

Accurate Inspections Inc.

Property Inspection Report



727 Fairview Ave Unit C, Arcadia ,
Inspection prepared for:
Agent: Jeffrey Wung - Coldwell Banker Residential Brokerage

Inspection Date: 8/28/2007

Inspector: Mike Verlingo
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Report Summary

Interior		
Page 2 Item: 7	Doors	split, door sticks at the jamb from the FR to the back patio area
Bathroom		
Page 6 Item: 5	Doors	door did not latch#3 downstairs bathroom
Page 7 Item: 21	Window Condition	cracked glass in the#2 Jack & Jill bathroom upstairs
Grounds		
Page 24 Item: 14	Water Pressure	120, psi, high pressure, recommend 80 psi
Page 24 Item: 15	Pressure Regulator	recommend pressure regulator

Interior

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional, most not accesable due to personal items

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations: operated

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: **drywall**

Observations: cracking small, fire sprinkler system present, not tested by the inspector

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional, most not visible due to personal items

6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations: operated

7. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: worn hardware, **split, door sticks at the jamb from the FR to the back patio area**

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets are not accessible due to personal items or furnishing

9. Fireplace

Good	Fair	Poor	N/A	None
X				

Living RoomMaterials: **prefabricated**

Observations: gas log lighter, gas line is capped, limited inspection only

10. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: **carpet, tile**

Observations: worn, area rugs present

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations: functional

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: **Buyer Not Present During The Inspection, drywall**
Observations: some areas not accessable due to personal items, small holes

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: **aluminum, stationary**
Observations: functional, could not access some windows due to hieght, window coverings or personal items

Bedroom

1. Locations

Master#1, South West#2, North West#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional, most not accessable due to personal items

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets are not accessable due to personal items or furnishing

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: carpet, hardwood type
Observations: normal ware

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: **drywall**

Observations: some areas not accessible due to personal items

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: **aluminum**

Observations: functional

Bathroom

1. Locations

Master#1, Jack & Jill#2, Downstairs#3

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional, some not accesable due to personal items

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: **drywall**

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

5. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, **door did not latch#3 downstairs bathroom**

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated, GFCI reset is in the master bathroom

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations: none#1,2, bath fan operated#3

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: **tile**

Observations: stained grout, area rugs present

10. Heating

Good	Fair	Poor	N/A	None
			X	

Observations: central unit, electric ceiling, see HVAC page

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations: functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations: functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations: normal wear, spa tub operated, limited inspection only, GFCI reset for the spa tub is in the cabinet area

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations: functional, safety glass

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: functional

19. Toilets

Good	Fair	Poor	N/A	None
X				

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: **drywall, wall paper**

21. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: **aluminum**
Observations: functional, **cracked glass in the#2 Jack & Jill bathroom upstairs**

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional, most not accesable due to personal items

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: **drywall**

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations: operated

5. Doors

Good	Fair	Poor	N/A	None
				X

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets not accessible

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: **tile**

Observations: stained grout, area rugs present

9. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Microwave

Good	Fair	Poor	N/A	None
X				

Observations: operated

11. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations: operated, gas

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations: operated, electric

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: functional

16. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

17. Spray Wand

Good	Fair	Poor	N/A	None
				X

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

23. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: hood with fan
Observations: operated

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall, wall paper

25. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: **aluminum**
Observations: functional

Laundry

1. Locations

In the garage area

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
			X	

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Doors

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
			X	

Materials: concrete

11. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: functional

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: did not test drain, only inspected supply lines

13. Wall Condition

Good	Fair	Poor	N/A	None
			X	

14. Wash Basin

Good	Fair	Poor	N/A	None
				X

15. Window Condition

Good	Fair	Poor	N/A	None
				X

16. Security Bars

Good	Fair	Poor	N/A	None
				X

Heating

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Location: , attic
Materials: **gas, forced, split system**
Observations: operated, Limited Inspection Only exterior temp is 97 degrees

2. Heater Base

Good	Fair	Poor	N/A	None
			X	

3. Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: functional

5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Venting

Good	Fair	Poor	N/A	None
X				

Observations: could not fully inspect

7. Filters

Good	Fair	Poor	N/A	None
X				

hall ceiling
Observations: functional

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations: functional

11. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Materials: **electric**
exterior south
Observations: operated

Waterheater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations: functional, recommend a drip pan

2. Combusion

Good	Fair	Poor	N/A	None
X				

Observations: functional

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: **gas**
Observations: operated

