTORS

24050 White Dr

Valencia California 91311

818-324-0000

Sterling Smiddy, Inspector



Ceiling has stains from past leaks, dat at time of inspection. (2)



Ceiling has stains from past leaks, dat at time of inspection. (2)



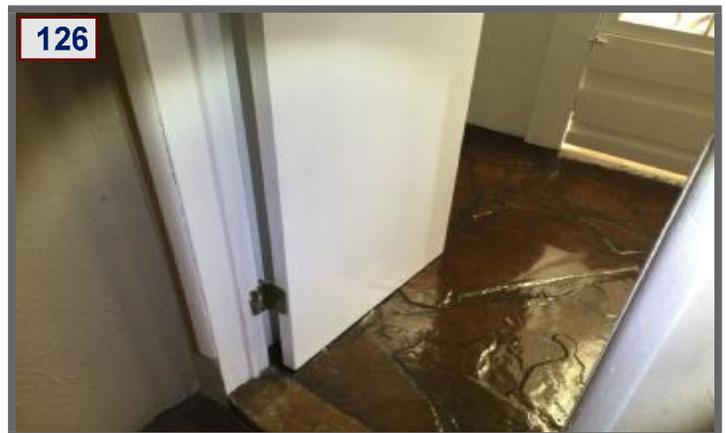
Fire Wall: Fire integrity is compromised by holes / gaps at several areas, missing firewall. (2)



Fire Wall: Fire integrity is compromised by holes / gaps at several areas, missing firewall. (2)



Fire Wall: Fire integrity is compromised by holes / gaps at several areas, missing firewall. (2)



Fire Door: Door to living space does not appear to be solid core / a listed fire door, safety hazard. (2)

INSPECTION REPORT

Report #: Iou072622

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

Section 15: LAUNDRY:

HOME INSPECTORS

24050 White Dr

Valencia California 91311

IdentifyReport@gmail.com 818-324-0000

Sterling Smiddy , Inspector

NOTICE: The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / tested to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. However, washer will be tested to ensure it fills & drain water, & dryer will be tested to ensure it heats up. Washing & Drying capabilities will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

COUNTERS / CABINETS / SHELVES	Laundry Electrical
WASHER HOOK UPS	Exhaust Fan
TRAPS / DRAINS / SUPPLY	Grounded Outlet Provided
WASHER	Washer Hook Ups

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

See Photo # 133,134

Always monitor this area for leaks, valves or supply lines. (2)

Dryer Vent: Recommend cleaning the dryer vent line when you move into your home & then on an annual basis thereafter. (2)

We Recommend a "snap to vent" vent connector. (2)

