

# PROPERTY INSPECTION REPORT



**Donald D. Angelo Certification #263416**  
**Big Bear Home Inspectors**

**436 Dorset Drive**  
**Inspection Prepared For: Angel Fuerte**  
**Agent: Rose Holmstrom - Re/Max Big Bear Village**

**Date of Inspection: 10/30/2020**  
**Age of House: Built in 1983. 37 Yrs. old Size: 1,616 SqFt.**  
**Weather: Clear & Cool**

# 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 its 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!



# 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.

There are 3 Colors used in this summary with there meanings:

Green--Client can do work on their own.

Blue--Client and I both are aware of the issue. This is not a serious issue but should be resolved when possible

Red--Client should have a professional involved with this issue and should be addressed as soon as possible

Interior Areas		
Page 14 Item: 5	Smoke Detectors	<ul style="list-style-type: none"> <li>• Smoke detector missing in the Hallway. Replace with a New Hard Wired One</li> </ul>
 <p>Hallway--No Smoke Detector. Needs new one</p>		
Bedrooms		
Page 18 Item: 8	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>**Smoke Detectors**</b></li> <li>• There were no smoke detectors present in the bedrooms</li> </ul>
Bathroom		
Page 21 Item: 5	Floor Condition	<ul style="list-style-type: none"> <li>• Bathroom#2--Damaged grout observed, suggest re-grouting as necessary.</li> <li>• Bathroom#2--Recommend sealing cracks/voids.</li> <li>• Bathroom#2--Recommend caulking at the tub and shower areas</li> </ul>





Bathroom#2 Caulking Needed

Page 22 Item: 11 GFCI

- **GFCI** is Looking pretty Old in the Master Bathroom. This could be why Bathroom#2 is not protected. As of 1975 all bathrooms should be GFCI protected. So either the Master Bathroom is going bad or another needs to be installed in Bathroom#2
- Bathroom#2--No GFCI protection present, suggest installing GFCI protected receptacles for safety.



Bathroom#2 not Protected



Master Bathroom--Kind of old Might want to replace

Page 23 Item: 16 Shower Walls

- Caulking needed around perimeter.
- Missing/damaged grout observed, suggest regrouting as necessary.



Bathroom#2



Bathroom#2

Kitchen

Page 30 Item: 15 Floor Condition

- Numerous cracked tiles noted.



Cracks in the Kitchen Tile Flooring

## Heat/AC

Page 37 Item: 9

Thermostats

- Thermostat only turns unit On & Off and is not being controlled by the temperature at all. Walked into a very warm house. Turned down still would not go off had to physically Turn off the Unit for it to go Off. Thermostat needs to be replaced to work correctly.



This is Bad it needs to be replaced it only turns On & Off and does not function correctly with temperature.

## Garage

Page 38 Item: 1

Roof Condition

- Clean roof areas: Significant amounts of organic debris evident.



South Side

Page 38 Item: 4

Floor Condition

- Common cracks noted.



Crack in the Garage Flooring

Page 40 Item: 10	Fire Door	<ul style="list-style-type: none"><li>• The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.</li></ul>
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Does not close completely.

Page 41 Item: 13	Garage Opener Status	<ul style="list-style-type: none"><li>• There appears to be an older model garage door opener without safety features.</li><li>• Garage Door only goes up about 4 inches and stops motor still trying but stops. Cannot figure out what was holding it up. Either door in tracks has issue or older door opener just cannot do it anymore.</li></ul>
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Something is wrong with Garage Door Opener. Either it is too old to do the job anymore or, Something is wrong in the Tracks or wheels because it stops after about 6 inches.

Page 42 Item: 15	Stairs & Handrails Condition	<ul style="list-style-type: none"><li>• Handrail is a Little Loose</li><li>• Landing Area may not be tall enough to need a railing. Recommend placing one along the yellow line just for the safety factor of someone falling off.</li></ul>
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Not Actually required but recommend railing around the Landing Deck

#### Electrical

Page 44 Item: 4	Cable Feeds	<ul style="list-style-type: none"><li>• When utility company wires coming into the service mast are sagging, frayed, strung through trees, or otherwise appear improper, the client is advised to contact the utility company prior to closing to correct the condition or verify its safety.</li></ul>
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Tree interfering with drop Line.

#### Roof

Page 45 Item: 1	Roof Condition	<ul style="list-style-type: none"><li>• Clean roof areas: Significant amounts of organic debris evident.</li></ul>
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East Side



East Side

Page 46 Item: 6	Gutter	<ul style="list-style-type: none"><li>• Clean gutters: Significant amounts of debris evident.</li><li>• Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.</li></ul>
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Gutters are filled with Pine Needles. These should be cleared.



