

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: May 15, 2013

CAO File No. 0150-09947-0000

Council File No. 12-0218

00-0354

Council District: 11

To: The Council

From: Miguel A. Santana, City Administrative Officer



Reference: Transmittal from the Department of General Services dated March 6, 2013

Subject: **SALE OF SURPLUS PROPERTY – LOCATED AT 8131 SOUTH DELGANY AVENUE IN PLAYA DEL REY**

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### SUMMARY

The Department of General Services (GSD) has implemented a program to sell all City-owned surplus property no longer needed for City operations to generate additional revenue for the City. On March 20, 2012, Council adopted a (Rosendahl-Zine, C.F 12-0218) motion relative to the proposed sale directing GSD to initiate the process and declaring the property surplus.

GSD proposes a sale of a City-owned residential property located at 8131 South Delgany Avenue (Surplus Property) in Council District 11 to a private buyer Frank and Laura Sedrish (Buyer) in the amount of \$645,000. The City has a month-to-month rental agreement with the Buyers who are the current tenants of the residence.

On July 2, 1998, the City purchased the Surplus Property, through a settlement agreement, from a private party for \$588,000. The Surplus Property is one of six residences acquired by the City in the Play Del Rey area reportedly damaged by soil subsidence caused during the construction of the North Outfall Sewer in 1924. Since then, the Bureau of Engineering (BOE) has reported that the subsidence has been abated. BOE also reports that a grouting project to stabilize the soil was completed in 2008.

In compliance with Government Code Section 54220, prior to the direct sale of City-owned surplus property, it must first be offered to various agencies for public use. In a letter dated April 19, 2012, the Asset Management Division of GSD released a correspondence to several agencies regarding the proposed sale of the Surplus Property. This includes, but not limited to, several City departments, the Chief Executive Office of the Los Angeles County, the Santa Monica Mountains Conservancy, the Los Angeles River Revitalization Corporation, the Los Angeles Unified School District, the California State Resources Agency, and the Los Angeles County Metropolitan Transportation Authority. GSD reports that there were no objections from the proposed sale from City departments or any other public agency.

On June 27, 2012, BOE reports that a review of City records for information required by State law to

be disclosed to the Buyers has been conducted. There are no definitive indicators if the property will be affected by a natural disaster. BOE further determined that the sale of the Surplus Property is exempt under California Environmental Quality Act (CEQA) Article III, Section 1, Class 12, in that the proposed sale consists of surplus government property, and the property is not located in an area of statewide interest or potential area of critical concern. The proposed sale is exempt from such areas because the property does not have significant values for wildlife habitat or other environmental purposes. BOE also reports that the property is underlain by soil that is potentially compressible from voids created during construction of the sewer or natural consolidation of the sand that could potentially damage the residence. BOE recommends that the Buyer hire a private geotechnical consultant to conduct an evaluation of the Surplus Property, to include the subsurface exploration, prior to the close of escrow.

On March 19, 2013, the Planning Department reported that the proposed sale is in accordance with Charter Section 556 and 558, in that the sale of Surplus Property is in substantial conformance with the purposes, intent and provisions of the General Plan and the Westchester-Play del Rey Community Plan. Therefore under the authority granted by Charter Section 559, the Director of Planning approves the sale of the Surplus Property to the Buyers for residential use consistent with the intent of the General Plan.

It should be noted that in a letter dated October 23, 2012, from GSD Asset Management to Council District 11 the information contained on page two, Summary of Comparable Sales Data does not provide the correct unadjusted sales range, adjusted price, and current fair market value as recommended by the appraiser. The unadjusted sales range is from \$780,000 to \$1,026,000, with an adjusted price range of \$757,800 and \$825,850. The condition of the house and cost repairs are estimated at \$205,000. Therefore the appraiser opined a fair market value of \$850,000, less \$250,000 in repairs, which results in the proposed sale price of \$645,000. GSD Asset Management has revised this page, which is included as an attachment.

To the best of our knowledge, the proposed sale is in accordance with Charter Section 385 Sale of Property, and the LAAC Section 7.22 Recommendations Required of City Departments and 7.27 Private Sale, and California Government Code Section 54220 Surplus Land, which establish the basic guidelines for the sale of City-owned surplus property. Pursuant to LAAC Section 7.22 (d), the City Administrative Officer reviewed the proposed direct sale and recommends approval of the sale and the attached ordinances prepared by GSD, which state the terms and conditions, legal description and recommendations for reservations and/or easements that should be retained by the City, approved by the City Attorney as to form and legality. Additional discussion is included in the Findings section of this report.

## **RECOMMENDATIONS**

That the City Council, subject to the approval of the Mayor:

1. Determine that the property located at 8131 Delgany Avenue is no longer required for City use and that the public interest is best served by the direct sale of the property;
2. Adopt the attached ordinances relative to the sale of the property, without notice of sale or

advertisement of bids, to the Buyers for the sale price of \$645,000;

3. Request the City Attorney to prepare the purchase and sale agreement based on the terms specified in the ordinance for the sale of the surplus property; and,
4. Instruct the Department of General Services to complete the transactions outlined in the ordinance, and process the necessary documentation to execute the sale and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code and as approved to form by the City Attorney.

### **FISCAL IMPACT STATEMENT**

The proposed sale of City-owned property located at 8131 Delgany Avenue in Council District 11 is to the current tenants at a sale price of \$645,000. In accordance with LAAC Section 7.33.1, the net proceeds from the sale will be deposited into the Sewer Construction and Maintenance Fund No. 208, Revenue Source Code 4540. There is no additional impact to the General Fund.

## **FINDINGS**

### **1. Background**

The City purchased the property for \$588,000 in 1998 as part of a settlement agreement. The property is one of six residences damaged by soil subsidence allegedly caused during construction of the North Outfall Sewer in 1924. The properties were purchased and improved with funds from the Sewer Construction and Maintenance (SCM) Fund.

The property is a rectangular-shaped 2,072 square-foot single family residence built in 1958 on a net lot area of 5,270 square feet.

The Buyers have occupied this property for more than ten years. The City has a month-to-month rental agreement with the current tenants and proposed buyers, namely Jay and Laura Sedrish (Buyers). The Buyers currently pay \$3,630 a month and are responsible for the property taxes associated with the property.

In 2000, the Council authorized funding for several repairs to the property totaling approximately \$92,500 this includes plumbing repair, installation of sprinklers and landscape, electrical repair, repaint interior and exterior, carpet, and cabinetry.

The Bureau of Engineering reports that a grouting project was completed in 2008 and determined that the subsidence has been abated. The General Services Department (GSD) reports that the Buyers have full knowledge of the history and are aware of any potential problems.

On June 11, 2012, the Asset Management Division of GSD completed an appraisal of the proposed Surplus Property and determined that the value of the subject property, free of physical deficiencies and improvements is \$850,000. GSD proposes a fair market value of \$645,000 based on comparable sales, improvements and the overall condition of the market. The proposed sale price reflects a depreciation of \$205,000 for structural renovations and soil remediation.

The City used SCM Funds for the original purchase and repairs of the Surplus Property. In accordance with the Wastewater System Revenue Bonds General Resolution, the proceeds from the proposed sale must be deposited into the SCM Fund.

### **2. Public Interest**

In accordance with Los Angeles Administrative Code (LAAC) Division 7, Chapter 1, Article 4 Section 7.27, the Council, may determine that the sale of City-owned property is in the public interest or necessity. In this event, the Council may, by ordinance with two-thirds vote, authorize the sale of City-owned property, without notice of sale or advertisement for bids, upon review and recommendation by the City Administrative Officer. GSD reports that the sale of the property is in the best interest of the City because it is no longer required for use by the City, the sale of the property would relieve the City of the continued repair costs, and there would be a one-time reimbursement to the SCM Fund. Further, BOE reports that the sale of the Surplus Property will benefit the City by eliminating costs associated with unnecessary real property ownership.



### 3. Terms of Sale


The following are the terms of sale as described in the Ordinance:

- The sale price is \$645,000, which is the agreed upon price between the City and the Buyer;
- The property will be sold in "As Is and with all faults" condition and without any warranty as to fitness for use, fitness for particular use, or condition of the property, and that the City has no obligation to correct any condition of the property; whether known before or after the date of the sale;
- In accordance with Section 3, the Buyer shall pay one-half escrow fees and all incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer fees, title insurance fees, escrow fees, personal property taxes where applicable, and any other real estate transaction taxes. Buyer, at his own expense, may obtain any desired survey of the property;
- Subject to a covenant and agreement to run with the land that the above described property shall be held as a single parcel with the adjacent parcel of real property owned by the grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City; and,
- Subject to covenants, conditions, restrictions, encroachments, reservations, easements, rights and rights-of-way of record or which are apparent from a visual inspection of the real property and excepting and reserving to the City any interest in the fee to the adjacent streets which would otherwise pass with the conveyance.

### 4. Property Description

The property for sale is City property located at 8131 South Delgany Avenue, Playa del Rey APN 4115-007-901. The property is a rectangular-shaped parcel, relatively level, with land measuring 5,270 square feet. The property is zoned R1-1, One-Family Residential, and is located within the Westchester-Playa Del Rey Community Plan in Council District 11. The surrounding vicinity consists of mostly residential land use.

  
Delilah Puche, Administrative Analyst

APPROVED:  
  
Assistant City Administrative Officer

MAS:DP:08130119c

Attachments

ORDINANCE NO. \_\_\_\_\_

An Ordinance authorizing and providing for the sale of certain City-owned real property which is no longer required for use by the City, and the public interest or necessity requires the transfer thereof, without the necessity of calling for bids, to JAY AND LAURA SEDRISH, for the sum of SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$645,000.00).

THE PEOPLE OF THE CITY OF LOS ANGELES DO  
ORDAIN AS FOLLOWS:

Section 1. The Council of the City of Los Angeles hereby determines that certain real property owned by the City of Los Angeles, and located at the address and/or location set forth hereinafter, is no longer required for the use of the City and that the public interest and necessity require the transfer. Purchasers, Jay and Laura Sedrish, are the current tenants and have lived on this property for more than 10 years. It is hereby ordered that such real property be sold, pursuant to certain conditions hereinafter set forth and without notice of sale or advertisement for bids, to JAY AND LAURA SEDRISH, for the sum of SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$645,000.00). in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code.

**Location:**

8131 South Delgany Avenue, Play Del Rey, CA 90293

**Legal Description:**

Refer to Exhibit A attached hereto and by this reference incorporated herein.

EXCEPTING AND RESERVING unto the City of Los Angeles all oil, gas, water, and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT TO the covenant that all lots included in this sale transaction which legal description is described in the Legal Description Exhibit A shall be held together as one parcel and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

ALSO SUBJECT to sale, in "As Is and with all faults" condition, the purchasers purchasing the City owned property, by such act, expressly agreeing to purchase the property in an "As Is and with all faults" condition and without any warranty as to fitness for use, fitness for a particular use or development, or condition of the property, and that the City has no obligation to improve or correct

any condition of the property, whether known or unknown before or after the date of the sale, including without limitations the geological condition of the property as its potential use or future development.

Section 2. The Mayor of the City of Los Angeles in the name of and on behalf of said City is hereby authorized and directed to execute a Grant Deed to the said real property described in Section 1 of this Ordinance to JAY AND LAURA SEDRISH; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Section 3. The Department of General Services, Real Estate Services Division, is authorized to open escrow, deliver deeds, and process and execute all necessary documents to effectuate this sale, and the Chief Accounting Employee of the Department of General Services is authorized to deposit the proceeds, over and above the expenses of sale into the Sewer Construction and Maintenance Fund No. 208, Revenue Source Code No. 4540. The purchasers, JAY AND LAURA SEDRISH, shall pay ½ (one half) escrow fees and all incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer taxes, title insurance fees, escrow fees, personal property taxes where applicable, and any other real estate transaction taxes. Purchasers, at their own expense, may obtain any desired survey of the property.

Section 4. The City Clerk shall certify to the passage of this Ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing Ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all its members, at its meeting of \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
ANTONIO VILLARAIGOSA, Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Laura Cadogan Herod  
Deputy City Attorney

Date 4-4-13

File No. \_\_\_\_\_ CF No. 12-0218

**EXHIBIT "A"**

APN: 4115-007-901

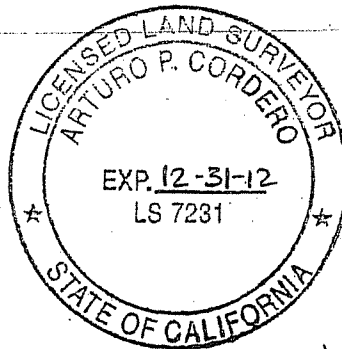
ADDRESS: 8131 South Delgany Avenue, Playa Del Rey, CA 90293

**LEGAL DESCRIPTION:**

Lot 56 in Block 34 of Tract No. 9809 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 145, Pages 91 through 96, inclusive, of Maps in the office of the County Recorder of said county

EXCEPT an undivided one-half of all oil, gas and other hydrocarbon substances, as reserved in Deed from Title Guarantee and trust Company, recorded in Book 13492 Page 200, Official Records and in Deed recorded in Book 53026 Page 147, Official Records

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
8/21/12

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**Location:**

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SUBJECT TO the covenant that all lots included in this sale transaction which legal description is described in the Legal Description Exhibit A shall be held together as one parcel and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

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any condition of the property, whether known or unknown before or after the date of the sale, including without limitations the geological condition of the property as its potential use or future development.