www.snaptovent.com

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

LAUNDRY PHOTOS

Report #: **Iou072622**

Client: Louie Wilson

Property: 553 Wish Ave Granada Hills , Ca 91344

Inspection Date: July 26, 2027

HOME INSPECTORS

24050 White Dr

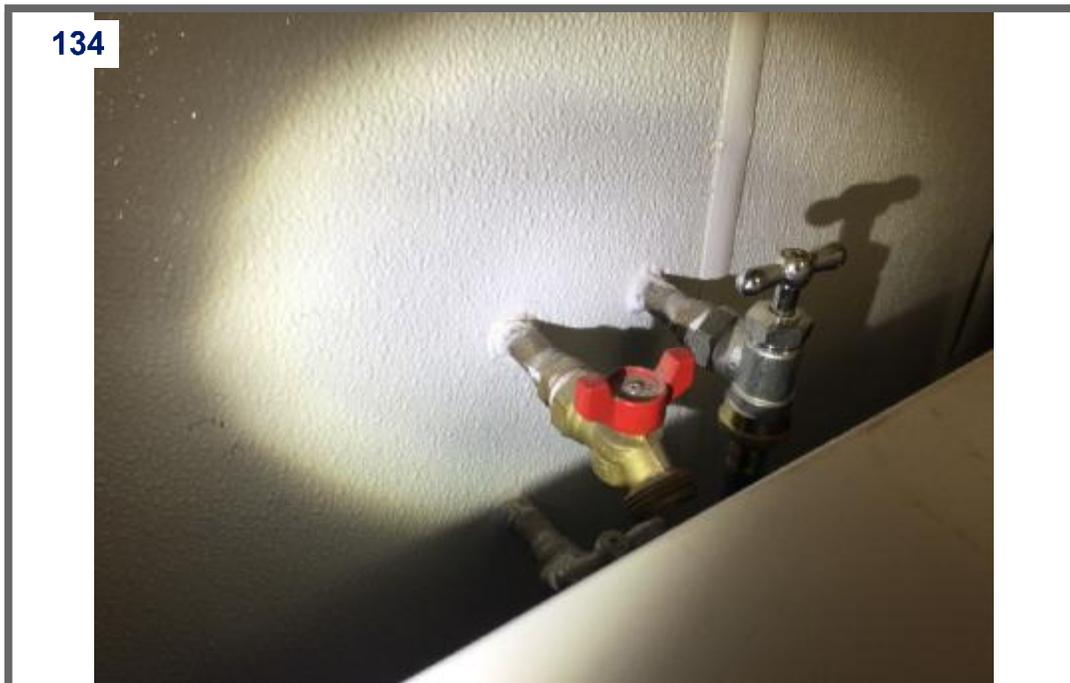
Valencia California 91311

818-324-0000

Sterling Smiddy , Inspector



Dryer Vent: Recommend cleaning the dryer vent line when you move into your home & then on an annual basis thereafter. (2)



Always monitor this area for leaks, valves or supply lines. (2)

Report #: lou072622

HOME INSPECTORS

Client: Louie Wilson

24050 White Dr

Property: 553 Wish Ave Granada Hills , Ca 91344

Valencia California 91311

Inspection Date: July 26, 2027

IdentifyReport@gmail.com 818-324-0000

Sterling Smiddy , Inspector

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

Section 4: FOUNDATION / STRUCTURE: Inspected : ● Yes ○ No

Slab: [] I [x] NI [] NP [] D [] S Basement: [] I [] NI [x] NP [] D [] S
Raised: [] I [x] NI [] NP [] D [] S Mobile / Module: [] I [] NI [x] NP [] D [] S
Structure: [] I [x] NI [] NP [] D [] S Other: [] I [] NI [x] NP [] D [] S

Section 5: EXTERIOR: Inspected : ● Yes ○ No

Grade: [x] I [] NI [] NP [] D [] S Sidewalk: [x] I [] NI [] NP [] D [] S
Surface: [x] I [] NI [] NP [] D [] S Stairs: [] I [] NI [x] NP [] D [] S
Trim: [x] I [] NI [] NP [] D [] S Electrical: [x] I [] NI [] NP [] D [] S
Windows: [x] I [] NI [] NP [] D [] S Fences / Gates: [x] I [] NI [] NP [] D [] S
Doors / Jams: [x] I [] NI [] NP [] D [] S Retaining Wall: [] I [] NI [x] NP [] D [] S
Driveway: [x] I [] NI [] NP [] D [] S Porch / Patio: [x] I [] NI [] NP [] D [] S

Section 6: ROOF / ATTIC: Inspected : ● Yes ○ No

Main Roof: [x] I [] NI [] NP [] D [] S Gutters: [x] I [] NI [] NP [] D [] S
2nd Roof: [] I [] NI [x] NP [] D [] S Ventilation: [x] I [] NI [] NP [] D [] S
Flashing: [x] I [] NI [] NP [] D [] S Attic Electric: [] I [] NI [] NP [] D [] S
Attic Framing: [x] I [] NI [] NP [] D [] S Garage Roof: [x] I [] NI [] NP [] D [] S
Insulation: [x] I [] NI [] NP [] D [] S Garage Attic: [x] I [] NI [] NP [] D [] S

Section 7: CHIMNEY / FIREPLACE: Inspected : ● Yes ○ No

Chimney: [x] I [] NI [] NP [x] D [] S Other: [] I [] NI [x] NP [] D [] S
Fireplace: [x] I [] NI [] NP [] D [] S

Section 8: INTERIOR ROOMS: Inspected : ● Yes ○ No

Electrical: [x] I [] NI [] NP [] D [] S Windows: [x] I [] NI [] NP [] D [] S
Floors: [x] I [] NI [] NP [] D [] S Screens: [x] I [] NI [] NP [] D [] S
Walls: [x] I [] NI [] NP [] D [] S Cabinets / Draws: [x] I [] NI [] NP [] D [] S
Ceiling: [x] I [] NI [] NP [] D [] S Closet Doors: [] I [] NI [] NP [] D [] S
Doors: [x] I [] NI [] NP [] D [] S Stairs / Railings: [x] I [] NI [] NP [] D [] S