Northeast Corner



Southeast Corner--Monitor the area and see if water builds up here at the Foundation wall, if it does need to make it move along as too not continually soak the Foundation Wall



South Side

#### Exterior Areas

Page 49 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Peeling paint observed, suggest scraping and painting as necessary.</li> </ul>
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South Side--Peeling Paint & Bare Wood Observed

Page 49 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• Caulk and seal all gaps, cracks and openings.</li> <li>• Some siding deterioration noted. Have repaired as necessary.</li> <li>• Brick Veneer Top Concrete Pour is cracked the entire Length along the Garage North Wall</li> </ul>
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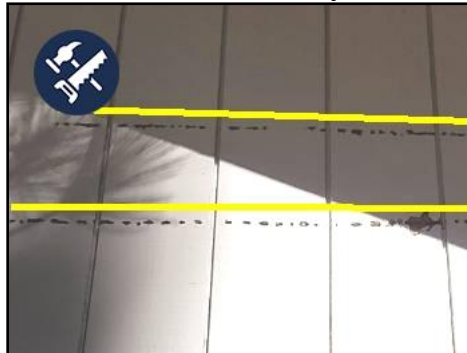
Cracked across the top of the brick veneer



Garage North Wall--Wood Pecker Activity



East Side by Rear Door



South Side--More Wood Pecker Activity

#### Foundation

Page 51 Item: 3

Foundation Walls

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.



Efflorescence Observed

Page 51 Item: 4




Cripple Walls

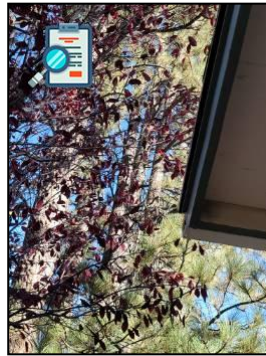
- Big Crack in the Stem Wall. Recommend further evaluation by a handyman or General Contractor for Answers & Options to this Issue.



Big Crack in the Stem Wall

## Grounds

Page 56 Item: 3	Driveway and Walkway Condition	<ul style="list-style-type: none"><li>• Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.</li><li>• Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.</li><li>• Potential Trip Hazard(s) at driveway; monitor / repair as necessary</li></ul>
		
Spalling on the Driveway	Possible tripping hazard going in garage	
Page 57 Item: 5	Vegetation Observations	<ul style="list-style-type: none"><li>• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.</li><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><li>• Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.</li><li>• Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.</li></ul>



South Side

Page 58 Item: 7

Patio and Porch  
Deck

• Deck Railing is Loose



Railing Loose



Rear Deck Railing is Loose

Page 58 Item: 8

Stairs &amp; Handrail

• Handrails are loose



Handrail is Loose



Rear Deck Both Handrails

Page 61 Item: 17	Fence Condition	<ul style="list-style-type: none"><li>• <b>RETAINING/GARDEN WALL</b></li><li>• Retaining wall is leaning.</li><li>• Damaged/ missing mortar observed, suggest tuckpointing as necessary.</li><li>• Recommend review by a qualified professional for repair or replacement, as necessary.</li></ul>
		
Back Yard--Brick Garden Wall next to Walkway Crack in the Wall		Rear Yard Major Crack in the Stone Veneer





# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present

## 2. Home Type

Home Type: GARAGE: • Attached • HOME STYLE: • Single Family Home

## 3. Occupancy

Occupancy: Vacant • 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



Living Room



Hallway

## 2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



## 3. Closets

Observations:

- The closet is in serviceable condition.





Living Room

#### 4. Electrical



Observations:

- No Apparent Issues with the Electrical

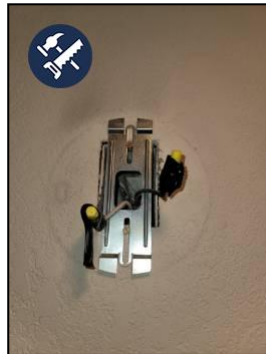
#### 5. Smoke Detectors



Observations:

- **\*\*SMOKE DETECTORS\*\***

- Smoke detector missing in the Hallway. Replace with a New Hard Wired One



Hallway--No Smoke Detector. Needs new one

#### 6. CO2 Detector Condition



Observations:

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



Hallway

#### 7. Flooring Condition



Materials: Carpet

Observations:

- No Apparent Issues with the Interior Flooring



Living Room

#### 8. Ceiling Condition



- Materials: There are drywall ceilings noted. • Open beam ceiling construction noted.
- Observations:
- No Apparent Issues with the Ceilings

#### 9. Patio Doors



- Observations:
- **\*\*Hinged Patio Doors\*\***
  - Functioned Correctly at the time of the Inspection



Dining Area

#### 10. Screen Doors



#### 11. Wall Condition



- Materials: Drywall walls noted.
- Observations:
- No Apparent Issues with the Walls

#### 12. Fireplace



- Materials: Living Room
- Materials: Masonry fireplace noted.
- Observations:
- **\*\*Wood Fireplaces\*\***
  - Damper was opened and closed several times.
  - Functional.