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JUNE LAGMAY, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
ANTONIO VILLARAIGOSA, Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Laura Cadogan Hewel  
Deputy City Attorney

Date 4-4-13

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APN: 4115-007-901

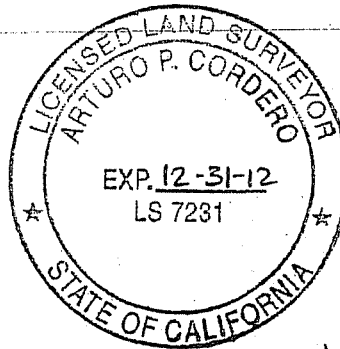
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**Location:**

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**Legal Description:**

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SUBJECT TO the covenant that all lots included in this sale transaction which legal description is described in the Legal Description Exhibit A shall be held together as one parcel and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

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JUNE LAGMAY, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
ANTONIO VILLARAIGOSA, Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By *Laura Cadogan Hend*  
Deputy City Attorney

Date 4-4-13

File No. \_\_\_\_\_ CF No. 12-0218

**EXHIBIT "A"**

APN: 4115-007-901

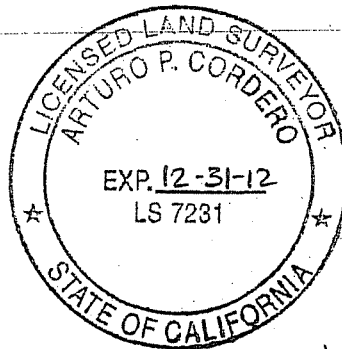
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8/21/12

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for DP due 3/6/13

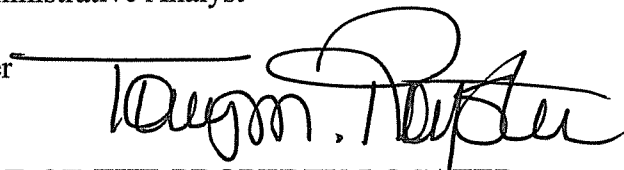
2013 MAR -8 PM 3:21  
CITY ADMINISTRATIVE OFFICER

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

DATE: March 6, 2013

TO: Miguel A. Santana  
City Administrative Officer  
City Hall East, Room 1500, MS 130  
Attention: Terry Sauer, Chief Administrative Analyst

FROM: Tony M. Royster, General Manager  
Department of General Services



SUBJECT: **REVIEW OF PROPOSED SALE OF THE PROPERTY LOCATED  
AT 8131 S. DELGANY AVE. , PLAYA DEL REY, CA 90293 – APN:  
4115-007-901**

The General Services Department has undertaken a program to sell all surplus City-owned property in order to return it to the tax rolls as well as to generate revenue for the City. Most surplus property is sold at a public auction to the highest bidder. In some cases, as defined in Los Angeles Administrative Code (LAAC) Section 7.27, the “Council may determine that the public interest or necessity requires the sale, conveyance, or exchange of real property owned by the City or... of any City interest in the real property without notice of sale or advertisement for bids. In the event of such determination the Council may, by ordinance adopted by the vote of at least two-thirds of all of its members authorize the execution of such deed...or other instrument as may be necessary to effect such sale...”

Section 7.22 (d) of the LAAC also provides that “... the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety.”

The Asset Management Division (AMD) of this Department is currently processing a direct sale of parcel located at 8131 S. Delgany Ave., Playa Del Rey, CA 90293 (APN 4115-007-901) to Frank and Laura Sedrish. The proposed sale to the Sedrish's is in compliance with Government Code Section 54220.

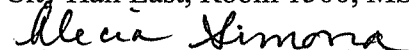
We have attached surplus documentation package, for your information, showing the necessary approvals obtained in processing the sale of this property in accordance with LAAC Sections 7.22 and 7.27. Should there be any question or additional information required, please contact Alecia Simona at extension **2-8558** or email [alecia.simona@lacity.org](mailto:alecia.simona@lacity.org).

#### Attachments

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 8, 2013

TO: Delilah Puche, Administrative Analyst II  
City Administrative Office  
City Hall East, Room 1500, MS 130

FROM:   
Alecia Simona, Real Estate Officer  
Real Estate Services Division,  
Department of General Services  
City Hall South, 2nd Floor

SUBJECT: **REVISED ORDINANCE FOR THE SALE OF 8131 S. DELGANY AVE.,  
PLAYA DEL REY, CA 90293 (APN: 4115-007-901).**

Attached is the revised Ordinance for the above referenced site. If you have any questions, you may contact me at extension **2-8558** or email [alecia.simona@lacity.org](mailto:alecia.simona@lacity.org).

ATTACHMENTS:  
Three (3) copies of the Ordinance.




1175  
③

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 23, 2013

TO: Delilah Puche, Administrative Analyst II  
City Administrative Office  
City Hall East, Room 1500, MS 130

FROM:   
Alecia Simona, Real Estate Officer  
Real Estate Services Division,  
Department of General Services  
City Hall South, 2nd Floor

SUBJECT: **REVISED APPRAISAL REVIEW & INSPECTION REPORT FOR THE  
SALE OF 8131 S. DELGANY AVE., PLAYA DEL REY, CA 90293 (APN: 4115-  
007-901).**

Attached are the revised Appraisal Review and Inspection Report (from Advanced Group) for the above referenced site. Please note that the Inspection Report **did not** state any estimates for the costs of the repairs. The costs of repair *"are construction costs estimates from Eichel Inc's data base..."* (page 31 of the appraisal report). The appraisal report additionally states (page 31) that *"The inspection report by Advanced Group was of exceptional assistance in estimating costs repair."*

If you have any questions, you may contact me at extension **2-8558** or email [alecia.simona@lacity.org](mailto:alecia.simona@lacity.org).

cc. Terry Sauer, Chief Administrative Analyst

ATTACHMENTS:  
Revised Appraisal Review  
Inspection Report by Advanced Group

CITY ADMINISTRATIVE OFFICE  
1175  
③

CITY OF LOS ANGELES  
CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

ANTONIO R. VILLARAIGOSA  
MAYOR

October 23, 2012

Honorable, Bill Rosendahl  
Councilmember, District 11  
City Hall, Room 415  
Los Angeles, CA 90012

Attention: Laura L. McLennan, Deputy Chief of Staff

**SUBJECT: APPRAISAL REVIEW OF PROPERTY LOCATED AT:  
8131 DELGANY AVENUE, PLAYA DEL REY  
ASSESSOR PARCEL NUMBERS: 4115-0070-901**

As requested our staff has prepared a performed a technical appraisal review of the above-referenced property. The property in question is currently City-owned and was once the subject of a Playa Del Rey sewer failure which resulted in an inverse condemnation action of the City of Los Angeles in 1998. This appraisal report was prepared by Norman Eichel, MAI who completed the report on behalf of the General Services Department with an effective date of value of June 11, 2012 which is also the date of the report.

In the preparation of the submitted appraisal report, the appraiser relied on information obtained by the Geotechnical Division of the Public Works Department which was integral in the conclusions. The Asset Management Division intends to use this appraisal to negotiate to sell the subject property as surplus property to the current tenant based on the findings of this appraisal report.

The value estimate was developed based on the current market conditions and the opinion of the City Review appraiser, the current value is the same as stated in this report. This review is conducted in reliance upon data contained in the report with independent verification, and considers the introduction of new or independent information.

In performing this review, we formed an opinion that, as noted below:

- the report appears adequately complete
- the comparable data appears adequate and relevant
- the adjustments applied to the comparable sales appear proper
- the appraisal methods and techniques appear appropriate, and
- the analyses, opinions and conclusions appear appropriate and reasonable



REVISED 4/23/13

Identification of the client, intended users and uses, subject, and other pertinent information are detailed on the following page.

The subject of this appraisal is the fee simple interest in a 2,072 square foot single family residence on a net lot area of 5,270 square feet or 0.12 acres. The subject is a rectangular-shaped parcel, and zoned R1-1 a one single family residential general plan. The site is relatively level, and the site is at curb grade, and all utilities are available to the site. Norman Eichel, MAI, appraised the subject property for a Market Value of \$645,000 as of June 11, 2012 in his report dated June 11, 2012.

#### SUMMARY OF COMPARABLE SALES DATA:

In preparing the analysis, the appraiser selected six comparables sales have included in the report. The comparable sales data used is relevant, and all the adjustments given are reasonable. The unadjusted sales range from \$780,000 to \$1,026,000. Each of the sales are representative homes which have been sold in the marketplace and share similar overall property conditions; lesser and greater as reflected in the adjustments on page 30 in the sales adjustment grid. The sales were adjusted for lot size, bedroom differential, living area age/condition and ocean view. This reflects standard adjustments for this type of appraisal assignment. Of the six comparables, the two most similar to the subject property was Sale No. 2, and 4 with an adjusted price of \$757,800 and \$825,850. After the primary sale comparison process the appraiser, then needed to account for the two primary conditions which impact the value of the subject property; 1) structural renovation and 2) soil remediation. Both of these conditions reflect documented costs which must be cured of \$105,000 and \$100,000 or \$205,000 composite. It is the opinion of the appraiser and reviewer that the market would recognize the inherent loss in value because of these conditions and would appropriately deduct these amounts from the appraised value of the property. Utilizing the Sales Comparison Approach, the appraisers' opinion of the current fair market value of \$850,000, less \$205,000, is equivalent to \$645,000.

The appraiser has relied solely upon the sales comparison approach to reach the final value conclusion. The appraiser found it inappropriate to use the income capitalization approach or the depreciated cost approach.

The City reviewer concurs with the appraiser's valuation methodology to arrive at the value for the subject property, and based on the given comparable sales data, the reviewer believes that the subject property's current fair market value is \$645,000.

 EG 4-23-13

Reginald B. Jones-Sawyer, Sr., Director  
Asset Management Division  
General Services Department

## SUMMARY OF SIGNIFICANT CHARACTERISTICS AND CONCLUSIONS

### VALUE

Estimated Value	\$645,000 Fair Market Value ("As Is")
Interest Appraised	Fee Simple Estate
Date of Value & Report	June 11, 2012; June 11, 2012
Appraisal Prepared by	Norman Eichel, MAI, Appraiser
Effective Date of Review	October 22, 2012

### PURPOSE AND USE OF REVIEW

Client	City of Los Angeles
Intended Users	City of Los Angeles
Intended Use and Purpose of Review	The purpose of the review is to evaluate compliance of the final opinion of value with client requirements; for use in quality control in a potential real estate transaction by the City of Los Angeles

### PROPERTY IDENTIFICATION and DESCRIPTION

Property Owner	City of Los Angeles
Location	8131 Delgany Avenue, Playa Del Rey, CA 90744
Assessor's Parcels	4115-007-901
County	Los Angeles, California
Area	Residence SFR: 2,072 sq. ft./ Site: 5,270± sq. ft. or 0.12 AC
Access	Delgany Avenue
Topography	Level
Utilities	All utilities are to the site
Improvements	Subject site is improved with a Single Family Residence
Zoning	R1, One-Family Residential General Plan
Sales History	There has been no recent transfer of the subject property. There has been no other sale within the past three years.

### VALUATION

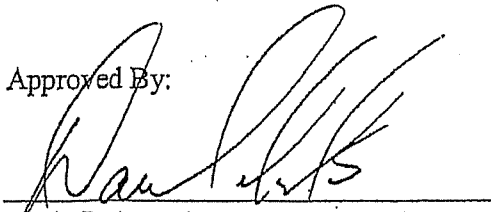
Highest and Best Use	To maintain the subject property as a detached single family-dwelling.
Approaches	The Sales Comparison Approach was utilized. The reviewer concurs with the methodology.

## CERTIFICATION

We certify to the best of our knowledge and belief:

1. The facts and data reported by the reviewer and used in the review process are true and correct.
2. The analyses, opinions and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved, other than employment by the City of Los Angeles.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment, other than employment by the City of Los Angeles.
5. Our engagement in this assignment is not contingent upon developing or reporting predetermined results.
6. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
7. Our analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the 2012-2013 Uniform Standards of Professional Appraisal Practice.
8. David Roberts has not, from the lot line, personally inspected the subject property, which is the work under review.
9. No one provided significant real, or personal, property appraisal, appraisal review, or appraisal consulting assistance to the persons signing this certification

Approved By:



David Roberts, Property Manager I  
California Appraisal License #AG008479

## LIMITING CONDITIONS AND ASSUMPTIONS

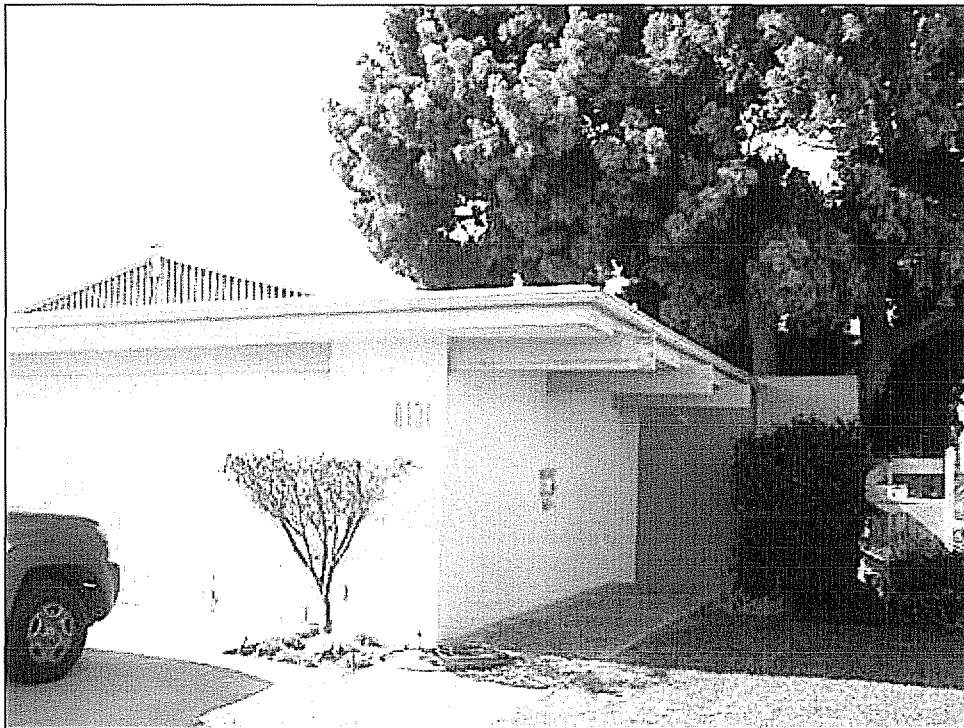
1. This review appraisal has been prepared in accordance with the 2012-2013 Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Foundation.
2. The individual signing this review appraisal shall not be required by reason of this report to give further consultation, provide testimony, or appear in court or other legal proceedings unless specific arrangements therefore have been made.
3. The review appraiser made no investigations of whether hazardous or toxic substances affecting the subject property. Therefore, unless otherwise noted, the analyses, opinions, and conclusions set forth in this review appraisal are predicated on the assumption that there are no hazardous or toxic materials in or on the subject property.
4. The review appraiser made no independent investigations regarding matters of title. Therefore, unless otherwise noted, the analyses, opinions, and conclusions set forth in this review appraisal are predicated on the assumption that title to the property is good and marketable and that the property is free and clear of any liens, easements or encumbrances.
5. The review appraiser made no independent investigations regarding required licenses, certificates of occupancy, etc. Therefore, unless otherwise noted, the analyses, opinions, and conclusions set forth in this review appraisal are predicated on the assumption that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state, or national government or private entity or organization has been obtained for the use on which the estimates contained in this appraisal report reviewed are based.
6. The review appraiser made no independent investigations of zoning issues. Therefore, unless otherwise noted, the analyses, opinions, and conclusions set forth in this review appraisal assume that there is full compliance with all applicable federal, state and local zoning, use, occupancy, and environmental regulations.
7. The review appraiser made no independent investigations of soil or geologic conditions affecting the subject property. Therefore, unless otherwise noted, the analyses, opinions, and conclusions set forth in this review appraisal assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render the property more or less valuable.
8. The possession of this review appraisal, or copy thereof, does not carry with it the right of publication. However, the review appraiser may publish this review appraisal, including submission to licensing bodies, professional organizations or for other purposes.
9. This review appraisal is intended solely for the internal use of the named Client or its assignees designated as Intended Users. Neither all nor any part of the contents of this review appraisal shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the reviewer.