Section 9: KITCHEN: Inspected : ● Yes ○ No

Sink: [x] I [] NI [] NP [] D [] S Vent & Hood: [x] I [] NI [] NP [] D [] S
Faucets: [x] I [] NI [] NP [] D [] S Electrical: [x] I [] NI [] NP [] D [] S
Countertops: [x] I [] NI [] NP [] D [] S Floors: [x] I [] NI [] NP [] D [] S
Cabinets: [x] I [] NI [] NP [] D [] S Walls: [x] I [] NI [] NP [] D [] S
Drawers: [x] I [] NI [] NP [] D [] S Ceiling: [x] I [] NI [] NP [] D [] S
Drains & Traps: [x] I [] NI [] NP [] D [] S Doors: [x] I [] NI [] NP [] D [] S
Disposers: [x] I [] NI [] NP [] D [] S Windows: [x] I [] NI [] NP [] D [] S
Dishwasher: [x] I [] NI [] NP [] D [] S Screens: [x] I [] NI [] NP [] D [] S
Stove & Oven: [x] I [] NI [] NP [] D [] S

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

Report #: Iou072622

HOME INSPECTORS

Client: Louie Wilson

24050 White Dr

Property: 553 Wish Ave Granada Hills , Ca 91344

Valencia California 91311

Inspection Date: July 26, 2027

IdentifyReport@gmail.com 818-324-0000

Sterling Smiddy , Inspector

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

Section 10: BATHROOMS:

Inspected : ● Yes ○ No

- Sink: [x] I [] NI [] NP [] D [] S
Faucets: [x] I [] NI [] NP [] D [] S
Bathtub: [x] I [] NI [] NP [] D [] S
Shower: [x] I [] NI [] NP [] D [] S
Shower Door: [x] I [] NI [] NP [] D [] S
Toilets: [x] I [] NI [] NP [] D [] S
Drains: [x] I [] NI [] NP [] D [] S
Bidet: [x] I [] NI [] NP [] D [] S
Electrical: [x] I [] NI [] NP [] D [] S
Fans / Vents: [x] I [] NI [] NP [] D [] S
Countertops: [x] I [] NI [] NP [] D [] S

- Cabinets: [x] I [] NI [] NP [] D [] S
Heaters: [] I [] NI [x] NP [] D [] S
Spa Tub: [] I [] NI [x] NP [] D [] S
Steam Bath: [] I [] NI [x] NP [] D [] S
Floors: [x] I [] NI [] NP [] D [] S
Walls: [x] I [] NI [] NP [] D [] S
Ceiling: [x] I [] NI [] NP [] D [] S
Doors: [x] I [] NI [] NP [] D [] S
Windows: [x] I [] NI [] NP [] D [] S
Screens: [] I [] NI [] NP [] D [] S

Section 11: PLUMBING:

Inspected : ● Yes ○ No

- Water Meter: [x] I [] NI [] NP [] D [] S
Water Shut Off: [x] I [] NI [] NP [] D [] S
Hose Bib: [x] I [] NI [] NP [] D [] S
Supply Line: [x] I [] NI [] NP [] D [] S
Waste Line: [] I [x] NI [] NP [] D [] S
Gas Meter: [x] I [] NI [] NP [] D [] S
Solar Water System: [] I [] NI [x] NP [] D [] S
Water Softener: [] I [] NI [x] NP [] D [] S
Sprinklers: [] I [x] NI [] NP [] D [] S
Other: [] I [x] NI [] NP [] D [] S

Hot Water Heater:

- Damage / Leaks: [x] I [] NI [x] NP [] D [] S
E / Q Straps: [x] I [] NI [] NP [] D [] S
Presser Temp Valve: [x] I [] NI [] NP [] D [] S
Venting: [x] I [] NI [] NP [] D [] S
Combustion Air: [x] I [] NI [] NP [] D [] S
Elevation: [x] I [] NI [] NP [] D [] S
Pan / Drain: [x] I [] NI [] NP [] D [] S
Flue Supply: [x] I [] NI [] NP [] D [] S
Other: [] I [] NI [x] NP [] D [] S

Section 12: ELECTRICAL:

Inspected : ● Yes ○ No

- Main Panel: [x] I [] NI [] NP [] D [] S
Service: [x] I [] NI [] NP [] D [] S
Branch Wiring: [x] I [] NI [] NP [] D [] S
G.F.C.I.: [x] I [] NI [] NP [] D [] S

- Ground: [x] I [] NI [] NP [] D [] S
Smoke / Carbon Monoxide Detectors: [x] I [] NI [] NP [x] D [] S
Other: [] I [x] NI [] NP [] D [] S

