

# PROPERTY INSPECTION REPORT



**Donald D'Angelo  
Big Bear Home Inspectors**

**828 Angeles Blvd.  
Inspection Prepared For: Jaiden Ng  
Agent: Lila Mova -**

**Date of Inspection: 10/25/2021  
Age of House: Built in 1930--91 Yrs..old Size: 695 SqFt.  
Weather: Raining & Cold**

# Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

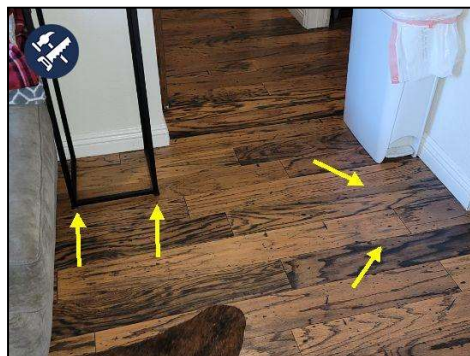
## Interior Areas

Page 10 Item: 1	General Picture Condition	<ul style="list-style-type: none"> <li>--In this Area there was a Smell in the hallway that actually smelled like a Dead rodent. Could not find and even when opened closet on the Left and the Crawlspace hatch was opened smell was not under there just in the Hallway.</li> </ul>
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Hallway--In this Area there was a Smell in the hallway that actually smelled like a Dead rodent. Could not find and even when opened closet on the Left and the Crawlspace hatch was opened smell was not under there just in the Hallway.

Page 12 Item: 9	Flooring Condition	<ul style="list-style-type: none"> <li>Section of the Flooring in the Living Room on the Way to the Hallway has a spot where if you bounce on the floor you can make the stand 3 feet away rock where it sits. This is probably the combination of Diagonal Plank Sub-Flooring(90 Yrs.Old) and Laminate Flooring over it. Aged sub-Floor with flexible above Flooring found a bouncy spot.</li> </ul>
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Living Room Entering Hallway

## Bathroom

Page 19 Item: 7	Floor Condition	<ul style="list-style-type: none"> <li>Recommend sealing cracks/voids.</li> <li>Recommend caulking at the tub and shower areas</li> </ul>
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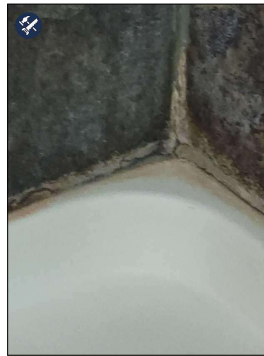


Bathroom

Page 22 Item: 18

Shower Walls

- **\*\*OBSERVATIONS\*\***
- Recommend sealing holes & gaps to stop water infiltration into walls.
- Missing/damaged grout observed, suggest re-grouting as necessary.



Bathroom

Roof

Page 35 Item: 6

Gutter

- Clean gutters: Significant amounts of debris evident.



Attic

Page 36 Item: 3

Electrical

- Knob and tube wiring present, cannot be sure if it has been disconnected.



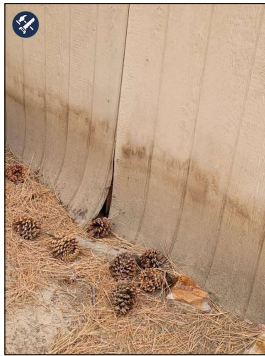
Old Knob & Tube in the Attic.

Exterior Areas

Page 38 Item: 3

Siding Condition

- Caulk and seal all gaps, cracks and openings.
- Some siding deterioration noted. Have repaired as necessary.



Shed Siding in the Rear Of The Property



Shed Siding in the Rear of the Property

Page 39 Item: 4

Eaves & Facia

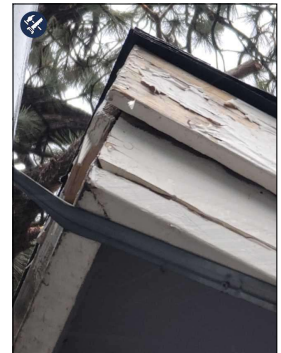
- Fill & Seal All Gaps & Cracks in the Eaves & Fascia Boards
- Broken Board Observed



South Side--Crack in the Board



Fill & Seal All Gaps & Crack in the Eaves.



Cracked Board



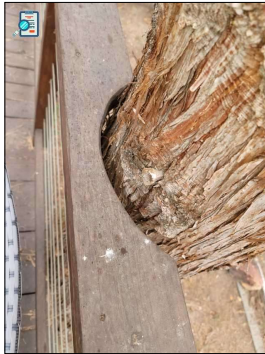
Page 39 Item: 5	Exterior Paint	<ul style="list-style-type: none"> <li>• Peeling paint observed, suggest scraping and painting as necessary.</li> </ul>
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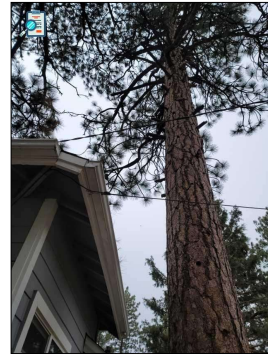
South Side