# Inspection Report

**Jay & Laura Sedrish**

**Property Address:**  
8131 Delgany Ave  
Playa Del Ray CA 90293



**Advanced Group Property Inspection Co.**

**Alex Kay Keshishian**  
Chief Inspector

**Phone > 818 247 7771**

**Web > [www.AGPIC.com](http://www.AGPIC.com)**

**Email > [alexkay@agpic.com](mailto:alexkay@agpic.com)**

**Address1 > 1013 1/2 S. Central Ave.**

Address2 > Glendale, CA 91204





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<b>Date:</b> 3/1/2012	<b>Time:</b> 10:00 AM	<b>Report ID:</b> ak120301
<b>Property:</b> 8131 Delgany Ave Playa Del Ray CA 90293	<b>Customer:</b> Jay & Laura Sedrish	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. **Please read the entire report - including photos and related comments for all items.**

**Inspected** = All items, components or units listed in the report are visually inspected unless indicated as Not Present or Excluded / Not Part Of Inspection. If no comments are made regarding the item, component, or unit, then it appeared to the Inspector to be functioning as intended allowing for normal wear and tear at the time of inspection.

**Needs Further Evaluation or Repair** = In the Inspector's opinion, the item appears to be in need of further evaluation / repairs / corrections by a Qualified Licensed Contractor / Specialist.

**Monitor** = The condition does not appear to require immediate repairs, but should be monitored for possible future repairs.

**Not Present** = The item, component or unit is not present at the inspected property.

**Excluded / Not Inspected** = Item is present but excluded, not ordered as a part of the inspection, or is not part of the standard scope of Home Inspection.

**Style Of Building:**  
Single Family Dwelling

**Age Of Building:**  
Over 50 Years

**Client Is Present:**  
Yes

**Weather:**  
Clear

**Temperature:**  
Over 65

**Rain in last 3 days:**  
No

**Resident Status:**  
House Was Occupied At The time

## 1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### SIDING MATERIAL:

STUCCO

WOOD SIDING

#### EXTERIOR ENTRY DOORS:

WOOD/GLASS

ALUMINUM SLIDE

#### DRIVEWAY:

CONCRETE

W/ MAJOR CRACKS

W/ TRIP HAZARDS

#### SIDEWALKS:

CONCRETE

WITH COMMON CRACKS

#### FENCING:

WOOD

MASONRY/ BLOCK WALL

#### DECKS:

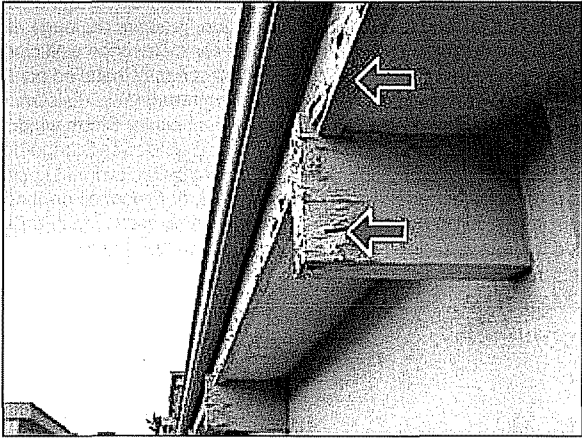
Wood Deck(s)

### Items

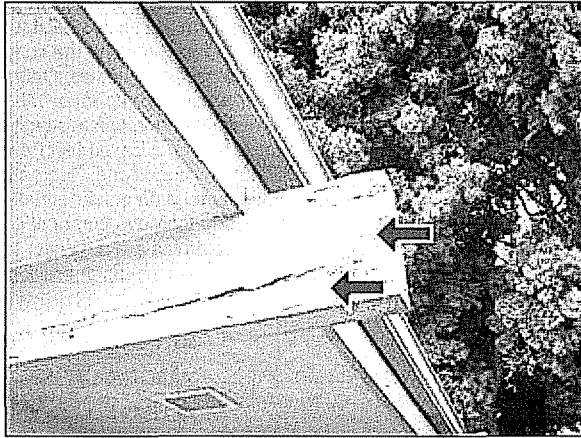
#### 1.0 EAVES, SOFFITS AND FASCIAS

**Comments:** Needs Further Evaluation / Repair

- Age defects, peeling paint and / or moisture stains/ damage were noted at the eaves and fascia. Recommend further evaluation by a qualified termite inspector and contractor.



1.0 Picture 1



1.0 Picture 2

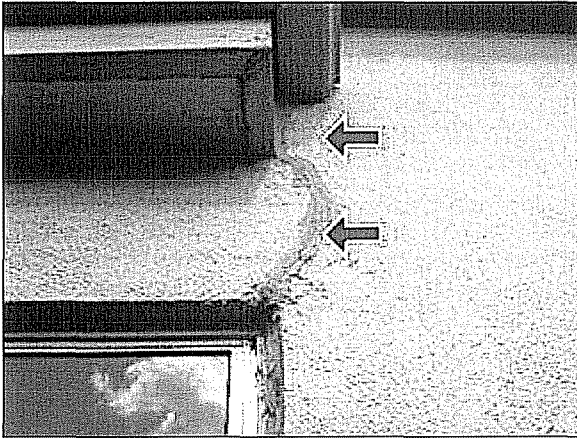


1.0 Picture 3

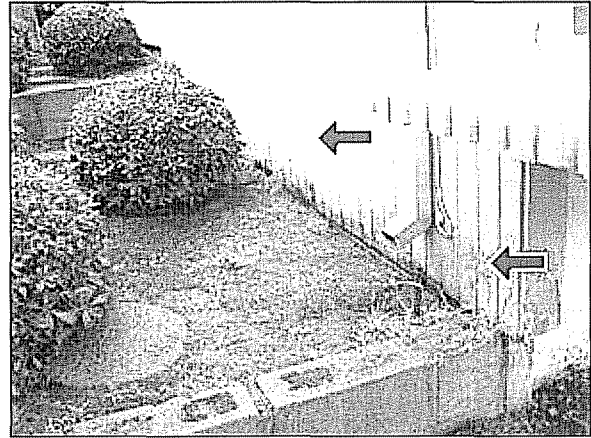
#### **1.1 WALL CLADDING FLASHING AND TRIM**

**Comments:** Needs Further Evaluation / Repair

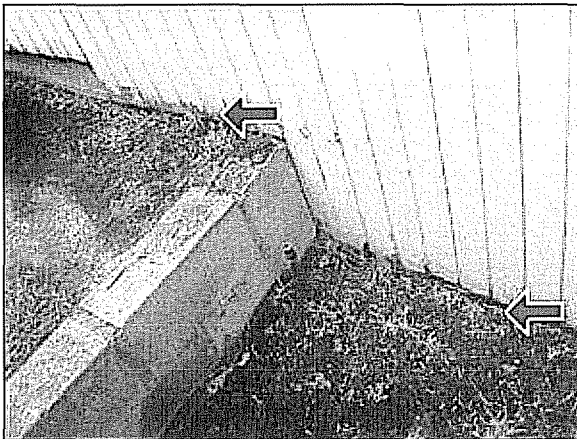
- Settlement type cracks found at stucco wall(Picture 1) - in need of repair.
- Water damaged wood sidings noted. Have it checked by a qualified termite inspector/ contractor. (Picture 2- 4)



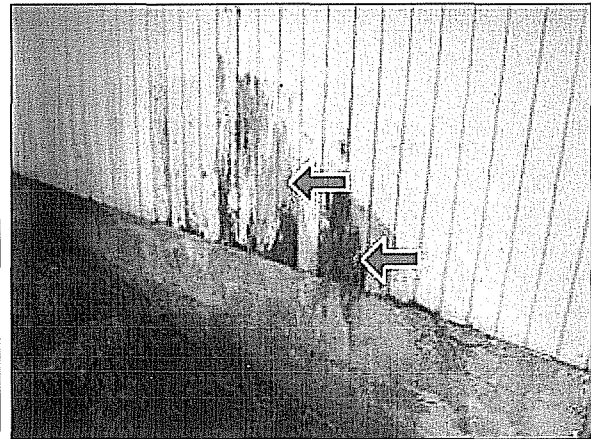
1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

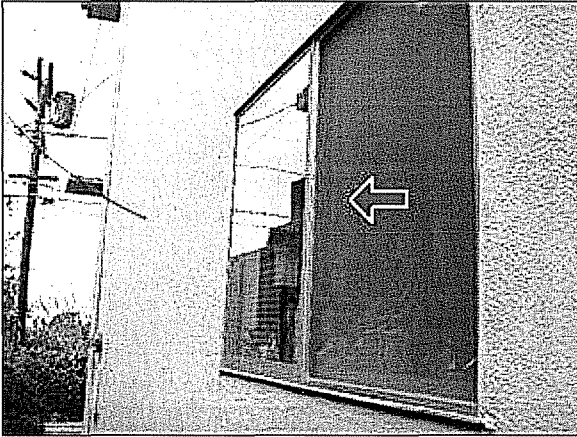


1.1 Picture 4

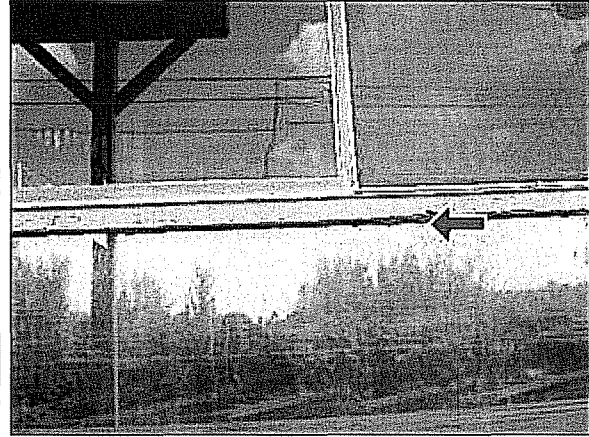
## 1.2 WINDOW TRIMS / SILLS (exterior)

**Comments:** Needs Further Evaluation / Repair

- House with old aluminum windows type. In need of upgrading.(Picture 1)
- Cracked glass, not tempered glass noted at living room windows. Damaged wood frames noted at windows - have it checked by a qualified termite inspector.
- Have it checked by a qualified contractor(s).



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

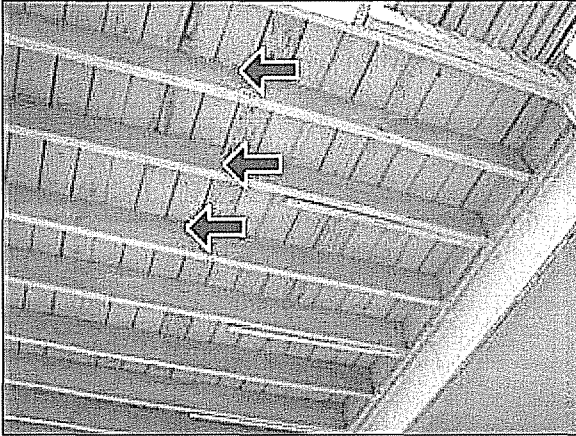
### 1.3 DOORS (Exterior)

Comments:

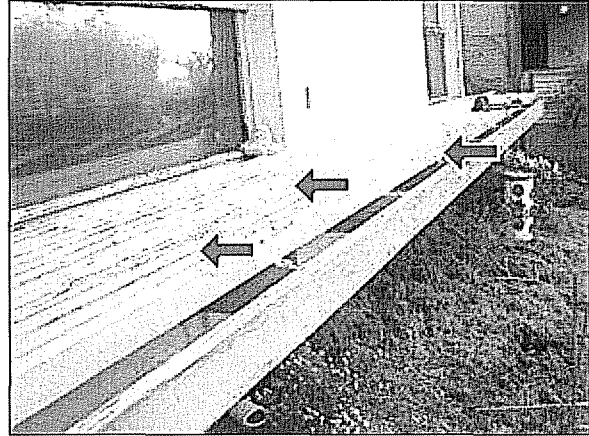
### 1.4 DECKS, BALCONIES, PATIOS, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Needs Further Evaluation / Repair

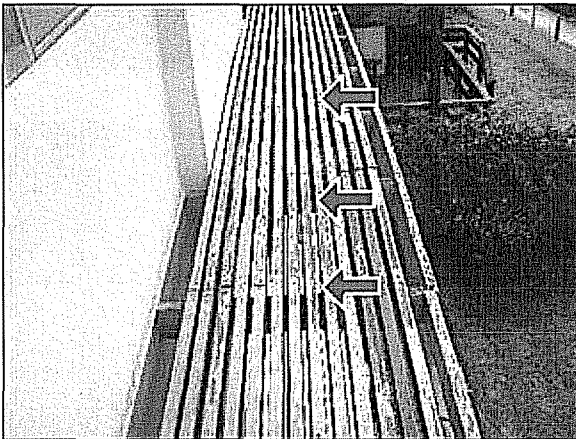
- Weathered, damaged wood boards noted at rear wood deck. Have it checked by a qualified termite inspector and contractor.(Picture 1)
- Damaged wood boards noted at rear elevation(Picture 2)