Section 13: HEATING / COOLING:

Inspected : ● Yes ○ No

- Heating: [x] I [] NI [] NP [] D [] S
Venting: [x] I [] NI [] NP [] D [] S
Combustion Air: [x] I [] NI [] NP [] D [] S
Thermostat: [x] I [] NI [] NP [] D [] S

- Ducting: [x] I [] NI [] NP [] D [] S
Cooling / AC: [] I [] NI [x] NP [] D [] S
Other: [] I [x] NI [] NP [] D [] S

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Report #: Iou072622

HOME INSPECTORS

Client: Louie Wilson

24050 White Dr

Property: 553 Wish Ave Granada Hills , Ca 91344

Valencia California 91311

Inspection Date: July 26, 2027

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Section 14: GARAGE

Inspected : ● Yes ○ No

- Slab / Floor: I NI NP D S
- Fire Door: I NI NP D S
- Fire Wall: I NI NP D S
- Access Door: I NI NP D S
- Vehicle Door: I NI NP D S
- Automatic Opener: I NI NP D S
- Electrical: I NI NP D S
- Vents: I NI NP D S

- Garage Roof: I NI NP D S
- Garage Attic: I NI NP D S
- Ceiling: I NI NP D S
- Walls: I NI NP D S
- Doors: I NI NP D S
- Windows: I NI NP D S
- Screens: I NI NP D S
- Other: I NI NP D S

Section 15: LAUNDRY:

Inspected : ● Yes ○ No

- Counter Tops: I NI NP D S
- Cabinets: I NI NP D S
- Washer: I NI NP D S
- Dryer & Vents: I NI NP D S
- Electrical: I NI NP D S
- Sinks: I NI NP D S
- Drains: I NI NP D S
- Exhaust Fan: I NI NP D S

- Ceiling: I NI NP D S
- Walls: I NI NP D S
- Floors: I NI NP D S
- Doors: I NI NP D S
- Windows: I NI NP D S
- Screens: I NI NP D S
- Other: I NI NP D S

Section 16: POOL / SPA

Inspected : ○ Yes ● No

- Deck Surface: I NI NP D S
- Pool / Spa Surface: I NI NP D S
- Diving Board / Slide: I NI NP D S
- Hand Rails: I NI NP D S
- Fences / Gates: I NI NP D S
- Pool / Spa Heater: I NI NP D S
- Pool / Spa Filters: I NI NP D S

- Pumps: I NI NP D S
- Spa Blower / Bubbler: I NI NP D S
- Spa Jets: I NI NP D S
- Electrical: I NI NP D S
- Timer: I NI NP D S
- Remote: I NI NP D S
- Other: I NI NP D S

Section 18: OTHER SYSTEMS:

Inspected : ○ Yes ● No

- Section 18: OTHER SYSTEMS: I NI NP D S

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COMMENTS AND NOTES

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Section 4: FOUNDATION / STRUCTURE:

See Photo # 1

House foundation is not visible, because patio slab, earth and sidewalk blocks view, view is Limited or blocked. (1) (2)

See Photo # 2,3 Stucco finish goes past the wood framed wall and than covers the concrete footing, this is the area where cracks, gaps, or blistering can / may or will appear horizontally /diagonal at various areas on the stucco wall. Normal construction for the age of this house. Monitor and repair cracks if seen. (2) (5)

Raised Foundation Comment; Foundation sill / floor joists and Post / Piers are not provided with straps or ties. These type of straps can help resist seismic displacement. This feature was not required at the time of construction of the house. (2)

Section 5: EXTERIOR:

See Photo # 13

Back of garage wood siding is on grade, should be 1 in from grade, missing metal flashing. (2)

See Photo # 14

Stucco is bulging. (2)

See Photo # 15

Back Bedroom wall, garden planter is above foundation grade, possibly moisture insulation. (2)

See Photo # 16

Some areas of fascia board needs repairs. (2)

Section 6: ROOF / ATTIC:

See Photo # 25

Flat roofing areas has a damaged area. (2)

See Photo # 26

Flat roofing at some areas nail pop up's. (2)

See Photo # 27

Skylight seal is loose, plexiglass has cracks at edges. (2)

See Photo # 28,29

View of attic space.