**Grounds**

Page 45 Item: 5	Vegetation Observations	<ul style="list-style-type: none"> <li>• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris &amp; dampness.</li> <li>• Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.</li> </ul>
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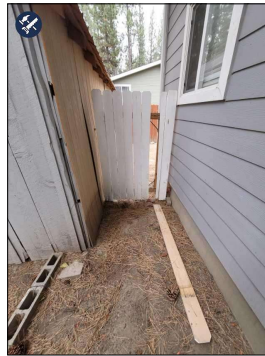
North deck



North Side

Page 45 Item: 6	Gate Condition	<ul style="list-style-type: none"> <li>• Damaged gate observed.</li> </ul>
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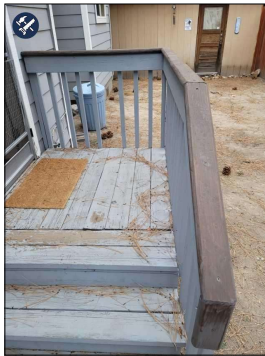


East Side--Board has come off the Gate

Page 45 Item: 7

Patio and Porch Deck

- Deck Railing is Loose
- Deck Railing has Peeling Paint & Bare Wood Observed
- Floor Boards are Showing Peeling Finish & Bare Wood



Deck Off of Bedroom#1--Handrail is Loose

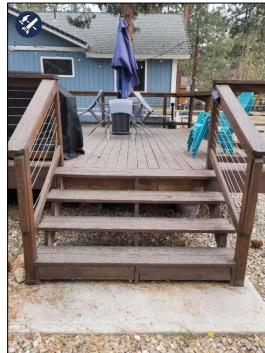


Deck Off of Bedroom#1--Floor Boards have Peeling Paint & Bare Wood Observed

Page 46 Item: 8

Stairs & Handrail

- Handrails are loose



North Side--Loose Handrails

Page 48 Item: 16

Fence Condition

- **\*\*FENCING\*\***
- Fencing Shakes easily.



North Side is Shakey



# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present

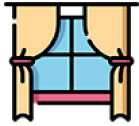
## 2. Home Type

Home Type: HOME STYLE: • Single Family Home

## 3. Occupancy

Occupancy: Vacant - Furnished • The utilities were on at the time of inspection.





# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. General Picture Condition



### Observations:

- No Apparent Issues with the General Picture
- Good(No Issues)
- Hallway
- Living Room
- --In this Area there was a Smell in the hallway that actually smelled like a Dead rodent. Could not find and even when opened closet on the Left and the Crawlspace hatch was opened smell was not under there just in the Hallway.



Living Room



Hallway--In this Area there was a Smell in the hallway that actually smelled like a Dead rodent. Could not find and even when opened closet on the Left and the Crawlspace hatch was opened smell was not under there just in the Hallway.

## 2. Ceiling Fans



### Observations:

- Operated normally when tested, at time of inspection.



Living Room

### 3. Closets



Observations:

- The closet is in serviceable condition.

### 4. Doors



Observations:

- No Apparent Issues with the Doors

### 5. Electrical



Observations:

- No Apparent Issues with the Electrical

### 6. Smoke Detectors



Observations:

- **\*\*SMOKE DETECTORS\*\***
- Operated when tested.



Living Room

### 7. CO2 Detector Condition



Observations:

- No Apparent Issues with the Interior CO2 Detector(s)



Living Room

### 8. Window/Wall/Floor AC/Heat Condition



Observations:

- No Apparent Issues with the Window/Wall/Floor AC/Heat Unit.



Living Room



Living Room



For Hallway



Hallway

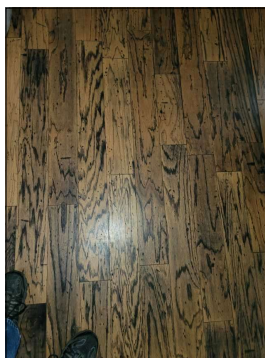
### 9. Flooring Condition



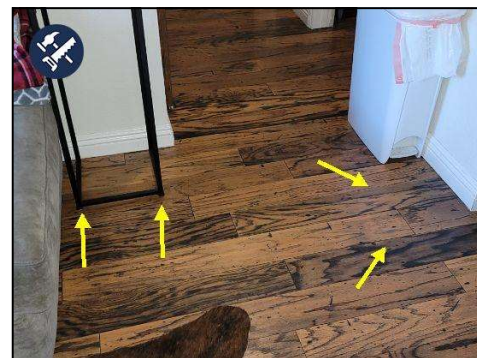
Materials: Laminate Wood

Observations:

- No Apparent Issues with the Interior Flooring
- Section of the Flooring in the Living Room on the Way to the Hallway has a spot where if you bounce on the floor you can make the stand 3 feet away rock where it sits. This is probably the combination of Diagonal Plank Sub-Flooring(90 Yrs.Old) and Laminate Flooring over it. Aged sub-Floor with flexible above Flooring found a bouncy spot.



Living Room



Living Room Entering Hallway

### 10. Ceiling Condition

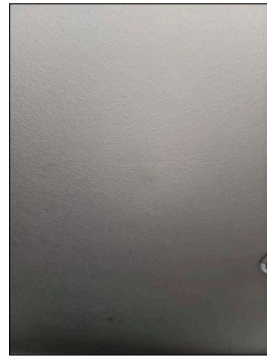


Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Ceilings





Living Room

### 11. Wall Condition



Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Walls

### 12. Fireplace



Materials: Living Room

Materials: Cast Iron Fireplace Insert

Observations:

- **\*\*Wood Fireplaces\*\***
- Damper was opened and closed several times.