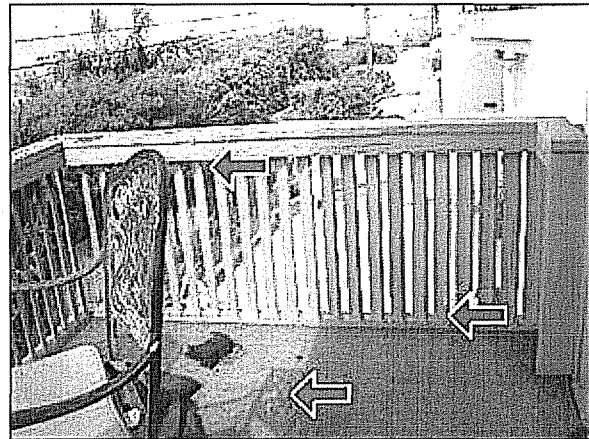
1.4 Picture 1



1.4 Picture 2



1.4 Picture 3



1.4 Picture 4

#### 1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, WALKWAYS (With respect to their effect on the condition of the building)

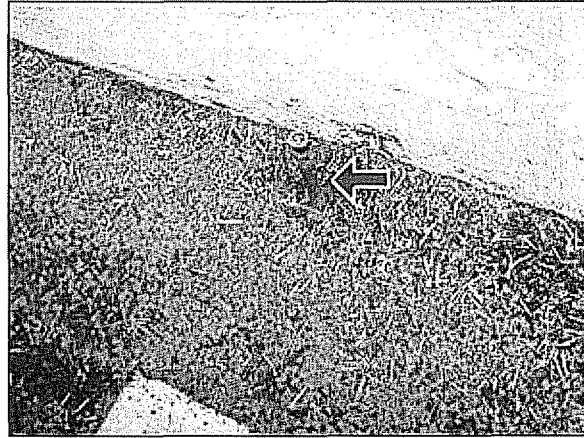
**Comments:** Needs Further Evaluation / Repair



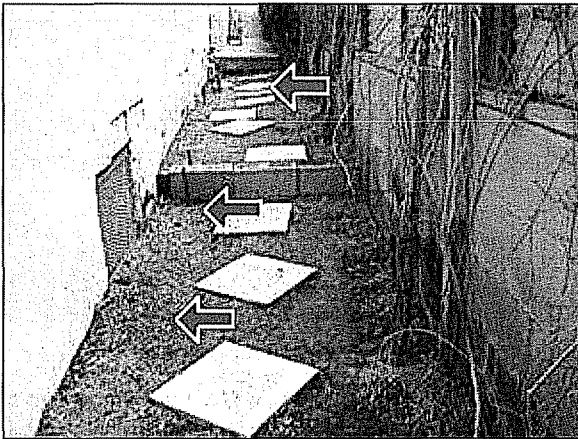
- House without drainage pipes. Possible water ponding at rear/ side elevations noted.
- Major cracks, trip hazards noted at driveway(Picture 1).
- Plants touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/ foundation.(Picture 2, 3, 4).
- Walks; exposed river rocks noted at front walk - may be slippery when it is wet. Poor design. Have it checked by a qualified masonry contractor.



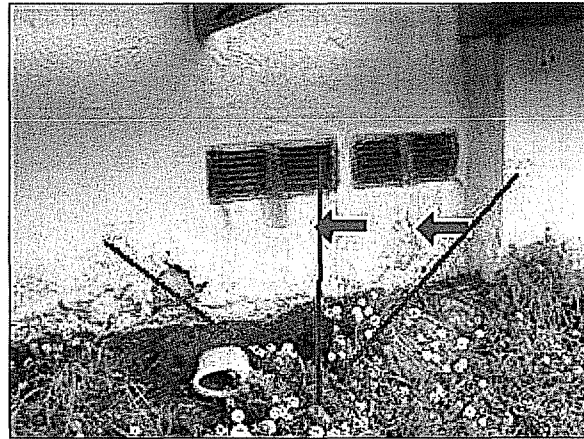
1.5 Picture 1



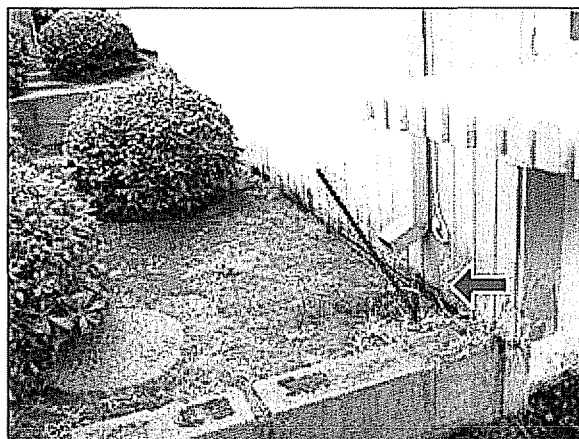
1.5 Picture 2



1.5 Picture 3



1.5 Picture 4



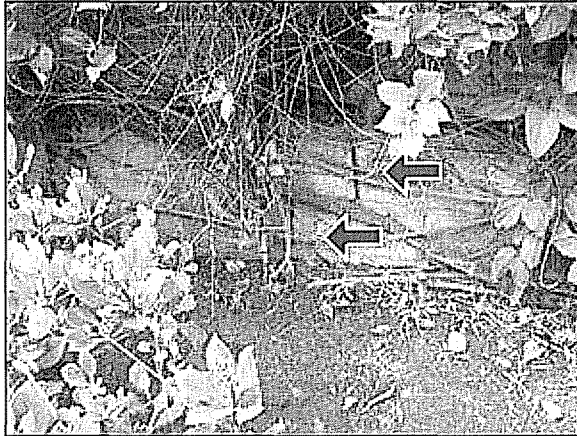
1.5 Picture 5

## 1.6 RETAINING/GARDEN WALLS

**Comments:** Needs Further Evaluation / Repair



- Rear yard retaining wall was not fully visible at the time - inspection was limited. Some cracked blocks noted(Picture 1). Have it checked by a qualified contractor.



1.6 Picture 1

### 1.7 FENCING

**Comments:** Monitor Condition

- Most of the fencing was covered with vegetation - not fully visible to comment.

### 1.8 OTHER

**Comments:** Needs Further Evaluation / Repair

- **House built on steep hillside grade - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.**

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; leaks. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### PLUMBING WASTE:

CAST IRON (OLD)

#### WATER MAIN TYPE:

COPPER

MAIN SHUT OFF VALVE LOCATED AT LEFT SIDE

WATER PRESSURE WAS BELOW 80 PSI(FYI)

#### CAPACITY/ AGE:

40 GAL

#### WASHER DRAIN SIZE:

2" DIAMETER

#### PLUMBING DISTRIBUTION TYPE:

GALVANIZED

#### WATER FILTERS:

NONE

#### WATER HEATER POWER SOURCE:

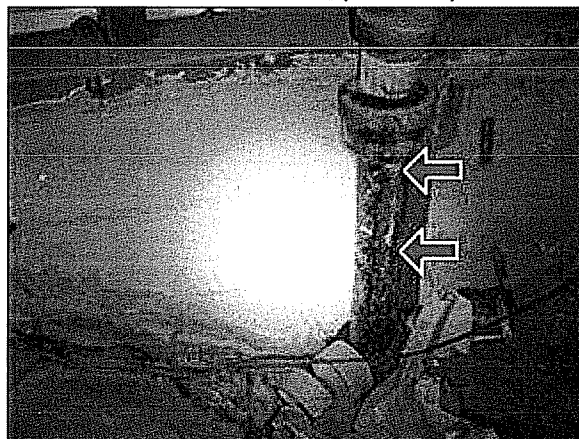
GAS

### Items

#### 2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Needs Further Evaluation / Repair

- The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a qualified specialist to determine their true condition/ needed repairs.
- **Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.**
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- All drains flowed properly at the time of inspection.
- **House with old/ rusted sewer pipes type. Further evaluation by a qualified plumber recommended. Periodic inspection recommended. limited life left.** (Picture 1)



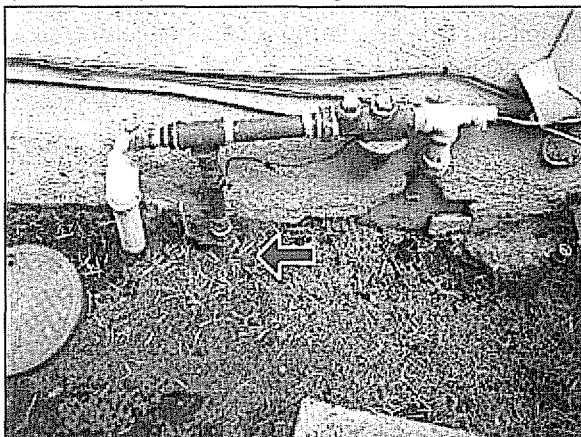
2.0 Picture 1

#### 2.1 WATER MAIN AND SHUT-OFF DEVICE

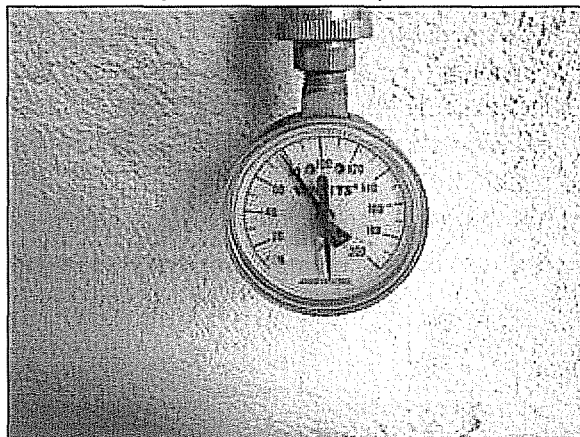
**Comments:**

- Water main.(Picture 1)

- Hose Bibs: missing anti-siphon valve at hose bibs ( An anti-siphon (or, anti-syphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.



2.1 Picture 1

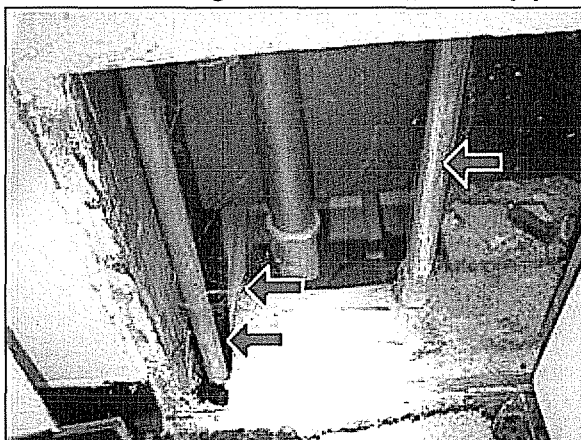


2.1 Picture 2

## 2.2 INTERIOR WATER SUPPLY AND DISTRIBUTION

**Comments:** Needs Further Evaluation / Repair

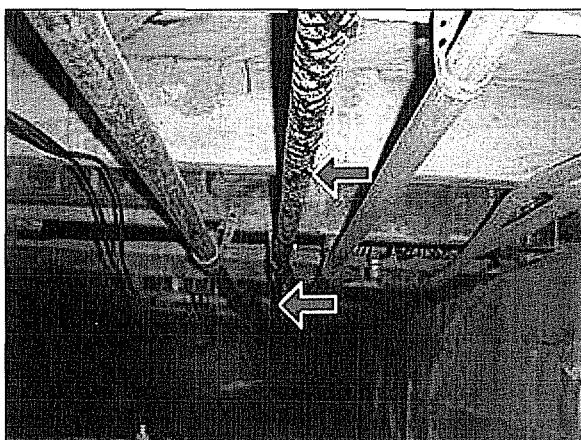
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- **Active galvanized water supply pipes were noted - type is considered to be at or near end of life, of limited remaining life. Recommend to re-pipe. Have it checked by a qualified plumber.**



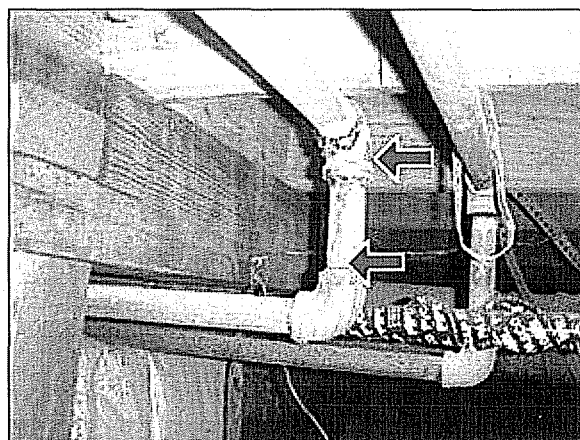
2.2 Picture 1



2.2 Picture 2



2.2 Picture 3



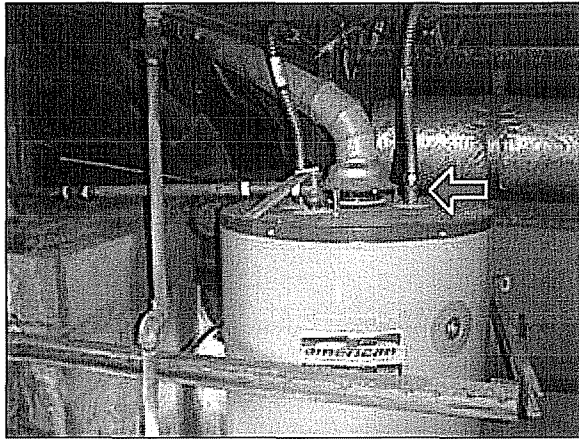
2.2 Picture 4

## **2.3 WATER HEATER / VENTING**

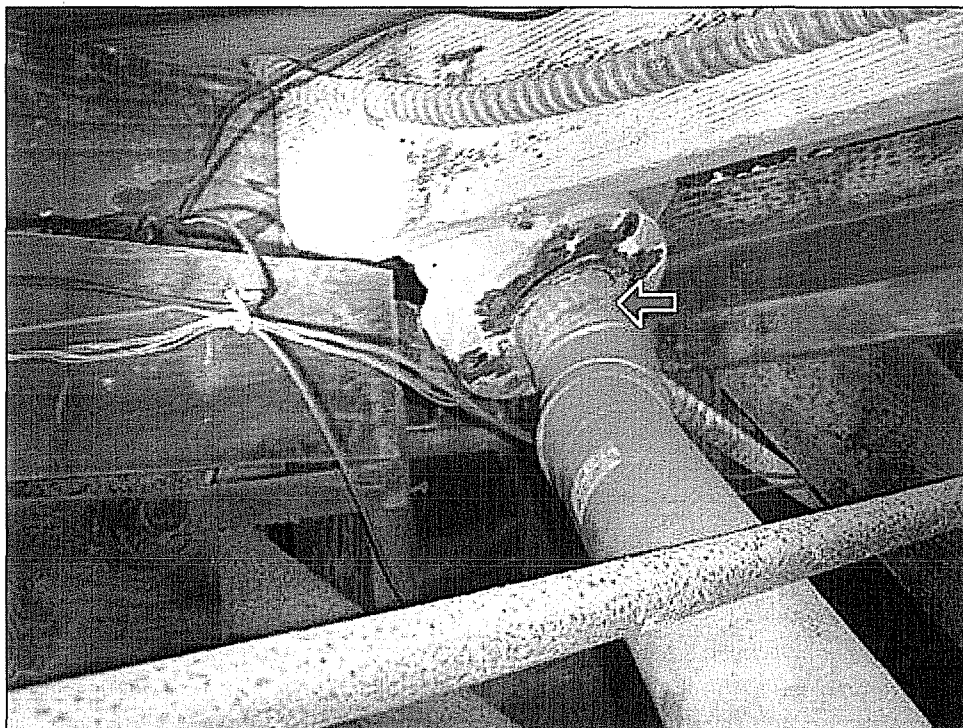
**Comments:** Needs Further Evaluation / Repair

- Gas line at water heater without drip leg/sediment trap ( this type installation is common for the area/age). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last ( this is many times a matter of personal preference).
- Vent pipe lack screws, not properly installed - improper. Recommend to correct.