Gas Log Lighter Assist System--  
Gas Valve & Key

### 13. Window Condition



- Materials: Aluminum framed sliding window noted. • Wood framed fixed window noted.  
Observations:  
• No Apparent Issues with the windows.



Living Room



# 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: • Master Bedroom#1 • Bedroom#2 • Bedroom#3

## 2. General Pictures Condition

Observations:

- No Apparent Issues in General



Bedroom#2



Bedroom#3



Master Bedroom

## 3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



Master Bedroom

## 4. Closets

Observations:

- The closet is in serviceable condition.





Bedroom #2

## 5. Doors



### Observations:

- No Apparent Issues with the Doors



Bedroom#2

## 6. Electrical



### Observations:

- No Apparent Issues with the Electrical

## 7. Floor Condition



Flooring Types: Carpet is noted.

### Observations:

- No Apparent Issues with the Flooring

## 8. Smoke Detectors



### Observations:

- **\*\*Smoke Detectors\*\***
- **There were no smoke detectors present in the bedrooms**

## 9. Wall Condition



Materials: Drywall walls noted.

### Observations:

- No Apparent Issues with the Walls

## 10. Window Condition



Materials: Aluminum framed sliding window noted.

### Observations:

- No apparent Issues with the Windows

## 11. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Ceilings





# 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: • Master Bathroom#1 • Bathroom#2

## 2. General Pictures Condition

Observations:

- No Apparent General Issues with the bathrooms



Bathroom#2



Master Bathroom

## 3. Cabinets

Observations:

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



Bathroom#2



Bathroom#2

## 4. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Ceilings



## 5. Floor Condition



Materials: Ceramic tile is noted.

Observations:

- Bathroom#2--Damaged grout observed, suggest re-grouting as necessary.
- Bathroom#2--Recommend sealing cracks/voids.
- Bathroom#2--Recommend caulking at the tub and shower areas



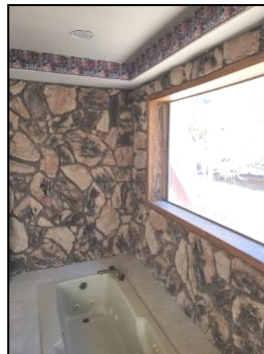
Bathroom#2 Caulking Needed

## 6. Bathroom Wall(s) Condition



Observations:

- No Apparent Issues with the Bathroom Wall(s) in either Bathroom
- Drywall
- Rock Veneer



Master Bathroom

## 7. Counters



Observations:

- Ceramic Tile
- No discrepancies noted.



Bathroom#2 Ceramic Tile

## 8. Sinks



### Observations:

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

## 9. Toilets



### Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



Bathroom#2

## 10. Electrical



### Observations:

- No Apparent Issues with the Electrical

## 11. GFCI



### Observations:

- **GFCI** in place and operational
- GFCI is Looking pretty Old in the Master Bathroom. This could be why Bathroom#2 is not protected. As of 1975 all bathrooms should be GFCI protected. So either the Master Bathroom is going bad or another needs to be installed in Bathroom#2
- Bathroom#2--No GFCI protection present, suggest installing GFCI protected receptacles for safety.



Bathroom#2 not Protected



Master Bathroom--Kind of old Might want to replace

## 12. Mirrors



### Observations:

- No Apparent Issues with the Mirrors

### 13. Heating

**Observations:**

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 14. Plumbing

**Observations:**

- No Apparent Issues with the Plumbing



Bathroom#2



Master Bathroom

### 15. Showers

**Observations:**

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



Bathroom#2

### 16. Shower Walls

**Observations:**

- **\*\*MATERIALS\*\***
- Ceramic tile noted.
- [Caulking needed around perimeter.](#)
- [Missing/damaged grout observed, suggest regrouting as necessary.](#)





Bathroom#2



Bathroom#2

### 17. Enclosure



#### Observations:

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

### 18. Bath Tubs



#### Observations:

- Tub
- No Apparent Issues with the Tub
- Whirlpool
- No Apparent Issues with the Whirlpool Tub



Bathroom#2



Master Bathroom

### 19. Window Condition



Materials: Aluminum framed fixed window noted.