Living Room



Living Room--Fireplace Insert in Place

### 13. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

- No Apparent Issues with the windows.



# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Locations

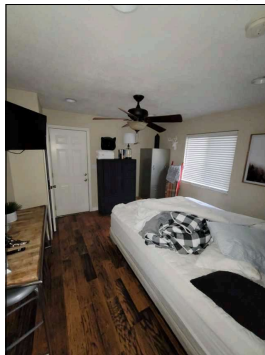
Locations: MAIN FLOOR: • Bedroom#1 • Bedroom#2

## 2. General Pictures Condition

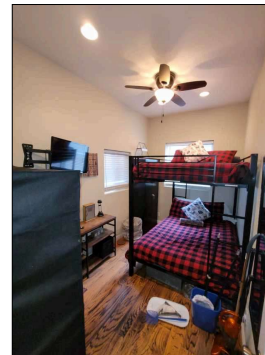


Observations:

- No Apparent Issues in General
- Good(No Issues)



Bedroom#1



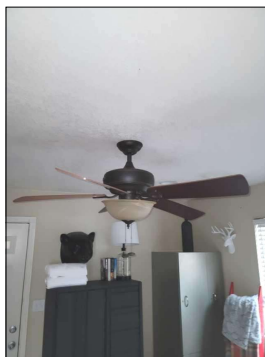
Bedroom#2

## 3. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.



Bedroom#1



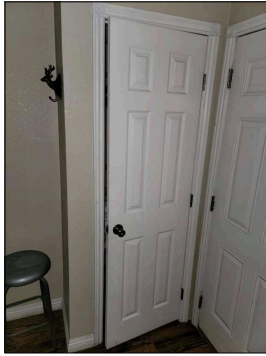
Bedroom#2

## 4. Closets



Observations:

- The closet is in serviceable condition.



Bedroom#1



Bedroom#2

5. Doors



Observations:  
• No Apparent Issues with the Doors



Bedroom#1--Exterior Door

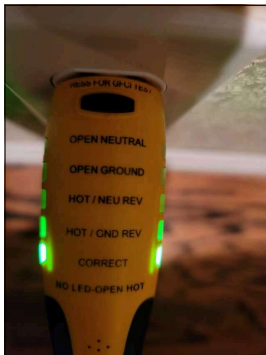


Bedroom#2

6. Electrical



Observations:  
• No Apparent Issues with the Electrical



Bedroom#1



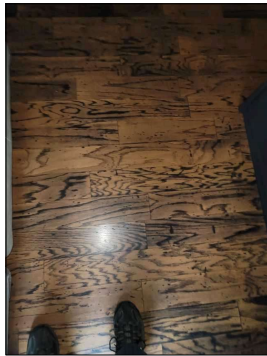
Bedroom#2

7. Floor Condition

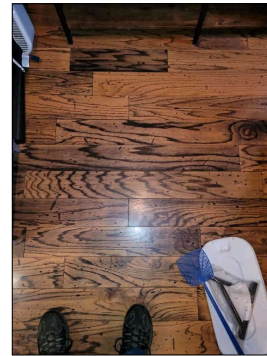


Flooring Types: Floating laminate type flooring noted.  
Observations:  
• No Apparent Issues with the Flooring





Bedroom#1



Bedroom#2

8. Smoke Detectors



Observations:

- **\*\*Smoke Detectors\*\***
- The smoke detectors operated during the inspection.



Bedroom#1



Bedroom#2

9. Wall Condition



Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Walls

10. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

- No apparent Issues with the Windows



Bedroom#1



Bedroom#2

11. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Ceilings

## 12. Patio Doors



### Observations:

- **\*\*Hinged Patio Doors\*\***
- The hinged patio door was functional during the inspection.



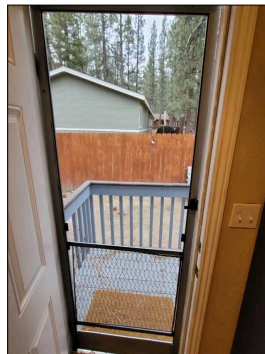
Bedroom#1

## 13. Screen Doors



### Observations:

- Sliding door screen is functional.



Bedroom#1



# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

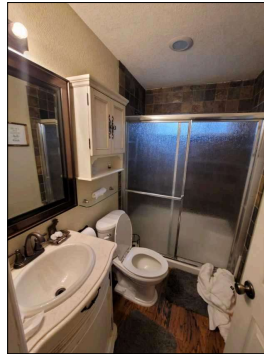
Locations: MAIN FLOOR: • Bathroom#1

## 2. General Pictures Condition



Observations:

- No Apparent General Issues with the bathrooms
- Good (No Issues)



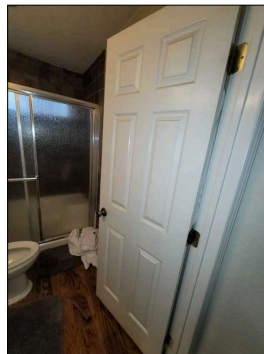
Bathroom

## 3. Doors



Observations:

- No Apparent Issues with the Doors



Bathroom

## 4. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

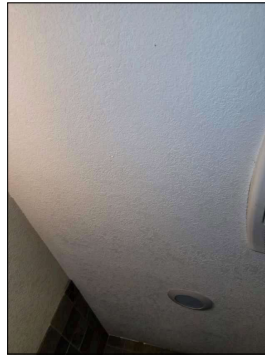


Bathroom

### 5. Ceiling Condition



- Materials: There are drywall ceilings noted.  
Observations:
- No Apparent Issues with the Ceilings



Bathroom

### 6. Exhaust Fan



- Observations:
- The bath fan was operated and no issues were found.