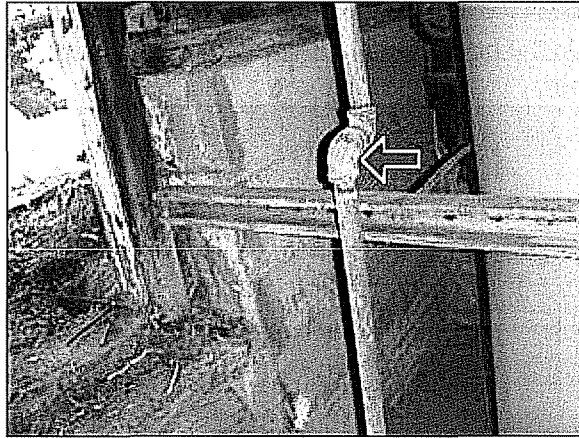
- Gas pipe was loose
- **Furnace/ water heater in the basement noted - Recommend to install carbon monoxide detector/ smoke detector in the basement.**



2.3 Picture 1



2.3 Picture 2

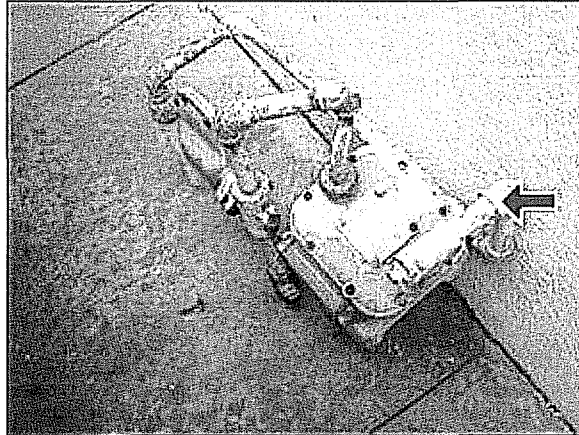


2.3 Picture 3

## 2.4 FUEL SYSTEM

**Comments:** Needs Further Evaluation / Repair

- Gas meter - seismic shut off was not present at the time of inspection(Picture 1).
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.

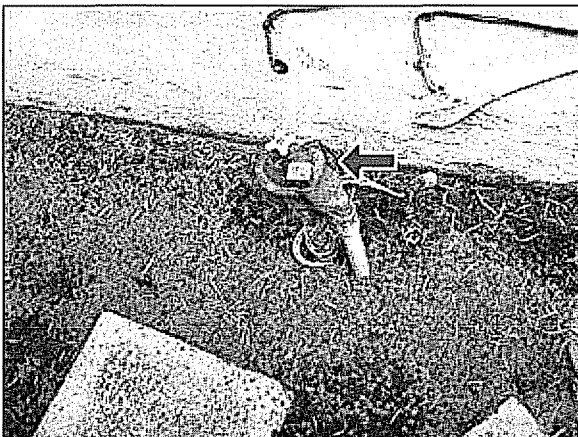


2.4 Picture 1

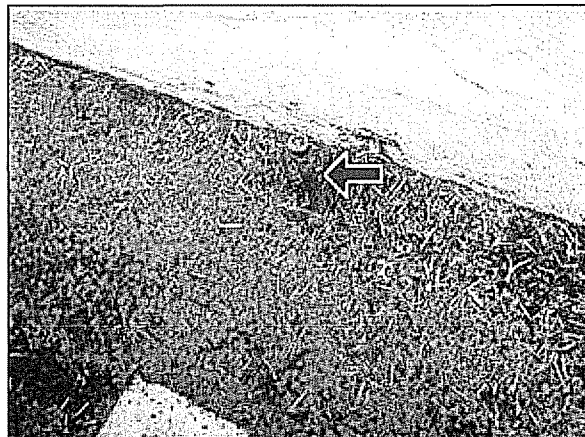
## 2.5 SPRINKLER SYSTEMS

**Comments:** Needs Further Evaluation / Repair

- Sprinkler systems / automatic timers are not tested and are not a part of this inspection. Check with the seller.
- Sprinklers set too close to the house - keep water/ vegetation away from house/foundation. (Picture 2)



2.5 Picture 1



2.5 Picture 2

## 2.6 OTHER

### Comments:

- The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

#### Styles & Materials

##### ELECTRICAL SERVICE CONDUCTORS:

OVERHEAD SERVICE

##### BRANCH WIRE 15 and 20 AMP:

COPPER

##### PANEL CAPACITY:

100 AMP SERVICE

##### WIRING METHODS:

NOT FULLY VISIBLE

FLEX TUBES

##### PANEL TYPE:

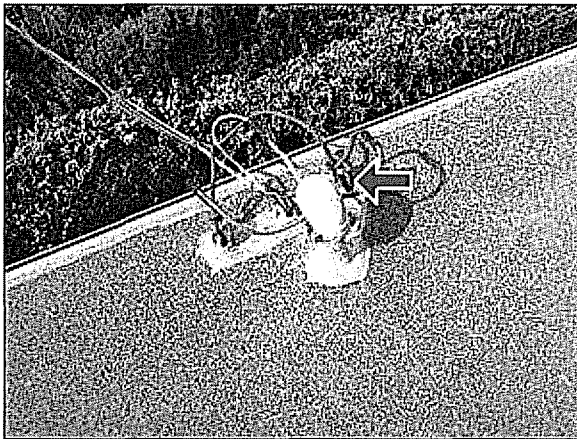
CIRCUIT BREAKERS

#### Items

#### 3.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Needs Further Evaluation / Repair

- Service wires too close to the roof ( not with today's standards for safety) - recommend to upgrade.  
(Picture 1)



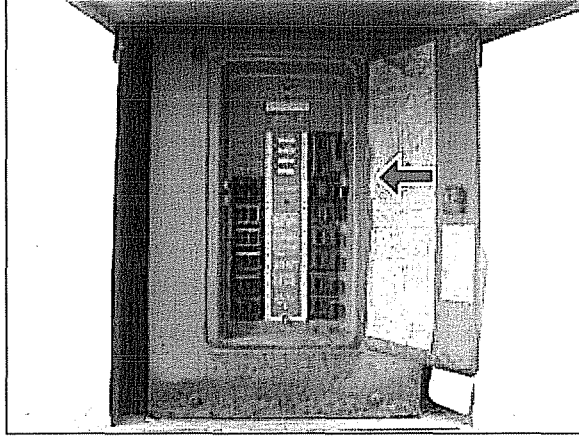
3.0 Picture 1

#### 3.1 SERVICE AND GROUNDING EQUIPMENT & MAIN PANEL

**Comments:** Needs Further Evaluation / Repair



- Electrical Service panel. (Picture 1)
- House with 100 amp panel type - not adequate for this size house. Have it checked by a qualified electrician.
- Panel is a Zinsco / Federal Pacific brand panel - an older brand which is known by industry professionals to be problematic in certain cases. Recommend further evaluation for safety by a qualified Electrical Contractor. Panel cover not removed at this inspection.



3.1 Picture 1

### 3.2 EQUIPMENT PANELS (sub-panels)

Comments: Not Present

### 3.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments:

- Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

### 3.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments:

- House was occupied at the time - most of the outlets were not visible/accessible at the time to test. Check the records for any known defects / repairs
- Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified electrician.

### 3.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:

- Recommend to install GFCI type outlets in the garage and exterior.

### 3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

- Recommend to have GFCI outlets in all "wet" locations as a safety upgrade. and to test them periodically.

### 3.7 SMOKE DETECTORS/ FIRE ALARMS/ SPRINKLERS

Comments:

- Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.

- Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically.
- Furnace/ water heater in the basement noted - Recommend to install carbon monoxide detector/ smoke detector in the basement.

### 3.8 OTHER

#### Comments:

- Phone/ cable, low voltage systems... not part of this inspection.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Extinguished pilot lights are not lit by the Inspector. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

<b>HEAT TYPE:</b>	<b>ENERGY SOURCE:</b>	<b>NUMBER OF HEAT SYSTEMS:</b>
FORCED AIR	NATURAL GAS	ONE
<b>FILTER TYPE:</b>	<b>DUCTWORK:</b>	<b>TYPES OF FIREPLACES:</b>
DISPOSABLE	INSULATED	NONE
	ASBESTOS LIKE MATERIAL AT DUCTS NOTED	

### Items

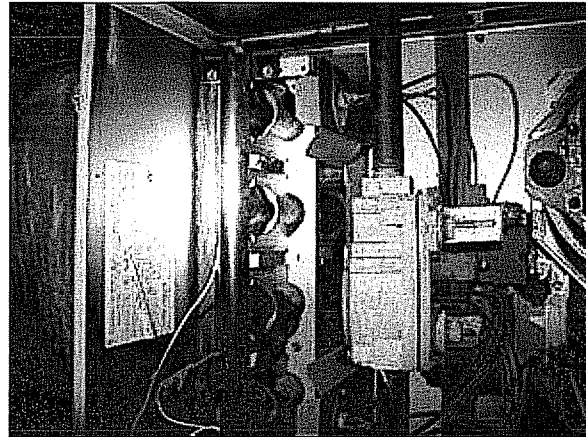
#### 4.0 HEATING EQUIPMENT

**Comments:** Needs Further Evaluation / Repair

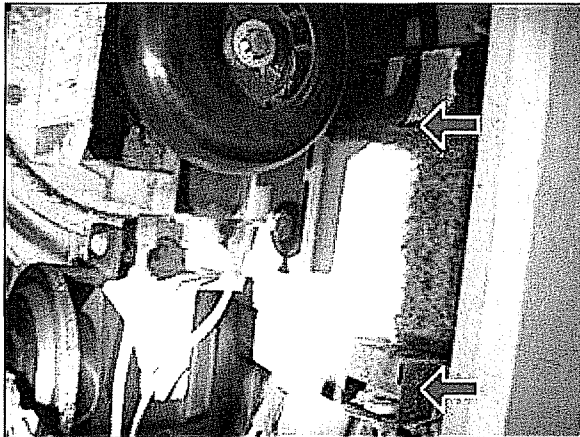
- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year.
- Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.
- No service tags noted. This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- Annual service/ evaluation is recommended with gas fired furnaces.
- **Furnace and vent pipes were improperly installed - rust marks noted at vent pipes and chamber. This is a safety/ fire hazard/ concern.**
- **Recommend complete system evaluation by a qualified technician**



4.0 Picture 1



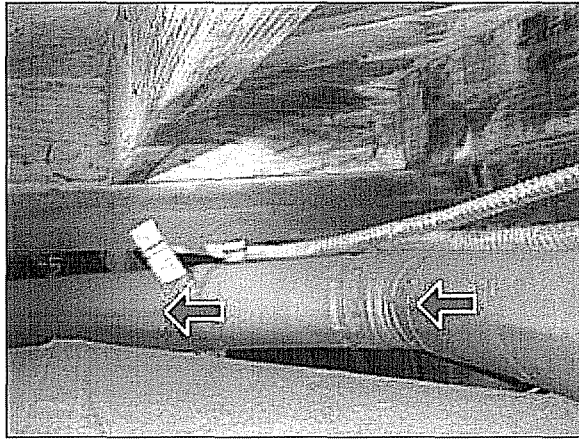
4.0 Picture 2



4.0 Picture 3



4.0 Picture 4



4.0 Picture 5

#### 4.1 NORMAL OPERATING CONTROLS

Comments: Needs Further Evaluation / Repair

#### 4.2 VENTING

Comments: Needs Further Evaluation / Repair

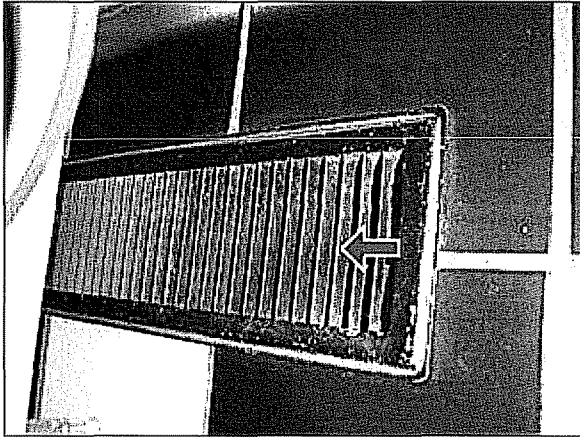
- Vent pipe was improperly installed - not venting.