Bathroom#2

## 20. Doors



### Observations:

- No Apparent Issues with the Doors



# Kitchen

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

## 1. Refrigerator Condition



Observations:

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



## 2. Cabinets



Observations:

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



## 3. Counters



Observations:

- Ceramic Tile
- No discrepancies noted.



#### 4. Dishwasher



Observations:  
• Operated.

#### 5. Garbage Disposal



Observations:  
• Operated - appeared functional at time of inspection.



#### 6. Microwave



Observations:  
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.





### 7. Double Oven Condition



Materials: ELECTRIC

Observations:

- UPPER OVEN:
  - Functioned Correctly at the time of the Inspection
- LOWER OVEN:
  - Functioned Correctly at the Time of the Inspection



### 8. Sinks



Observations:

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



### 9. Drinking Fountain



Observations:

- There was no drinking fountain present in this kitchen.

### 10. Spray Wand



Observations:

- The spray wand was operated and was functional.



#### 11. Hot Water Dispenser



Observations:

- No Hot water Dispenser

#### 12. Soap Dispenser



Observations:

- The soap dispenser was functional.



#### 13. Vent Condition



Materials: Recirculating

Observations:

- No Apparent Issues with the Venting

#### 14. Window Condition

Materials: Aluminum framed sliding window noted.



### 15. Floor Condition



Materials: Ceramic tile is noted.

Observations:

- No Apparent Issues with the Flooring
- Numerous cracked tiles noted.



Cracks in the Kitchen Tile Flooring

### 16. Plumbing



Observations:

- No Apparent Issues with the Plumbing



### 17. Ceiling Condition



Materials: There are drywall ceilings noted. • There is panel lighting present in the ceiling.

Observations:

- No Apparent issues with the Ceilings

### 18. Electrical



Observations:

- No Apparent Issues with the Electrical

### 19. GFCI



Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

### 20. Wall Condition



Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Walls



# Laundry

## 1. Locations

Locations: Laundry Room

## 2. Cabinets

Observations:

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



## 3. Laundry Units Condition

Materials: SIDE-BY-SIDE • Washer & Gas Dryer

Observations:

- No Apparent Issues with the Side-By-Side Units



## 4. Dryer Vent

Observations:

- No Apparent Issues with the Dryer vent



## 5. Electrical



Observations:

- No Apparent Issues with the Electrical



## 6. GFCI



Observations:

- The receptacles near laundry machines are polarized and should be GFCI

## 7. Gas Valves



Observations:

- Gas shut off valves were present and functional.



## 8. Plumbing



Observations:

- No Apparent Issues with the Plumbing





### 9. Floor Condition

Materials: Sheet vinyl flooring is noted.



### 10. Wall Condition

Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the walls



### 11. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Ceilings

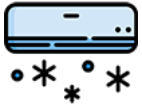


### 12. Doors

Observations:

- No Apparent Issues with the Doors





# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition



Materials: Location: • The furnace is located in the crawlspace

Observations:

• Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

## 2. Heater Base



Observations:

• The heater base appears to be functional.

## 3. Enclosure



Observations:

• No Apparent Issues with the Enclosure



## 4. Venting



Observations:

• **\*\*VENTING OBSERVATIONS\*\***

• The visible portions of the vent pipes appeared functional.



## 5. Gas Valves



Observations:

- Gas shut off valves were present and functional.

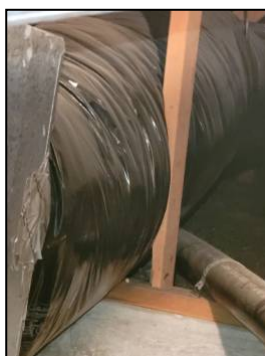


## 6. Air Supply



Observations:

- The return air supply system appears to be functional.



## 7. Registers



Observations:

- The return air supply system appears to be functional.



Living Room



Dining Area



Bathroom#2



Bedroom#3

## 8. Filters



Location: Located in a filter grill in a hall area wall.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Size of Filter--14X30X1.

## 9. Thermostats



### Observations:

- Location: Hallway
- Analog, non-programmable type.
- Functional at the time of inspection.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.
- Thermostat only turns unit On & Off and is not being controlled by the temperature at all. Walked into a very warm house. Turned down still would not go off had to physically Turn off the Unit for it to go Off. Thermostat needs to be replaced to work correctly.



This is Bad it needs to be replaced it only turns On & Off and does not function correctly with temperature.





# Garage

## 1. Roof Condition



Materials: Inspected from ladder.

Materials: Asphalt shingles noted.

Observations:

- Clean roof areas: Significant amounts of organic debris evident.