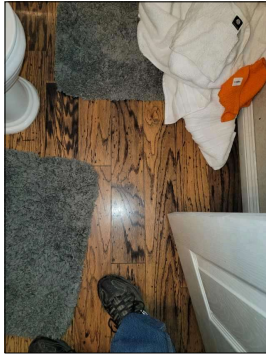


Bathroom

### 7. Floor Condition



- Materials: Floating laminate type flooring noted.  
Observations:
- No Apparent Issues with the Flooring
  - Recommend sealing cracks/voids.
  - Recommend caulking at the tub and shower areas



Bathroom



Bathroom

### 8. Bathroom Wall(s) Condition



Observations:

- No Apparent Issues with the Bathroom Wall(s).

### 9. Counters



Observations:

- Solid Surface tops noted.

### 10. Sinks



Observations:

- **\*\*DRAINS\*\***
- No Apparent Issues with the Drains
- **\*\*SUPPLY\*\***
- No Apparent Issues with the Supply



Bathroom

### 11. Toilets



Observations:

- Observed as functional and in good visual condition.





Bathroom

## 12. Electrical



- Observations:
- No Apparent Issues with the Electrical

## 13. GFCI



- Observations:
- **GFCI** in place and operational



Bathroom

## 14. Mirrors



- Observations:
- No Apparent Issues with the Mirrors

## 15. Heating



- Observations:
- Electric ceiling mounted heating noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.



Bathroom

## 16. Plumbing



Observations:

- No Apparent Issues with the Plumbing



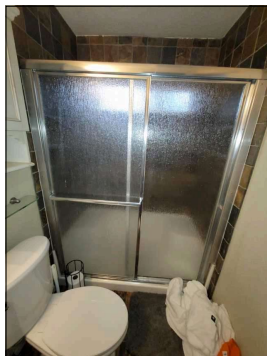
Bathroom

## 17. Showers

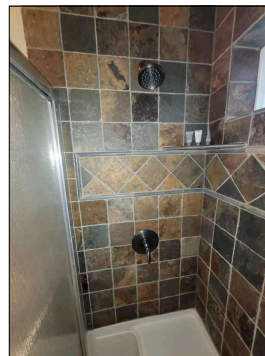


Observations:

- **\*\*SHOWER BASE\*\***
- functional
- **\*\*SHOWER FAUCET\*\***
- Functional
- **\*\*SHOWER DOORS\*\***
- Functional



Bathroom



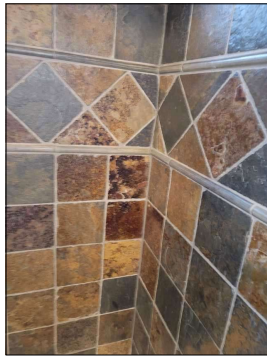
Bathroom

## 18. Shower Walls

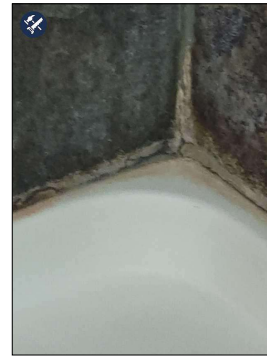


Observations:

- **\*\*MATERIALS\*\***
- Solid surface material noted.
- **\*\*OBSERVATIONS\*\***
- Recommend sealing holes & gaps to stop water infiltration into walls.
- Missing/damaged grout observed, suggest re-grouting as necessary.



Bathroom



Bathroom

19. Enclosure



Observations:

- The shower enclosure was functional at the time of the inspection.

20. Window Condition



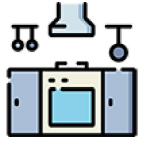
Materials: Vinyl framed sliding window noted.

Observations:

- No Apparent Issues with the Windows



Bathroom



# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. General Picture Overall



Observations:

- Good(No Issues)



Kitchen

## 2. Refrigerator Condition



Observations:

- REFRIGERATOR OVERALL:
  - Excellent
- COOLER PORTION:
  - Excellent
- FREEZER PORTION:
  - Excellent



Kitchen

## 3. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 4. Counters



Observations:

- Solid Surface tops noted.

## 5. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.



Kitchen

## 6. Microwave



Observations:

- No Apparent Issues with the Counter Top Microwave.



Kitchen

## 7. Cook top condition



Observations:

- Gas cook top noted.



Kitchen

## 8. Oven & Range



Observations:

- Oven: gas burners





Kitchen

## 9. Sinks



Observations:

- **\*\*DRAINS\*\***
- No Apparent Issues with the Drains
- **\*\*SUPPLY\*\***
- No Apparent Issues with the Supply



Kitchen

## 10. Drinking Fountain



Observations:

- There was no drinking fountain present in this kitchen.

## 11. Spray Wand



Observations:

- The spray wand was operated and was functional.