#### 4.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)

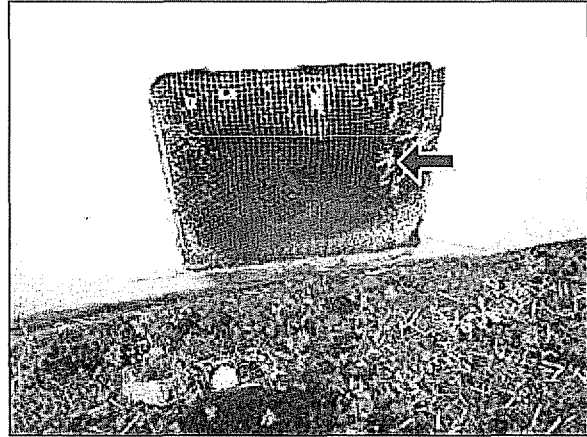
Comments: Needs Further Evaluation / Repair

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.
- Air flow / balance is not a part of this inspection. Recommend to check with the seller about air comfort/distribution.
- Return air was taken from exterior - improper(Picture 2). Recommend to install return air grill from interior of the house.
- Ducting installed in slab foundations may be subject to mold issues - recommend further evaluation.(Picture 1)

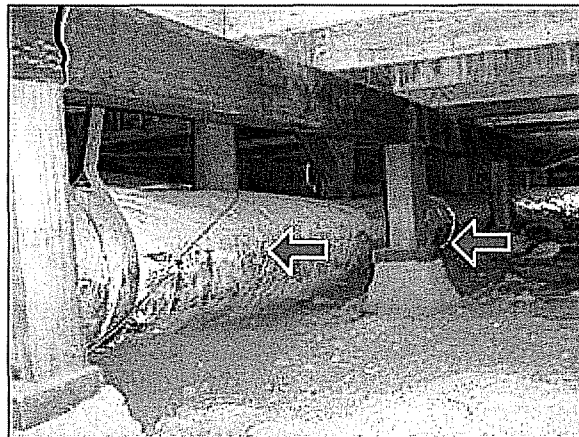
- Old, rusted ducts found in crawl space (Picture 5)
- Asbestos-like materials were noted on the ducting - further evaluation / testing for abatement / removal is recommended. This is a health concern(Picture 4)



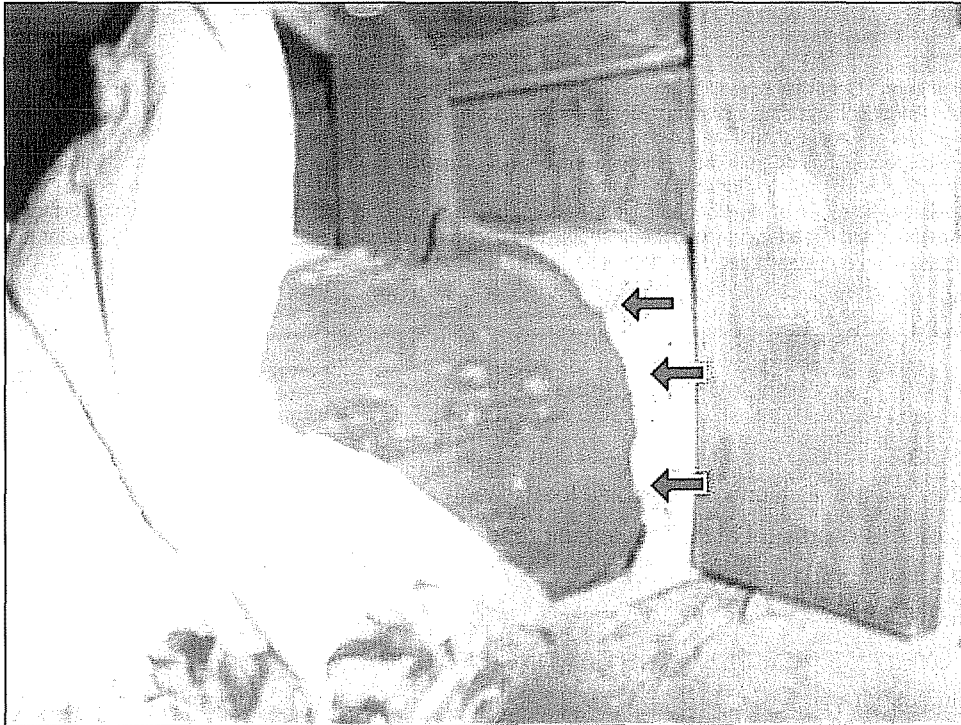
4.3 Picture 1



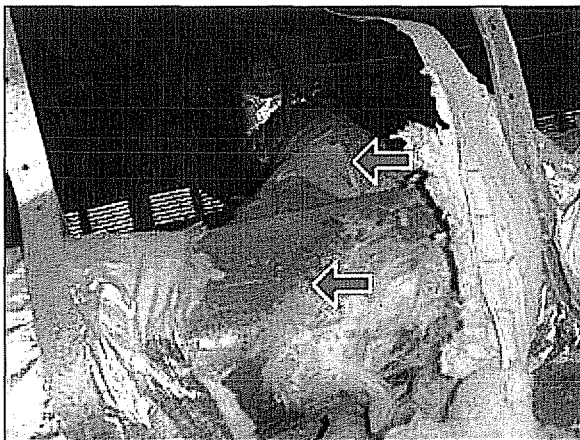
4.3 Picture 2



4.3 Picture 3



4.3 Picture 4



4.3 Picture 5



4.3 Picture 6

#### 4.4 FIREPLACE / FLUE / CHIMNEY (interior view)

**Comments:** Not Present

#### 4.5 OTHER

**Comments:**

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### COOLING EQUIPMENT TYPE:

NONE

### Items

#### 5.0 A / C COMPRESSOR

**Comments:** Needs Further Evaluation / Repair, Not Present

- No Central A/C is present at the inspected property.

#### 5.1 NORMAL OPERATING CONTROLS

**Comments:** Not Present

#### 5.2 DISTRIBUTION SYSTEMS (SEE PREVIOUS HEATING SECTION)

**Comments:** Not Present

#### 5.3 OTHER

**Comments:**

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The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

**VIEWED ROOF COVERING FROM:**

WALKED ROOF

**ROOF COVERING:**

COMPOSITION SHINGLE

BUILT UP

**ROOF-TYPE:**

FLAT

LOW SLOPPED

**VENTILATION:**

GABLE VENTS

**SKY LIGHT (S):**

NONE

**RAIN GUTTERS:**

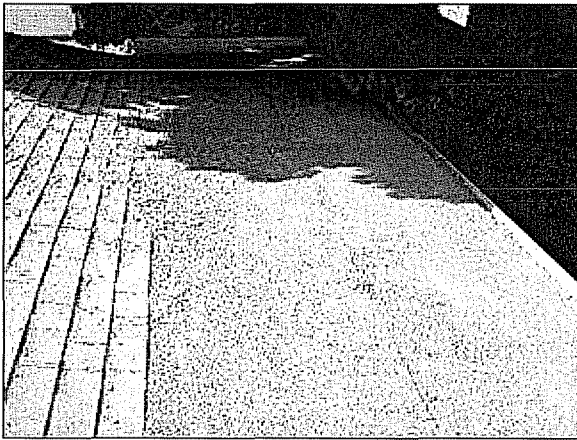
WITH DOWNSPOUTS

### Items

#### 6.0 ROOF COVERINGS

**Comments:** Needs Further Evaluation / Repair, Monitor Condition

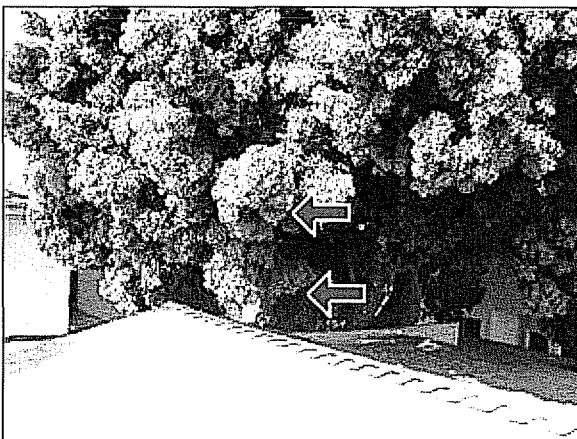
- Exposed fasteners noted at areas of the roofing which may allow moisture/ water penetration. Recommend to seal. (Picture 9)
- Roof in need of cleaning/ service.
- Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.