4. number of gallons

Good	Fair	Poor	N/A	None
X				

Observations: 50 gallons

5. Heater Enclosure

Good	Fair	Poor	N/A	None
				X

6. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations: functional

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: **copper**

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: **copper**
Observations: insullation present

9. Strapping

Good	Fair	Poor	N/A	None
X				

10. TPRV

Good	Fair	Poor	N/A	None
X				

Observations: functional

11. Venting

Good	Fair	Poor	N/A	None
X				

Observations: could not fully inspect

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Counters

Good	Fair	Poor	N/A	None
				X

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: could not access some electrical areas due to personal items

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

5. 220 Volt

Good	Fair	Poor	N/A	None
			X	

Observations: none visible

6. Flooring Condition

Good	Fair	Poor	N/A	None
X				

Materials: **concrete**

Observations: personal items present some not accessible

7. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: **sectional door**

Observations: functional, weathered

8. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations: operated, eye beam system present

11. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: **same as the main structure, under unit**

12. Exterior Door

Good	Fair	Poor	N/A	None
				X

13. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations: functional

14. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations: functional, not for heavy storage

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

16. Walls

Good	Fair	Poor	N/A	None
X				

Observations: personal items prevent complete inspection

17. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible, could not access

18. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: functional

19. Windows

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Main Location: , south side
Observations: functional

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations: 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations: 0

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: copper
Observations: functional

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
			X	

Observations: underground

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Observations: natural gas, no seismic shut off present

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: **common area of home owners association, tile**
Observations: could not access due to type of roofing materials, inspected from ground only

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: could not access due to type of roofing material, inspected from ground only

3. Flashing

Good	Fair	Poor	N/A	None
			X	

Observations: could not access

4. Gutter

Good	Fair	Poor	N/A	None
				X

Observations: recommend rain gutters

5. Sky Lights

Good	Fair	Poor	N/A	None
				X

6. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

Observations: present, could not access

7. Vent Caps

Good	Fair	Poor	N/A	None
			X	

Observations: could not access

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations: functional, some ducting is not accessible

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: most electrical is not accessible due to insullation

5. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional, could not access some

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: fiberglass batts
Materials: 12, inches

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: most n/a due to insulation

8. Structure

Good	Fair	Poor	N/A	None
X				

9. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations: functional

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: functional

Exterior

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: weathered

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations: cracked, weathered

3. Exterior Paint

Good	Fair	Poor	N/A	None
X	X			

Observations: weathered, fading, peeling

4. Siding Condition

Good	Fair	Poor	N/A	None
			X	

5. Stucco

Good	Fair	Poor	N/A	None
X				

Observations: weathered, stained, small cracks, fading, some exterior areas are not accessable, common area of association, exterior items

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations: weathered

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations: slab not visible due to floor coverings, concrete slab only

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations: partially visible

3. Ventilation

Good	Fair	Poor	N/A	None
				X

4. Vent Screens

Good	Fair	Poor	N/A	None
				X

5. Access Panel

Good	Fair	Poor	N/A	None
				X

6. Post and Girders

Good	Fair	Poor	N/A	None
				X

7. Sub Flooring

Good	Fair	Poor	N/A	None
				X

8. Foundation Walls

Good	Fair	Poor	N/A	None
				X

9. Cripple Walls

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible, could not access

11. Chimney Hearth

Good	Fair	Poor	N/A	None
				X

12. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

13. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations: could not access

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: **concrete, brick, dirt**

Observations: common area maintained by association, small cracking

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
			X	

Materials: **same as main structure**

3. Balcony

Good	Fair	Poor	N/A	None
				X

4. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations: trip hazards

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

Observations: steps only

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated, reset in the garage

9. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: **block**

10. Gate Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: **wrought iron**

Observations: functional, worn hardware, rusted

11. Grading

Good	Fair	Poor	N/A	None
X	X			

Observations: drains present, not tested by the inspector, signs of poor drainage, trip hazards

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: **copper**

Observations: soft water system present and not tested by the inspector

13. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations: consult the owner on the operation of the system

14. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations: 120, psi, high pressure, recommend 80 psi

15. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations: recommend pressure regulator

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

south side

Photos



Waterheater - View



Electrical - Service Panel



Exterior - Gas Main



Bathroom - Window#2



Heater - View



Attic - View

Residential Earthquake Hazards Report

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

EXECUTED BY:

(Seller) (Seller) Date

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

(Buyer) (Buyer) Date