Kitchen

## 12. Window Condition



Materials: Vinyl framed sliding window noted.  
Observations:  
• No Apparent Issues with the Windows

## 13. Floor Condition



Materials: Floating laminate type flooring noted.  
Observations:  
• No Apparent Issues with the Flooring

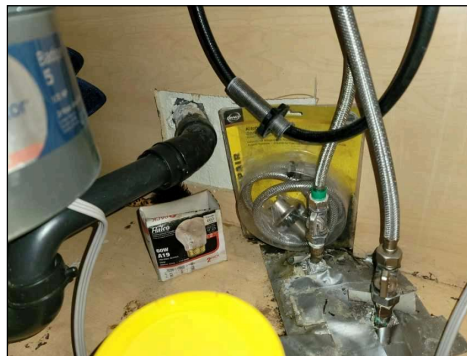


Kitchen

## 14. Plumbing



Observations:  
• No Apparent Issues with the Plumbing



Kitchen

## 15. Ceiling Condition



Materials: There are drywall ceilings noted.  
Observations:  
• No Apparent issues with the Ceilings

## 16. Electrical



Observations:  
• No Apparent Issues with the Electrical



Kitchen

17. GFCI



Observations:

- GFCI in place and operational.



Kitchen

18. Wall Condition



Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Walls



# Water Heater

## 1. Base



Observations:

- The water heater base is functional.

## 2. Heater Enclosure



Observations:

- The water heater enclosure is functional.

## 3. Combustion



Observations:

- The combustion chamber appears to in functional condition.

## 4. Venting



Observations:

- No Apparent Issues with the Venting



## 5. Water Heater Condition

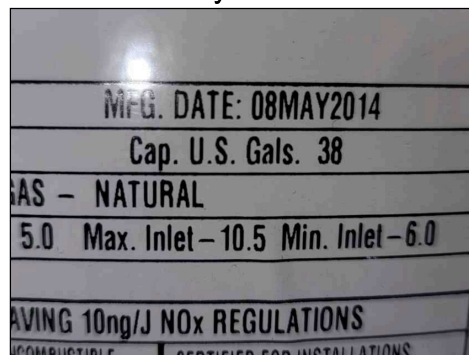


Heater Type: Gas

Location: The heater is located in the hall closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



This Rheem 38 Gallon Gas Water Heater was Manufactured May 8th 2014

6. TPRV



Observations:

- Appears to be in satisfactory condition -- no concerns.



7. Number Of Gallons



Observations:

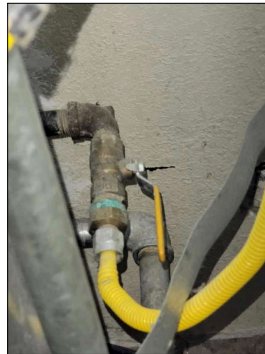
- 38 gallons

8. Gas Valve



Observations:

- Appears functional.



9. Plumbing



Observations:

- No Apparent Issues with the Plumbing



Water Supply Shut Off Valve for the Water Heater



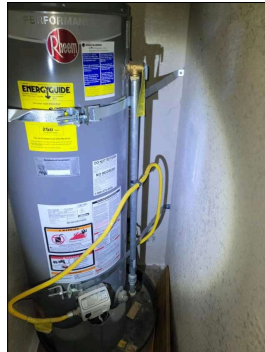
### 10. Overflow Condition



Materials: Galvanized

Observations:

- No Apparent Issues with the Overflow piping



### 11. Strapping



Observations:

- The Water Heater Is Strapped





# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Electrical Panel



Location: Main Disconnect in panel box. • East side of the house.

Observations:

- No Apparent Issues with the Electrical Panel



East Side

## 2. Main Amp Breaker



Observations:

- 100 amp



100 Amp Main Breaker

## 3. Breakers in off position



Observations:

- 0



Zero

#### 4. Cable Feeds



##### Observations:

- There is an overhead service drop noted.



East Side

#### 5. Breakers



Materials: Copper non-metallic sheathed cable noted.

##### Observations:

- All of the circuit breakers appeared serviceable.



# Roof

## 1. Roof Condition



Materials: Inspected from ladder.  
Materials: Asphalt shingles noted.  
Observations:  
• No Apparent Issues with the Roofing



## 2. Flashing



Observations:  
• No Apparent Issues with the Flashing



## 3. Chimney



Observations:  
• No Apparent Issues with the Chimney



#### 4. Spark Arrestor



Observations:

- No Apparent Issues with the Spark Arrestor.



#### 5. Vent Caps



Observations:

- No Apparent Issues with the Vent Caps



#### 6. Gutter



Observations:

- No Apparent Issues with the Gutters
- Clean gutters: Significant amounts of debris evident.







# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access



Observations:

- **\*\*Location of access\*\***
- Scuttle Hole located in:
- Access at hallway ceiling.