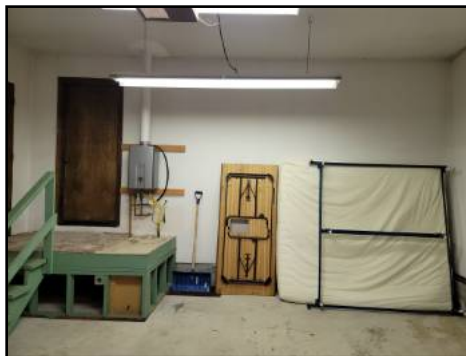
South Side

## 2. Walls



Observations:

- Appeared satisfactory, at time of inspection.



Firewall Complete

## 3. Anchor Bolts



Observations:

- The anchor bolts were not visible, obscured by drywall.

## 4. Floor Condition



Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.



Crack in the Garage Flooring

## 5. Rafters & Ceiling



Observations:

- Limited review due to finished ceilings.



## 6. Electrical



Observations:

- No apparent issues with the Electrical

## 7. GFCI



Observations:

- GFCI in place and operational



## 8. 240 Volt



Observations:

- The 240 volt outlets tested functional.



Functions correctly

## 9. Exterior Door



### Observations:

- No Apparent Issues with the water Heater



## 10. Fire Door



### Observations:

- The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.



Does not close completely.

## 11. Garage Door Condition



Materials: Sectional door noted.

### Observations:

- No Apparent Issues with the Garage Door
- No deficiencies observed.

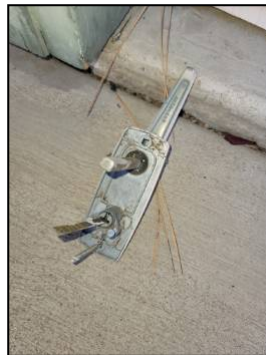


## 12. Garage Door Parts



### Observations:

- The garage door appeared functional during the inspection.



Garage Door Handle is not secured to the door it just falls out when touched

## 13. Garage Opener Status



### Observations:

- Screw drive opener noted.
- There appears to be an older model garage door opener without safety features.
- Garage Door only goes up about 4 inches and stops motor still trying but stops. Cannot figure out what was holding it up. Either door in tracks has issue or older door opener just cannot do it anymore.



Screw Driven



Something is wrong with Garage Door Opener.  
Either it is too old to do the job anymore or,  
Something is wrong in the Tracks or wheels  
because it stops after about 6 inches.

## 14. Garage Door's Reverse Status



## 15. Stairs &amp; Handrails Condition



## Observations:

- No Apparent Issues with the Steps
- Handrail is a Little Loose
- Landing Area may not be tall enough to need a railing. Recommend placing one along the yellow line just for the safety factor of someone falling off.



Handrail is a Little loose



Not Actually required but recommend railing around the Landing Deck





# 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 Location: • North side of the house.

Observations:

- No Apparent Issues with the Electrical Panel



## 2. Main Amp Breaker



Observations:

- 100 amp



## 3. Breakers in off position



Observations:

- 0



Zero

#### 4. Cable Feeds



Observations:

- There is an overhead service drop noted.
- When utility company wires coming into the service mast are sagging, frayed, strung through trees, or otherwise appear improper, the client is advised to contact the utility company prior to closing to correct the condition or verify its safety.



Tree interfering with drop Line.

#### 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:

- Clean roof areas: Significant amounts of organic debris evident.



East Side



East Side

## 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.
- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



Gutters are filled with Pine Needles. These should be cleared.



Northeast Corner



Southeast Corner--Monitor the area and see if water builds up here at the Foundation wall, if it does need to make it move along as too not continually soak the Foundation Wall



South Side



# 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:

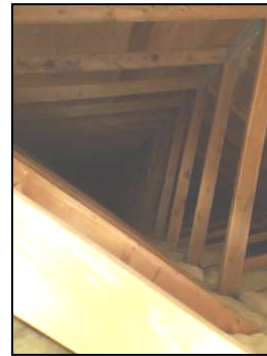
- \*\*Location of access\*\*
- Bedroom#2 Closet.

## 2. Structure



Observations:

- No Apparent Issues with the Structure



## 3. Ventilation



Observations:

- No Visible Ventilation noted.