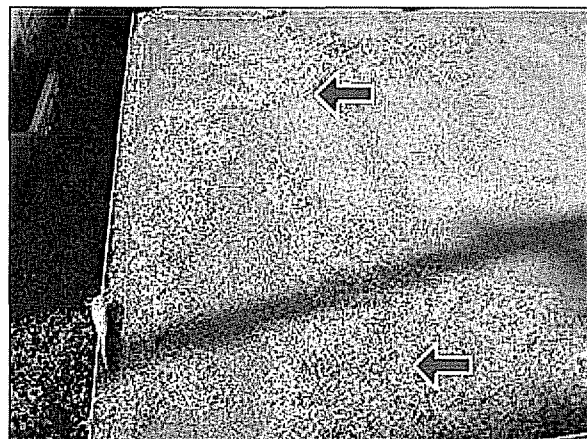
6.0 Picture 1



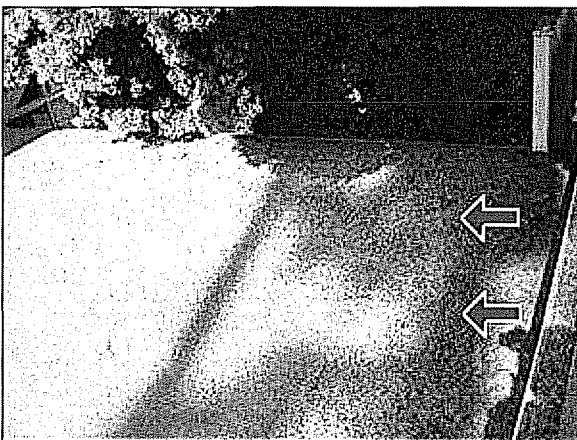
6.0 Picture 2



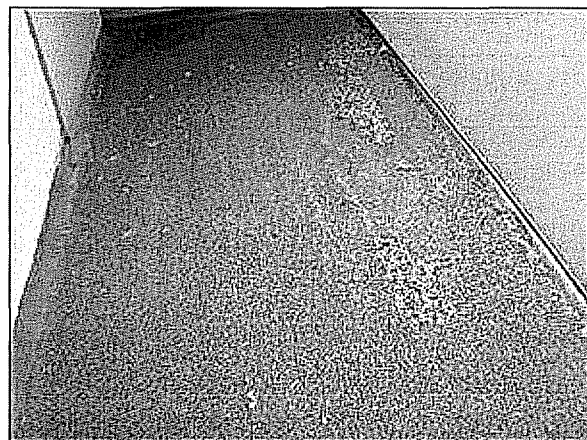
6.0 Picture 3



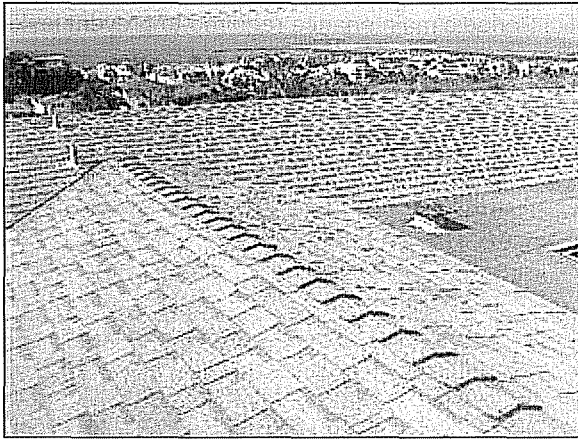
6.0 Picture 4



6.0 Picture 5



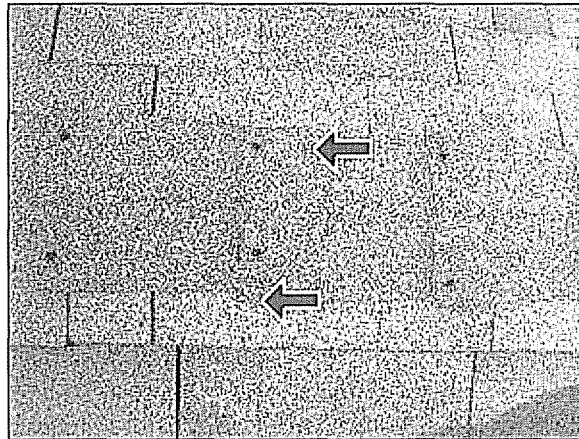
6.0 Picture 6



6.0 Picture 7



6.0 Picture 8

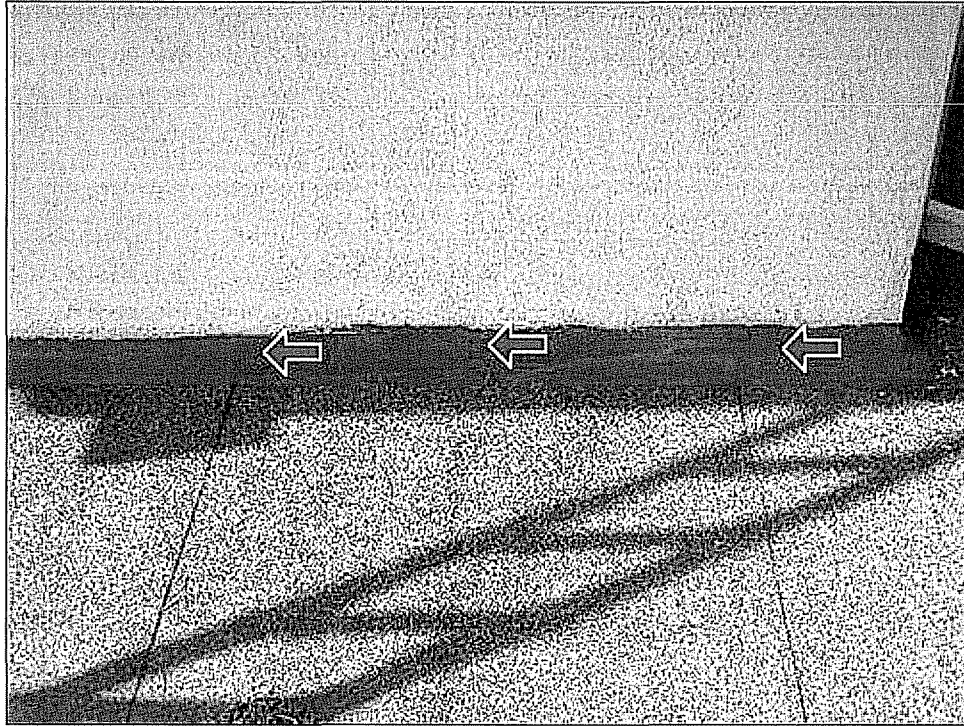


6.0 Picture 9

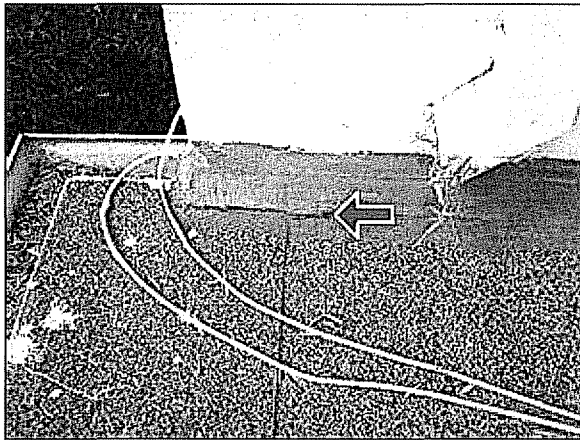
## 6.1 FLASHINGS

**Comments:** Needs Further Evaluation / Repair

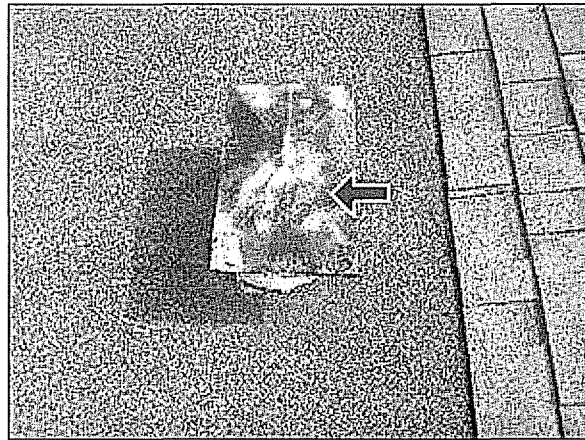
- Roof to wall flashing not visible/ covered with mastic. Periodic maintenance required to prevent leaks.(Picture 1). Cracked mastic noted - leak hazard. (Picture 2)
- Rusted flashing/ caps noted(Picture 3) - may need replacement.
- Cracked/ worn mastic at flashings noted. Recommend to re-seal to prevent leaks. (Picture 4)



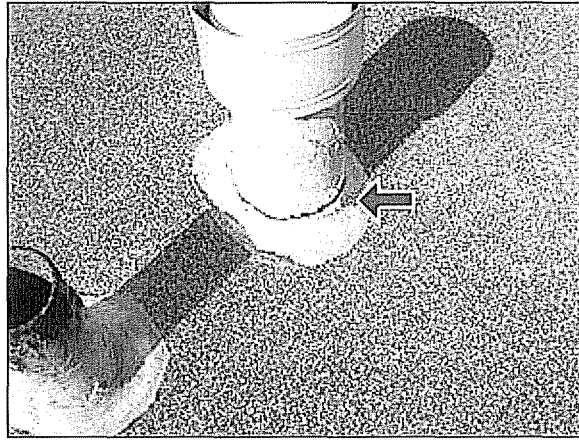
6.1 Picture 1



6.1 Picture 2



6.1 Picture 3



6.1 Picture 4

## 6.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (roof view)

Comments: Not Present

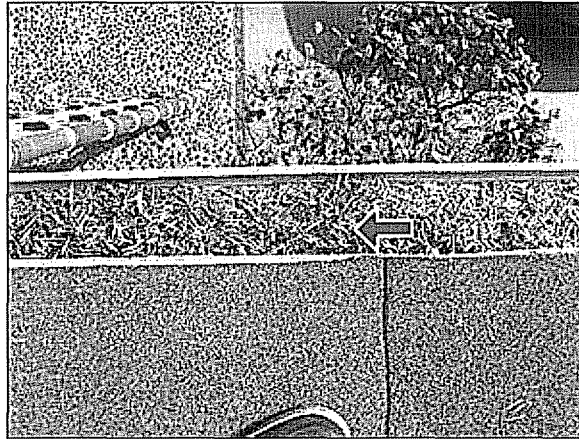
## 6.3 VENTILATION OF ATTIC

Comments:

## 6.4 ROOFING DRAINAGE SYSTEMS

Comments: Needs Further Evaluation / Repair

- Downspouts terminate at foundation - poor location. Recommend to extend away.
- Gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible.



6.4 Picture 1

## 6.5 OTHER

Comments:

- The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. This report is an opinion of the general quality and condition of the roof. The Inspector can not, and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.



## 7. Garage

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

**GARAGE TYPE:**

ATTACHED

**GARAGE DOOR TYPE:**

TILT UP

**GARAGE DOOR MATERIAL:**

WOOD

**AUTO REVERSE/ SENSORS:**

PRESENT

### Items

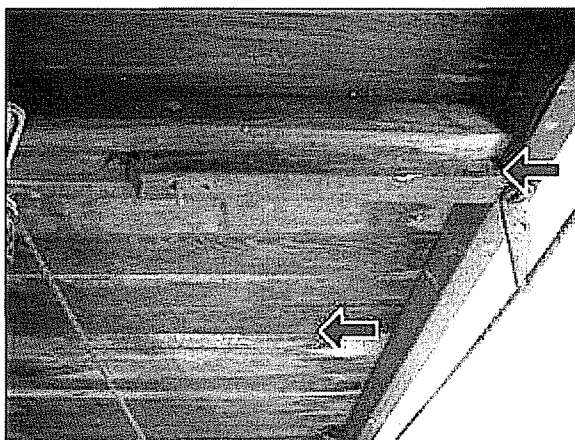
#### 7.0 GARAGE VEHICLE DOOR(S) / OPENER(S) / AUTO REVERSE SENSORS

**Comments:** Needs Further Evaluation / Repair

- Garage vehicle door shows moisture damage, wear, and appears warped - repairs/ replacement by qualified Contractor are recommended.



7.0 Picture 1



7.0 Picture 2

#### 7.1 CEILINGS

**Comments:**



7.1 Picture 1

#### 7.2 FIREWALL

**Comments:**

- No major cracks/ damage/ holes noted at the time at visual part of the garage.

#### 7.3 FLOORS

**Comments:** Monitor Condition

- Common cracks up to 1/4 " were found on the garage floor.
- Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering.

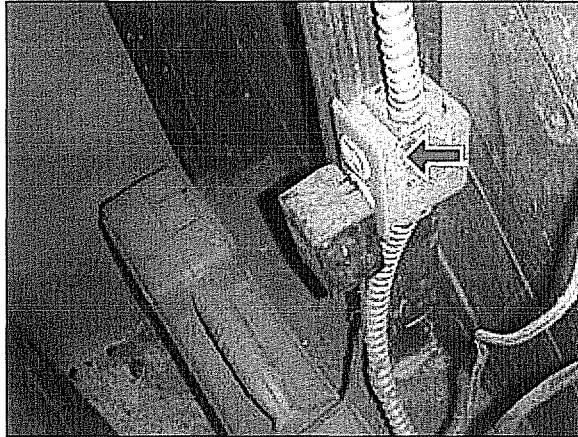
#### **7.4 DOORS - to interior / to exterior**

**Comments:** Not Present

#### **7.5 GARAGE ELECTRIC**

**Comments:** Needs Further Evaluation / Repair

- Recommend GFCI protected electrical outlets as a safety upgrade. (Picture 1)



7.5 Picture 1

#### **7.6 OTHER**

**Comments:**

---

The interior of the garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture/ personal items... or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### CEILING MATERIALS:

PLASTER  
ACOUSTIC SPRAY

#### WALL MATERIAL:

PLASTER

#### FLOOR COVERING(S):

CARPET  
TILE

#### INTERIOR DOORS:

HOLLOW CORE

#### WINDOW TYPES:

SINGLE PANE  
ALUMINUM  
LOUVERED

#### LAUNDRY:

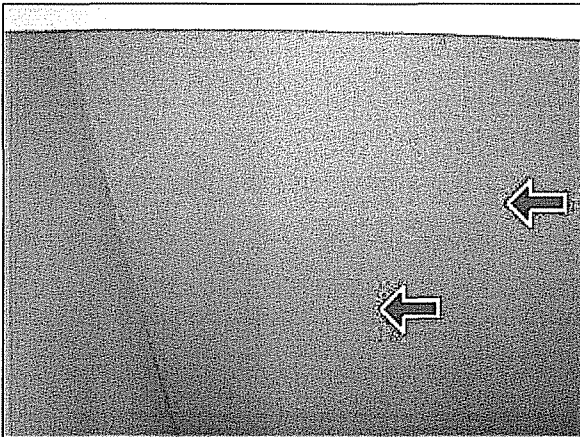
ELECTRIC 220 VOLT DRYER TYPE

### Items

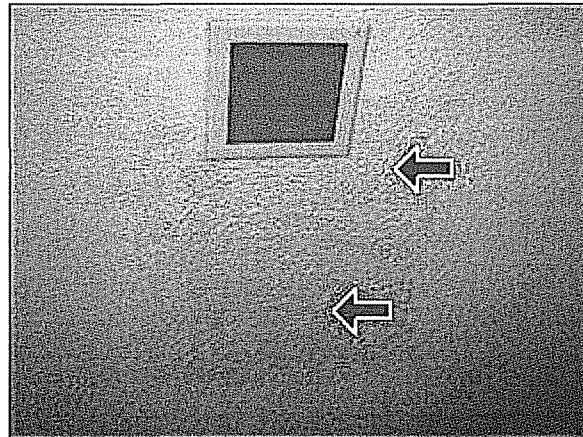
#### 8.0 CEILINGS

**Comments:** Needs Further Evaluation / Repair

- Common cracks were noted at the ceilings.
- Acoustic spray at ceilings noted. Acoustic spray may be asbestos containing type - recommend further testing for possible abatement as a safety upgrade.
- Unprofessional patches/ repairs noted at dining rom area ceiling(Picture 2)
- **Water stains, possible MOLD found at Upper Bedroom Closet. In need of further evaluation by a qualified specialist(s).**
- **This is not a Mold or Fungus inspection. it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.**



8.0 Picture 1



8.0 Picture 2

#### 8.1 WALLS

**Comments:** Needs Further Evaluation / Repair



- Interior walls, ceiling in need of patch/ paint/ repair.

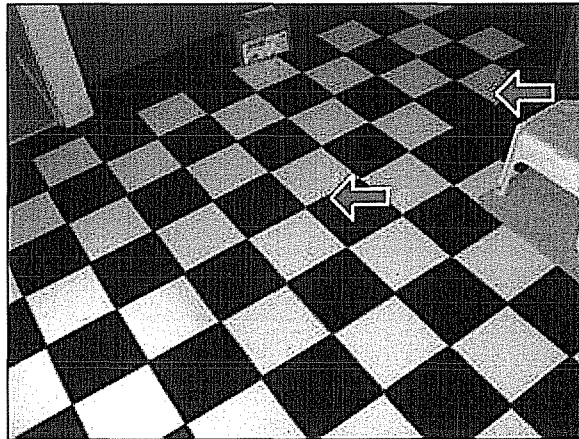


8.1 Picture 1

## 8.2 FLOORS

**Comments:** Needs Further Evaluation / Repair

- House was occupied at the time of the inspection ( walls/floors were not fully visible) - recommend to check the records for any known defects/repairs.
- Squeaky sub floors at various areas noted at the time.
- Aged, worn floor covering noted.
- Loose floor tiles found at kitchen floor.(Picture 1)

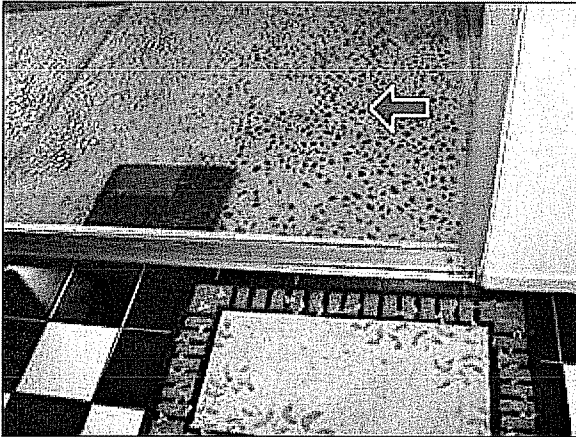


8.2 Picture 1

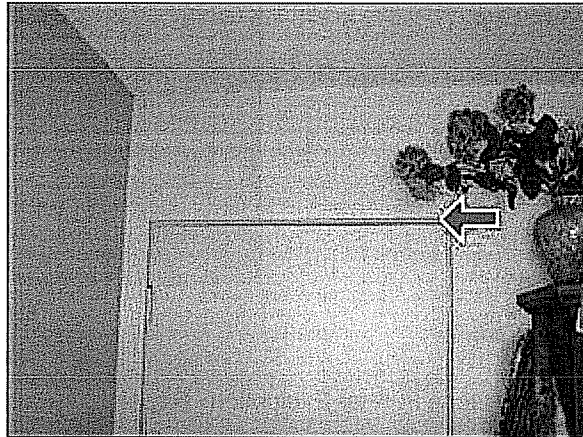
## 8.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Needs Further Evaluation / Repair

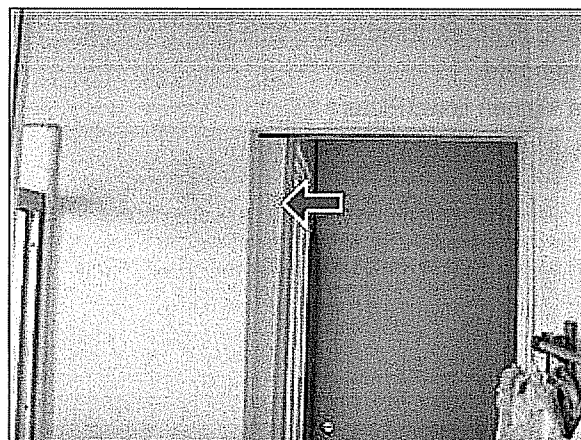
- Recommend to install door stops to prevent wall damage.
- Sliding doors : glass not tempered type. Recommend to upgrade - safety concern. (Picture 1)
- Door frames were not square - an indication of settlement or movement - further evaluation and corrections by qualified Contractor are recommended. (Picture 2)
- Bathroom area pocket door did not work(Picture 3)