Hallway

## 2. Structure



Observations:

- No Apparent Issues with the Structure

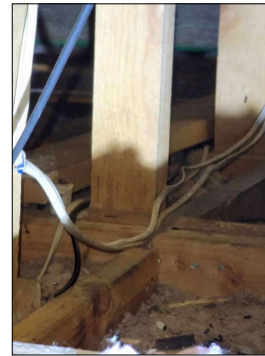
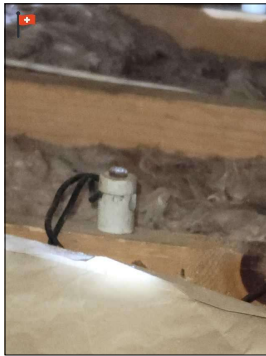


## 3. Electrical



Observations:

- No Apparent Issues with the Electrical
- **Knob and tube wiring present, cannot be sure if it has been disconnected.**



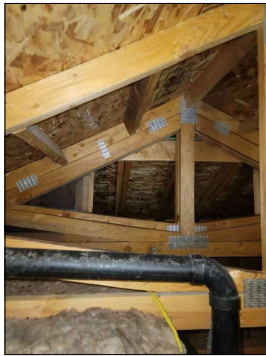
Old Knob & Tube in the Attic.

#### 4. Attic Plumbing



Observations:

- **ABS** (Acrylonitrile-Butadiene-Styrene)( black in color) - plumbing vent piping



#### 5. Insulation Condition



Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- No Apparent Issues with the Insulation





# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Doors



Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



North or front screen door



North or Front Entry Door

## 2. Window Condition



Observations:

- No Apparent Issues with the Windows

## 3. Siding Condition



Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation

Observations:

- No Apparent Issues with the Siding.
- **Caulk and seal all gaps, cracks and openings.**
- **Some siding deterioration noted. Have repaired as necessary.**



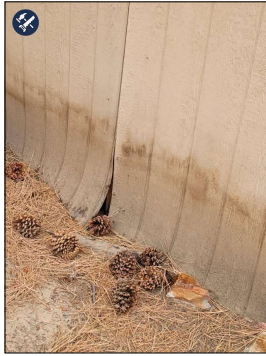
North or Front Side



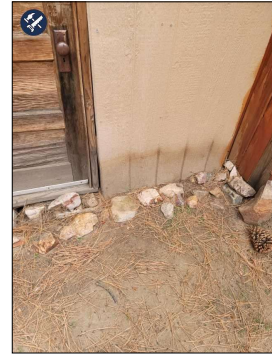
East Side



South Side



Shed Siding in the Rear Of The Property



Shed Siding in the Rear of the Property

4. Eaves & Facia



Observations:

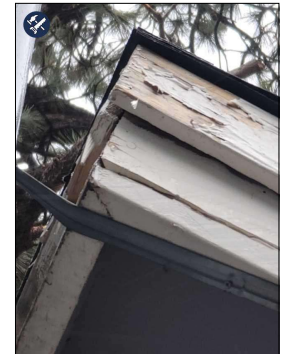
- No Apparent Issues with the Eaves
- Fill & Seal All Gaps & Cracks in the Eaves & Fascia Boards
- Broken Board Observed



South Side--Crack in the Board



Fill & Seal All Gaps & Crack in the Eaves.



Cracked Board



5. Exterior Paint



Observations:

- No Apparent Issues with the Paint
- Peeling paint observed, suggest scraping and painting as necessary.



South Side





# Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## 1. Slab Foundation



Observations:

- Raised Foundation Only.

## 2. Foundation Perimeter



Observations:

- No Apparent Issues with the Foundation Perimeter

## 3. Foundation Walls



Observations:

- Normal settlement.



## 4. Cripple Walls



## 5. Ventilation



Observations:

- Screened openings noted.

## 6. Vent Screens



Observations:

- Vent screens noted as functional.



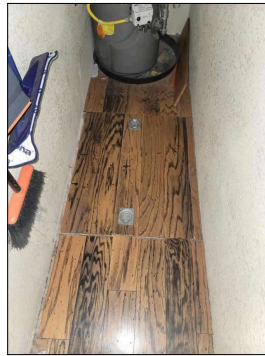
North Side

## 7. Access Panel



### Observations:

- The foundation access panel installed and functional during the inspection.



Interior Hallway Closet

## 8. Sub Flooring



### Observations:

- **\*\*DECKING\*\***
- Diagonal plank subfloor noted.
- **\*\*FRAMING\*\***
- No Apparent Issues with the Framing

## 9. Anchor Bolts



### Observations:

- The anchor bolts were inspected and appear to be serviceable.

## 10. Foundation Electrical



### Observations:

- No Apparent Issues with the Electrical

## 11. Foundation Plumbing



### Observations:

- **\*\*SUPPLY\*\***
- Galvanized supply pipe noted.
- **\*\*DRAIN, WASTE, VENT\*\***
- Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
- **\*\*OBSERVATIONS\*\***
- Appears Functional at time of inspection.



## 12. Foundation Insulation Condition



- Observations:
- No Apparent Issues with the Insulation





# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. City Main Water Valve Condition



Observations:

- No Apparent Issues with the City Main Water Valve



To the right of the driveway

## 2. Stop & Waste Valve Condition

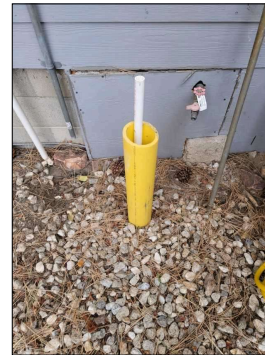


Observations:

- No Apparent Issues with the Stop & Waste Valve



North Side



North Side

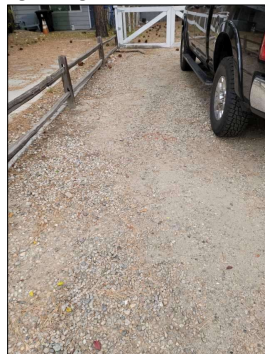
## 3. Driveway and Walkway Condition



Materials: Gravel driveway noted. • No driveway noted.