## 4. Vent Screens



## 5. Electrical



Observations:

- No Apparent Issues with the Electrical





## 6. Attic Plumbing



Observations:

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



## 7. Insulation Condition



Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 6-8 inches in depth





# 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.



Front door

## 2. Window Condition

### Observations:

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



South Side--Peeling Paint & Bare Wood Observed

## 3. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation • Brick veneer noted.

### Observations:

- Caulk and seal all gaps, cracks and openings.
- Some siding deterioration noted. Have repaired as necessary.
- Brick Veneer Top Concrete Pour is cracked the entire Length along the Garage North Wall





Cracked across the top of the brick veneer



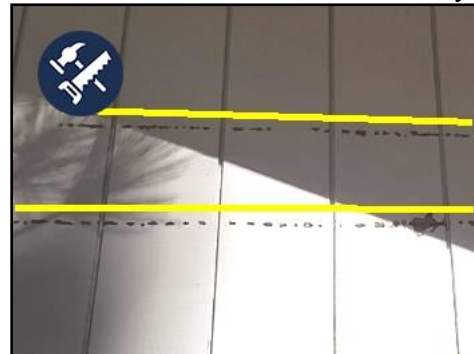
Garage North Wall--Wood Pecker Activity



North House Wall--More Wood Pecker Activity



East Side by Rear Door



South Side--More Wood Pecker Activity

#### 4. Eaves & Facia



##### Observations:

- No Apparent Issues with the Eaves



#### 5. Exterior Paint



##### Observations:

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



# 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
- Cracks and deterioration observed.

## 3. Foundation Walls

Observations:

- Normal settlement.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.



Efflorescence Observed

## 4. Cripple Walls

Observations:

- Concrete block/wood piers support floor above.
- Big Crack in the Stem Wall. Recommend further evaluation by a handyman or General Contractor for Answers & Options to this Issue.



Big Crack in the Stem Wall

## 5. Ventilation



Observations:

- Screened openings noted.



West Side



## 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.



North Side

## 8. Post and Girders



### Observations:

- Concrete block/wood piers support floor above.



## 9. Sub Flooring



### Observations:

- **\*\*DECKING\*\***
- Plywood sheathing sub floor.



## 10. Anchor Bolts



### Observations:

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





### 11. Foundation Electrical



#### Observations:

- No Apparent Issues with the Electrical



### 12. Foundation Plumbing



#### Observations:

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



Copper



A.B.S. Piping



### 13. Foundation Insulation Condition



#### Observations:

- No Apparent Issues with the Insulation



#### 14. Ducting



Observations:

- Appeared functional, at time of inspection.





# 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



How says facing West facing house far right side of garage 2' from driveway

## 2. Stop & Waste Valve Condition



Observations:

- Multiple Stop & Waste Valves all working Correctly



In front of the Home, outside the garden barrier wall.



Left of the Front Stairs Yellow T Handle

## 3. Driveway and Walkway Condition



Materials: Concrete driveway noted.

Observations:

- Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.
- Potential Trip Hazard(s) at driveway; monitor / repair as necessary



Concrete Driveway



Spalling on the Driveway



Possible tripping hazard going in garage



#### 4. Grading

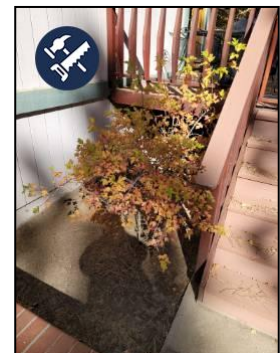
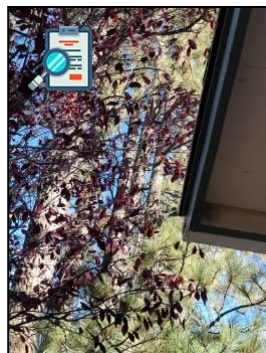
##### Observations:

- The exterior drainage is generally away from foundation.

#### 5. Vegetation Observations

##### Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- 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.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
- Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.







South Side

## 6. Gate Condition



- Materials: Wood • Wrought iron  
Observations:  
• No Apparent Issues with the Gates



## 7. Patio and Porch Deck



- Observations:  
• Appeared functional at time of inspection.  
• Deck Railing is Loose



Front Deck



Railing Loose



Rear Deck Railing is Loose

## 8. Stairs & Handrail



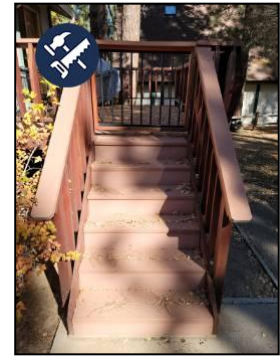
- Observations:  
• Handrails are loose



Handrail is Loose



Stair Steps are good



Rear Deck Both Handrails

## 9. Grounds Electrical



### Observations:

- No Apparent Issues with the Electrical
- OUTLETS:
- No Apparent Issues with the Outlets



## 10. GFCI



### Observations:

- None visible.