Section 7: CHIMNEY / FIREPLACE:

See Photo # 37,38

Chimney crown has cracks. (2)

Chimney: Older, unlined chimney. Recommend evaluation by a qualified specialist. (2)

See Photo # 39,40

Wood mantle is too close to opening, possible safety hazard. (2)

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

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Section 7: CHIMNEY / FIREPLACE:

See Photo # 41,42

Kitchen fireplace no gas. (2)

Chimney: Older, unlined chimney. Recommend evaluation by a qualified specialist. (2)

See Photo # 43

Wood burning wood stove, ask sellers for operational instructions. (2)

Section 8: INTERIOR ROOMS:

Living Room:

See Photo # 49

Soffit ceiling may contain a percentage of asbestos. (2)

Entryway

See Photo # 50

Atrium skylight has cracks. (2)

Master Bedroom:

See Photo # 51,52

Ceiling has repairs, ask sellers reasons for repairs, Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)

Bedroom # 2

See Photo # 53

2nd bedroom did not have fire egress, meaning no window to outside. (2)

Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)

Bedroom # 3

See Photo # 54

Window to small for fire egress, safety hazard. (2)

Note ceilings with acoustic type covering or cottage cheese, may contain a percentage of asbestos. (2) (4)

Section 9: KITCHEN:

See Photo # 61,62

Kitchen lights, some have weak ballast, needs repairs. (2)

Kitchen, Recommend upgrading electric outlets to Ground Fault Circuit Interrupt type (GFCI), for safety of occupants. (2)

See Photo # 63

Dishwasher: Air gap missing, building and safety requires air gap, to segregate waste water bacteria migrating from waste disposer hose back into the dishwasher pump. (2)

See Photo # 64 Some counter top tile are cracked. (2)

See Photo # 65 Stove vent light not operational. (2)

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Section 10: BATHROOMS:

Master Bathroom

See Photo # 73

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Hall Bathroom

See Photo # 74,75

Water pressure too high, faucet spout is missing pressure reduction ring. (2)

See Photo # 76

Hot water faucet handle is not operational. (2)

Section 11: PLUMBING:

See Photo # 85

Main water supply shutoff is located in garage. (2)

Supply Line: Supply pipes are replaced with copper, at some areas, unable to determine the age of lines, ask of seller when the pipes were replaced. (2)

See Photo # 86

Some galvanized pipe are corroded, unable to determine where this pipe goes. (2)

See Photo # 87

This galvanized connection will leak at any time. (2)

See Photo # 88,89

Hot water tank manufactures date is 2011. (2)

See Photo # 90

Water Heater: (TPR) Pressure / Temperature Relief Valve Pipe, the pipe is not piped down to floor or to exterior, needs repair immediately. Safety Hazard. (2)

See Photo # 91

Main gas supply shutoff is located on north side side of house.

See Photo # 92,93

1st Sewer pipe clean out is located in garage, this is ABS 47 ft long to outside sidewalk 2nd clean out, pipe is clean not roots or cracks. (2)

Photo # 93

Sewer pipe at sidewalk is clay type pipe to city connection, approx 35 ft to city connection, no tree roots or cracked / opened areas. (2)

See email for videos.

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Section 12: ELECTRICAL:

See Photo # 97

Main electrical panel is located at back of house.

See Photo # 98,99,100

House is equipped with a solar system, ask sellers for maintenance instructions. (2)

Section 13: HEATING / COOLING:

See Photo # 109,110,111

York Unitary Product Group manufactures date is 2001. (2)

Heating: Keep in mind the advanced age of the heating system. Unit is at or nearing the end of it's expected useful life span. Budget for replacement in the near future. (2)

See Photo # 112

Condensation drain pipe is leaking. (2)

Ask sellers for service history of heating and cooling units, I would recommend having units serviced cleaned and the the refrigerant level checked to insure optimum performance. (2)

Section 14: GARAGE

See Photo # 121,122

Ceiling has stains from past leaks, dat at time of inspection. (2)

See Photo # 122,123,125

Fire Wall: Fire integrity is compromised by holes / gaps at several areas, missing firewall. (2)

See Photo # 126

Fire Door: Door to living space does not appear to be solid core / a listed fire door, safety hazard. (2)

See Photo # 127,128

Steps are irregular not conducive to save stepping, and hand railing is missing. (2)

See Photo # 129

Garage side door did not lock. (2)

Section 15: LAUNDRY:

See Photo # 133,134

Always monitor this area for leaks, valves or supply lines. (2)

Dryer Vent: Recommend cleaning the dryer vent line when you move into your home & then on an annual basis thereafter. (2)

We Recommend a "snap to vent" vent connector. (2)

www.snaptovent.com

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