Observations:

- Gravel driveways need ongoing maintenance. Rake as needed.



Gravel



### 4. Grading



Observations:

- The exterior drainage is generally away from foundation.

### 5. Vegetation Observations



Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.



North deck



North Side

### 6. Gate Condition



Materials: Wood

Observations:

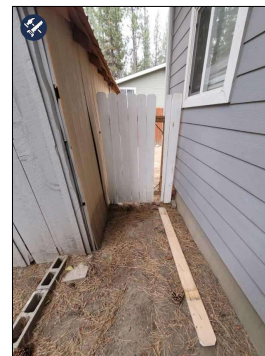
- No Apparent Issues with the Gates
- Damaged gate observed.



North or Front Side



North or Front Side



East Side--Board has come off the Gate

### 7. Patio and Porch Deck



Observations:

- Appeared functional at time of inspection.
- Deck Railing is Loose
- Deck Railing has Peeling Paint & Bare Wood Observed
- Floor Boards are Showing Peeling Finish & Bare Wood



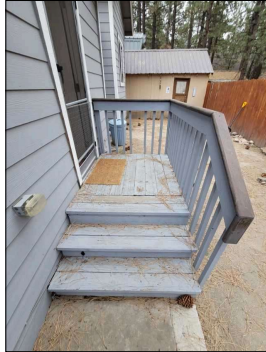
North Deck



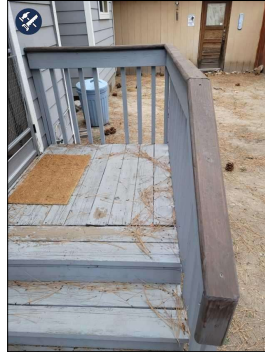
Under North Deck



Under North Deck



Deck Off of Bedroom#1



Deck Off of Bedroom#1--Handrail is Loose

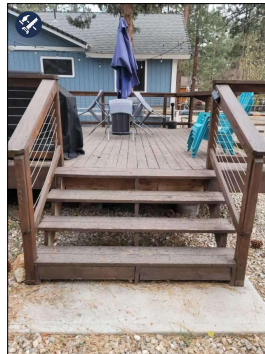


Deck Off of Bedroom#1--Floor Boards have Peeling Paint & Bare Wood Observed

8. Stairs & Handrail



Observations:  
• Handrails are loose



North Side--Loose Handrails

9. Grounds Electrical



Observations:  
• No Apparent Issues with the Electrical  
• OUTLETS:  
• No Apparent Issues with the Outlets





North Deck



North Deck

10. GFCI



Observations:  
 • GFCI receptacles are in good condition.



North Deck



South Side

11. Main Gas Valve Condition



Materials: West side.  
 Observations:  
 • Meter located at exterior. All gas appliances have cut-off valves in line at each unit.  
 No gas odors detected.



West Side

12. Plumbing



Observations:  
 • No Apparent Issues with the Plumbing

13. Water Pressure



Observations:  
• Recommended 70-80 psi

14. Pressure Regulator

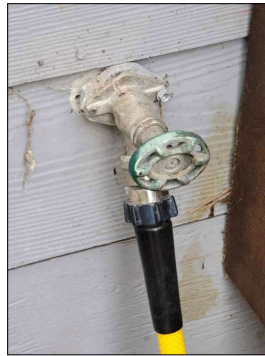


Observations:  
• None.

15. Exterior Faucet Condition



Location: Front of structure. • North side of house.  
Observations:  
• Appears Functional.



North Side

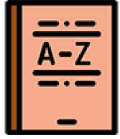
16. Fence Condition



Materials: Wood  
Observations:  
• **\*\*FENCING\*\***  
• No Apparent Issues with the Fencing  
• **\*\*FENCING\*\***  
• Fencing Shakes easily.



North Side is Shakey



# Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.