## 11. Main Gas Valve Condition



### Materials: South side.

### Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



South Side



## 12. Gas Line Condition



### Observations:

- No Apparent Issues with the Gas Line on the Back Deck For the BBQ.



Back Deck

## 13. Plumbing



### Observations:

- No Apparent Issues with the Plumbing
- The Clean Out was Observed



Clean Out Left of the T Handle

## 14. Exterior Faucet Condition



Location: East side of house. • West side of house.

### Observations:

- Appears Functional.



West Side



East Side

## 15. Balcony



## 16. Patio Enclosure



## Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Front Porch Covering

## 17. Fence Condition



Materials: Stone • Brick

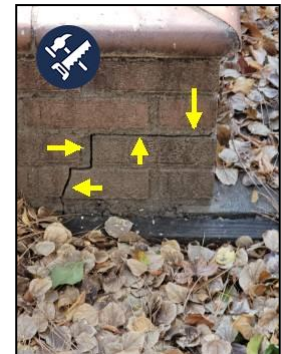
## Observations:

## • RETAINING/GARDEN WALL

- Retaining wall is leaning.
- Damaged/ missing mortar observed, suggest tuckpointing as necessary.
- Recommend review by a qualified professional for repair or replacement, as necessary.



Front Yard--Garden Wall Coming Apart.



Back Yard--Brick Garden Wall next to Walkway Crack in the Wall



Rear Yard Major Crack in the Stone Veneer

## 18. Sprinklers



### Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.



Next to front Steps



Behind Front Steps



West Side



# Tankless Water Heater

## 1. Enclosure Condition



Observations:

- No Apparent Issues with the Enclosure



## 2. Electrical Condition



Observations:

- No Apparent Issues with the Gas valve



## 3. Gas Valve Condition



Observations:

- No Apparent Issues with the Gas Valve



## 4. Plumbing Condition



Observations:

- No Apparent Issues with the Plumbing



#### 5. Tank-Less Venting Condition



Observations:

- No Apparent Issues with the Venting



#### 6. T.P.R.Valve Condition



Observations:

- No Apparent Issues with the T.P.R. Valve



#### 7. Overflow Condition



Observations:

- No Apparent Issues with the Overflow Piping





# Kitchen Island

## 1. Island Top Condition



Materials: Ceramic Tile

Observations:

- No Apparent Issues with the Island Top

## 2. Island Storage Condition



Observations:

- No Apparent Issues with the Storage



## 3. Island Cook Top Condition



Observations:

- No Apparent Issues with the Cook Top



# Breakfast Bar

## 1. Breakfast Bar Top Condition



Materials: Ceramic Tile

Observations:

- No Apparent Issues with the Top



## 2. Breakfast Bar Electrical Condition



Observations:

- No Apparent Issues with the Electrical

## 3. Breakfast Bar GFCI Condition



Observations:

- No GFCI's Observed

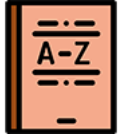
## 4. Breakfast Bar Storage Condition



Observations:

- No Apparent Issues with the Storage





# 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 Utilities & Service Providers List

**909-547-4017**

**Don D'Angelo**

**[bigbearhomeinspectors.com](http://bigbearhomeinspectors.com) [bigbearhomeinspectors@gmail.com](mailto:bigbearhomeinspectors@gmail.com)**

### Appliance Sales & Repairs

A & S Appliance 909-547-0809  
Big Bear Appliance 909-866-3838  
Kimbo's 909-585-2244

### Audio & Video Tech

Hot Sounds 909-518-0239

### Carpet Cleaning / Water Damage / Repairs

Adavance Carpet ( Randy ) 909-585-7451  
Bear Valley Carpet (Andy) 909-866-8303

### Chimney Cleaners

Chimney Krikket's 909-866-5692  
Mountain Top Chimney 909-585-3724  
Sweep Lucky Chimney & Duct Cleaning 909-337-0256

### Electric

Bob Ludecke 909-866-1900  
Bolt Electric 909-585-2272  
Danny Lopez 909-831-4437  
Don Collins 951-751-8922  
Rich Electric 909-584-7653

### Excavating Contractors

Acosta Corporation 909-866-9634  
Hallstead Constriction 909-866-3632  
Ken Willis 909-585-3224

### Fencing

All Fence 909-585-9011  
Leoco 909-585-2139

### Flooring

A Class Flooring - Christian 909-800-2946  
Carpet Barn (Sales) 909-366-5021  
Interiors (Sales) 909-866-2252