# Big Bear Home Inspectors

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AMERICAN SOCIETY OF HOME INSPECTORS  
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Appliance Sales & Repairs		Glass Companies	
Kimbo's	909-585-2244	Bear City Glass	909-585-2037
Audio & Video Tech		Best Windows & Doors	909-838-8354
Hot Sounds	909-518-0239	Handyman	
Carpet Cleaning / Water Damage / Repairs		Bernales Maintenance - Jesus	909-838-4084
Adavance Carpet ( Randy )	909-585-7451	Brent Hartmeister	951-733-3570
Bear Valley Carpet (Andy)	909-866-8303	Cesar Garcia	909-255-2786
Morales Brothers Carpet Cleaning	909-2739298	Heating & Air	
Chimney Cleaners		Bear Valley Heating - Tony	909-585-1232
Chimney Krikket's	909-866-5692	J & M Mechanical - Jeff	909-936-3361
Mountain Top Chimney	909-585-3724	Jon Wreesman	909-261-4609
Sweep Lucky Chimmey & Duct Cleaning	909-337-0256	Patriot Bear Heating - Chase	909-261-4609
Von Kriegel Chimney - Doug	909-224-4551	House Cleaning	
Electric		Hillary DeAngelis	909-638-0289
Bob Ludecke	909-866-1900	Marabel Bernal	909-838-4084
Bolt Electric	909-585-2272	Suzy Morals	909-708-7595
Danny Lopez	909-831-4437	Tina Blackwell	909-915-5606
Don Collins	951-751-8922	Landscape	
Rich Electric	909-281-0592	Jesus Bernal Landscaping	909-838-4084
Excavating Contractors		Raul Bernal Landscaping	909-890-6346
Acosta Corporation	909-866-9634	Stalcup	909-866-9696
Hallstead Constriction	909-866-3632	Locksmith	
Ken Willis	909-585-3224	A-Kenn's	909-866-8336
Fencing		ABC Lock & Key - Alan	909-732-4724
All Fence	909-585-9011	Masonry Contractors	
Leoco	909-585-2139	Gordon Equipment	909-584-4606
Flooring		Jack's Masonry	951-233-0770
A Class Flooring - Christian	909-800-2946	Marty's Masonry	909-585-3700 909-585-6480
Carpet Barn (Sales)	909-366-5021	Painting	
Interiors (Sales)	909-866-2252	Carlos Navaro	909-709-9233
Southland Carpet & Flooring	909-547-6383	Chango's Painting	909-744-0396
Garage Doors		EG Painting - Edgar Guevara	909-534-6374
Garage Door Kings	909-440-0305	Plumbing	
General Contractors		AR Joens Plumbing	909-496-6324
Auer Construction - Hans Auer	760-803-8545	Brian VeRycke	909-496-6324
Bain Constuction - Mike Bain	909-838-8892	J & M Mechanical -Jeff	909-936-3361
Chad Seaman	909-633-4465	Joe Nickles	909-866-5363
Farrar Construction -Dean Farrar	909-725-8897	Jon Wreesman	909-261-4609
Home Improvments -Michael Beveridge	909-262-9111	Leon's Drain & Plumbing (Camera)	909-496-2358
Joshua Hastings Construction	909-273-0130	Ron Ewell	909-936-3053
Mark Ortega	909-556-4104	Timothy Perez (Camera)	951-315-4158
Vacation Rental Management Companies		Transfer & Storage	
Big Bear Vacations - Christina	909-866-8200	Barstow Transfer & Storage	800-726-7211
Cool Cabins - Karie Davis	800-550-8779	Custom Woodwork	
Denstination Big Bear	909-752-0234	Brads Woodwork	909-203-2490

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Small Vacation & AirBnB Management Co.		Tree Trimmers	
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Village Reservation-Melissa Karnes	909-379-2870	Bear Valley Tree Care - Ed Brush	909-584-7862
Shon & Tina Blackwell	909-915-5606	Fire Risk Mangement	909-744-4859
Destination Elevation Rentals - Hillary	909-633-0289	Raul Bernal	909-890-6346
Shawn Ridet	949-813-6714	Sailin Perrin	909-380-1954

Rental Management Companies - Full Time		Utilities	
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Bear Lake Resort Rental	909-585-2556	Amerigas (Propane)	909-866-3513
Blue Skies	909-866-8600	Bear City Water (BBC CSD)	909-585-2565

Roofers	
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David Quijas	909-648-9481
Dave Beckett	909-991-9537
Eric Seaman	909-585-8082
James Castello	909-585-2989
MJ Roofing	909-380-1038
Sturdy Roofing	909-585-2508

Utilities	
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Bear Valley Electric	909-866-4678
Big Bear City ( Building & Safety )	909-866-5831
Big Bear City Community Service Dist.	909-585-2565
Big Bear Disposal	909-866-3942
Big Bear Lake City Hall	909-866-5831
Connely Pumping Sewage Holding Tank	909-584-9365
CSA (Fawnskin Sewer)	800-554-0565
Dept. of Water & Power (BB Lake)	909-866-5050

Spa/Hot Tub	
-------------	--

Mike Raphael - Spa Service	909-648-4211
Olson Spa's - Sale, Service & Repairs	909-366-5309

Ferrell Gas (Propane)	909-866-4605
Mountain Water (Holding Tank & Bottled)	909-866-4765

Snow Removal	
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Cesar Garcia	909-709-7240
Mike Bain	909-838-8892
Raul Bernal	909-890-6346

Southwest Gas	877-860-6020
Spectrum Cable,TV, Interent & Phone	866-499-8080
Verizon Interent & Phone	800-483-4000

Security System Companies	
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All Protection Alarm	909-866-6586
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Water Systems / Home Fire Sprinkler System Testing	
Bear Valley Backflow	909-677-7875
Martin Fire & BackFlow	909-659-4699

Surveyors		Water/Fire/Smoke/Mold Damage	
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Transtech Mapco	909-866-8400
Bergman Engineering	909-866-8400
The Eden Group	909-410-5460

Action Response Team	909-585-9019
Quickresponse 24/7	951-315-4158
Servpro	909-866-3278

Termite Companies		Well Inspection & Certification	
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Burkitt's Bugs	909-337-9528
Empire Termite	909-744-8890
Termitagon Termite	888-760-8834

Ron Barto	909-866-6644
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Window Cleaning	
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Above All Window Cleaning	909-269-0315
Shon Blackwell	909-915-5606

Updated 8.31.21