### Garage Doors

Garage Door Kings 909-440-0305

### General Contractors

Auer Construction - Hans Auer 760-803-8545  
Bain Constuction - Mike Bain 909-838-8892  
Farrar Construction -Dean Farrar 909-725-8897  
Home Improvments -Michael Beveridge 909-262-9111  
Joshua Hastings Construction 909-273-0130  
Pfeiffer Construction - John 909-520-8246

### Glass Companies

Bear City Glass 909-585-2037  
Best Windows & Doors 909-838-8354

### Handyman

Cesar Garcia 909-709-7240  
David Silva 909-255-2786  
Big Bear Hanyman - John Reeves 909-746-7595

### Heating & Air

J & M Mechanical - Jeff 909-936-3361  
Bear Valley Heating - Tony 909-585-1232  
Patriot Bear Heating - Chase 909-261-4609

### House Cleaning

Suzy Morals 909-708-7595  
Marabel Bernal 909-838-4084  
Nicole Kasic 909-944-3610  
Tina Blackwell 909-915-5606

### Landscape

Raul Bernal Landscaping 909-890-6346  
Jesus Bernal Landscaping 909-838-4084  
Stalcup 909-866-9696

### Locksmith

A-Kenn's 909-866-8336  
ABC Lock & Key - Alan 909-732-4724

### Masonry Contractors

Gordon Equipment 909-584-4606  
Jack's Masonry 951-233-0770 909-585-3700  
Marty's Masonry 909-585-6480

### Painting

Carlos Navaro 909-709-9233  
Chango's Painting 909-744-0396  
EG Painting - Edgar Guevara 909-534-6374

### Plumbing

J & M Mechanical -Jeff 909-936-3361  
Joe Nickles 909-866-5363  
Ron Ewell 909-936-3053  
AR Joens Plumbing 909-496-6324  
  
Leon's Drain & Plumbing (Camera) 909-496-2358

## Big Bear Home Inspectors Utilities & Service Providers List

Vacation Rental Management Companies		Tree Trimmers	
Big Bear Vacations - Christina	909-866-8200	Sailin Perrin	909-380-1954
Cool Cabins - Karie Davis	800-550-8779	John Reeves	909-746-7595
Denstination Big Bear	909-752-0234	Bear Valley Tree Care - Ed Brush	909-584-7862
Smaller Vacation Rental Management Companies		Raul Bernal	909-890-6346
TurnKey Vacation Rental	909-345-0930	Utilities	
Village Reservation-Melissa Karnes	909-379-2870	Big Bear City Community Service Dist.	909-585-2565
Vacation Rental Air B & B Managers		Big Bear Lake City Hall	909-866-5831
Nick Pacuilli	909-436-0526	Bear Valley Electric	909-866-4678
Shon & Tina Blackwell	909-915-5606	Bear City Water (BBC CSD)	909-585-2565
Roofers		Big Bear City ( Building & Safety )	909-866-5831
David Quijas	909-648-9481	Dept. of Water & Power (BB Lake)	909-866-5050
Dave Beckett	909-991-9537	Big Bear Disposal	909-866-3942
MJ Roofing	909-380-1038	Connelly Pumping Sewage Holding tank	909-584-9365
Sturdy Roofing	909-585-2508	Mountain Water (Holding tank & Bottled)	909-866-4765
Spa/Hot Tub		Southwest Gas	877-860-6020
Mike Raphael - Spa service	909-648-4211	Thomas Gas (Propane)	909-866-3513
Olson Spa's - Sale, Service & Repairs	909-366-5309	Ferrell Gas (Propane)	909-866-4605
Snow Removal		CSA (Fawnskin Sewer)	800-554-0565
Cesar Garcia	909-709-7240	Spectrum Cable,TV, Interent & Phone	866-499-8080
Mike Bain	909-838-8892	Verizon Interent & Phone	800-483-4000
Raul Bernal	909-890-6346		
Security System Companies		Water Systems / Home Fire Sprinkler System Testing	
All Protection Alarm	909-866-6586	Bear Valley Backflow	909-677-7875
Termite Companie		Martin Fire & BackFlow	909-659-4699
Burkitt's Bugs	909-337-9528	Water/Fire/Smoke/Mold Damage	
Empire Termite	909-744-8890	Servpro	909-866-3278
Transfer & Storage		Action Response Team	909-585-9019
Barstow Transfer & Storage	800-726-7211	Well Inspection & Certification	
Surveyors		Ron Barto	909-866-6644
Transtech Mapco	909-866-8400	Window Cleaning	
Smith Surveying	909-584-7911	Shon Blackwell	909-915-5606
Rental Management Companies - Full Time		Above All Window Cleaning	909-269-0315
Bear Lake Resort Rental	909-585-2556		
Blue Skies	909-866-8600		