8.3 Picture 1



8.3 Picture 2

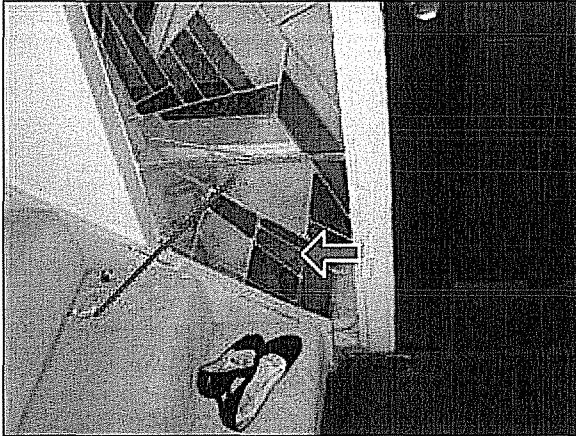


8.3 Picture 3

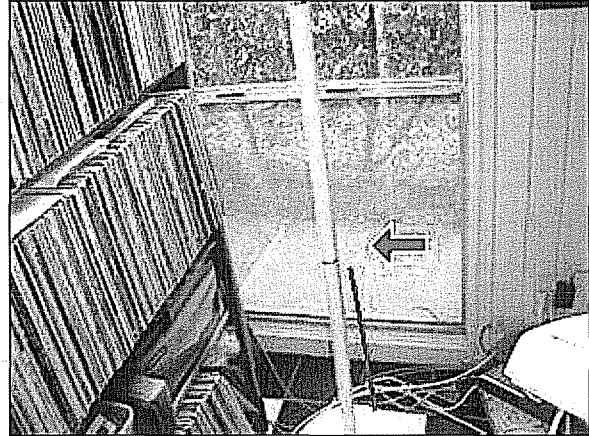
#### 8.4 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Needs Further Evaluation / Repair

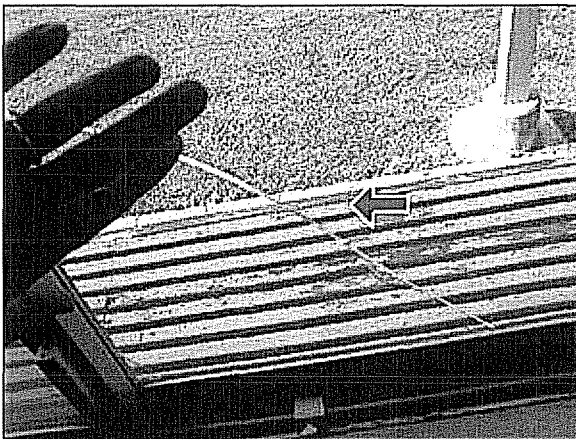
- Missing proper railing/ guard at stairs area windows(Picture 1) - safety concern. Have it installed. Glass was not tempered type - safety concern. Recommend to replace.
- Windows were difficult to operate at various locations of the inspected property, slide rollers worn, other general common age defects were present.
- Window glass was within 18" off of the floor line ( glass was not tempered) - recommend to upgrade for safety.(Picture 2).
- Cracked glass and gaps noted at windows. Water damaged wood frames noted...
- House with old windows - in need of replacement. Have it checked by a qualified contractor.



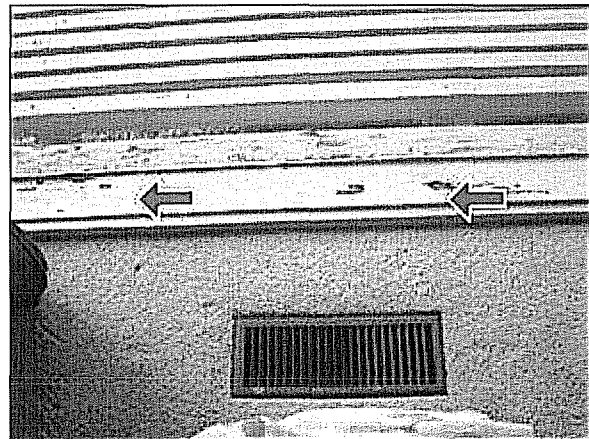
8.4 Picture 1



8.4 Picture 2



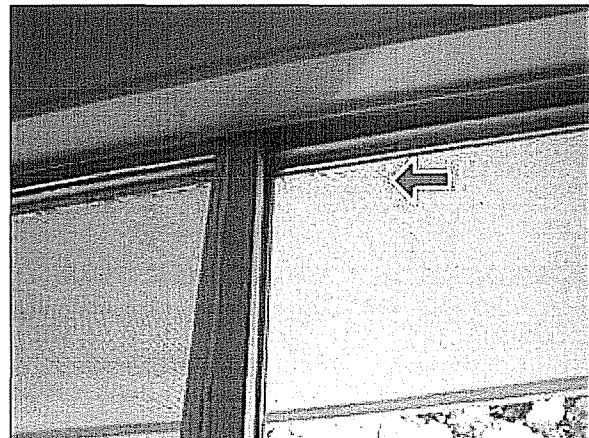
8.4 Picture 3



8.4 Picture 4



8.4 Picture 5

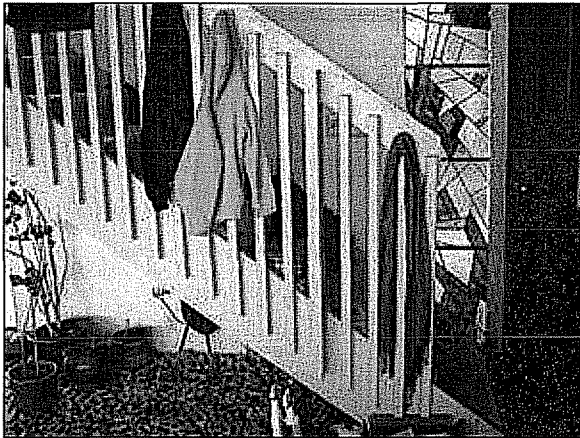


8.4 Picture 6

## 8.5 STEPS, STAIRWAYS AND RAILINGS

**Comments:** Needs Further Evaluation / Repair

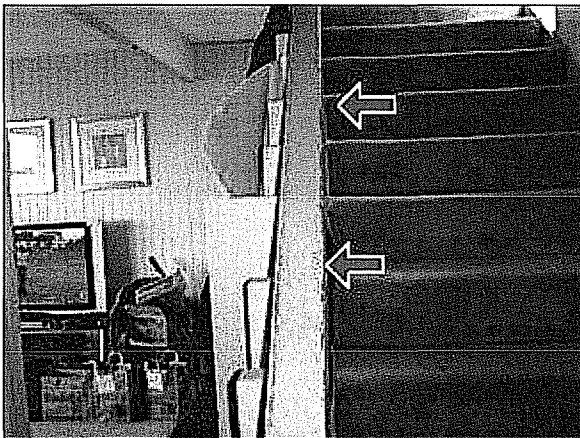
- Handrails were not today's standards for safety. Were not grippable type. Recommend to upgrade.
- Handrail at interior stairs is not to current safety standards - open end rail noted ( trip hazard) - correction / safety upgrade recommended. (Picture 5)
- Uneven rise was noted at the interior stairs - this condition can present trip hazards.



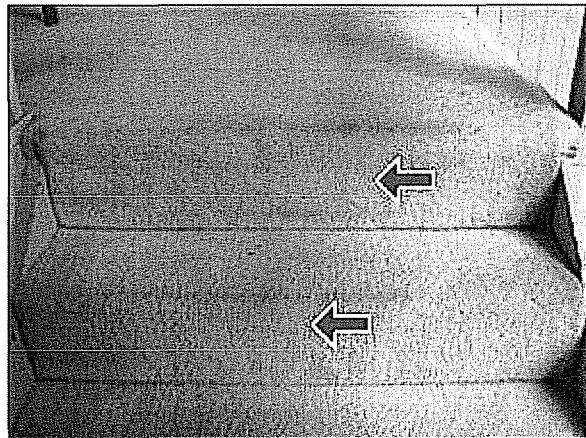
8.5 Picture 1



8.5 Picture 2



8.5 Picture 3



8.5 Picture 4



8.5 Picture 5

## 8.6 LAUNDRY SERVICE

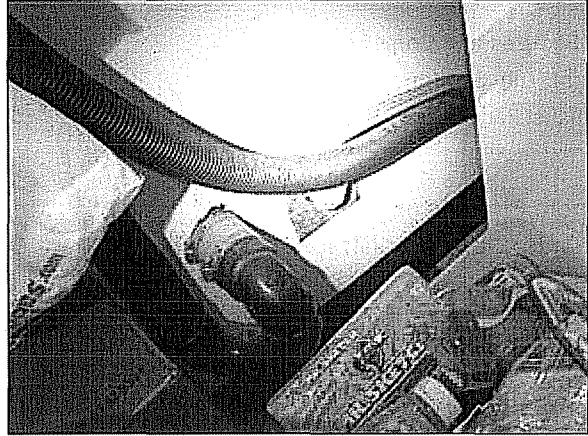
**Comments:** Needs Further Evaluation / Repair



- View behind the equipment was limited due to equipment location / space restrictions.
- 20 GFCI Amp outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection.



8.6 Picture 1



8.6 Picture 2

### 8.7 BAR SINK

**Comments:** Not Present

### 8.8 OTHER

**Comments:** Needs Further Evaluation / Repair

- This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.
- It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Bathroom

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### Bathroom Fixtures and Components:

Toilet, Sink(s), Tub, Shower

Without Exhaust Fan ( window) type

### Items

#### 9.0 Bathroom Fixtures and Components

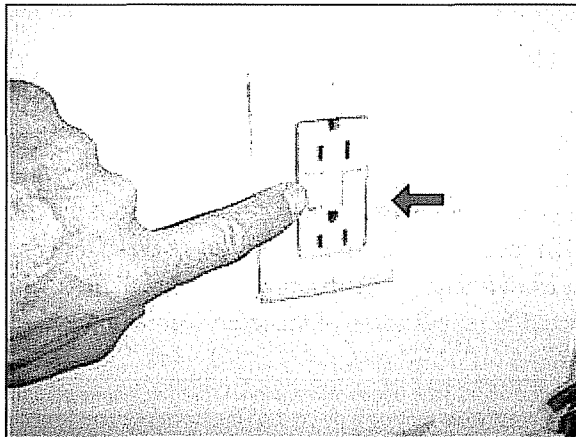
Comments: Needs Further Evaluation / Repair

- Loose and cracked tiles noted at floors and tub walls. Soft flooring noted at toilet/ tub area. Toilet was loose at the floor. Low water flow noted when using multiple fixtures due to old pipes. Old, broken window noted...
- Bathrooms in need of remodel. Have it checked by a qualified contractor(s).

#### 9.1 Bathroom Electrical

Comments: Needs Further Evaluation / Repair

- Recommend to install GFCI type outlets at Bathrooms and test them periodically. This is a safety upgrade.
- Defective outlet and or wiring noted at Lower Bathroom( had no power at the time)(Picture 1)



9.1 Picture 1

#### 9.2 Bathroom Pictures

Comments:

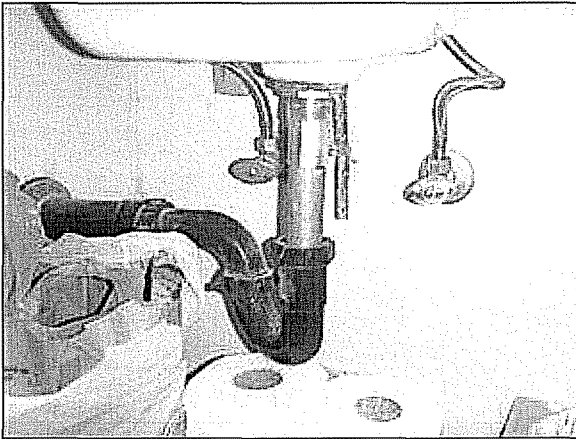
- (Picture 1-4) Lower Bathroom
- (Picture 5-13) Upper Bathroom



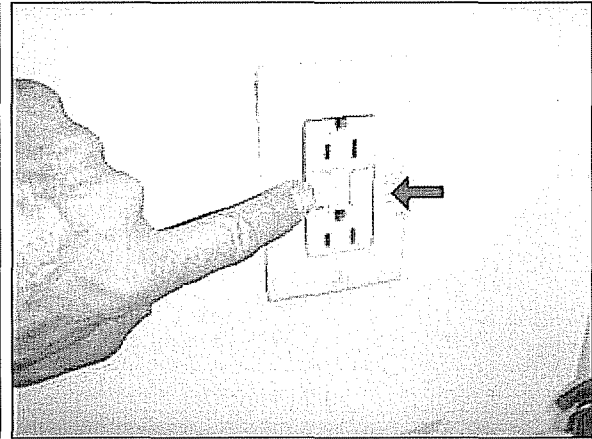
9.2 Picture 1



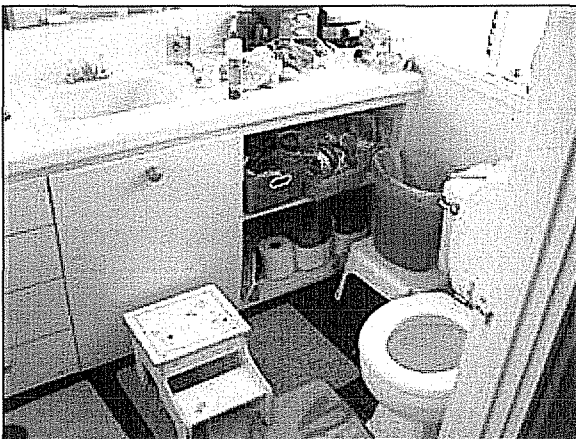
9.2 Picture 2



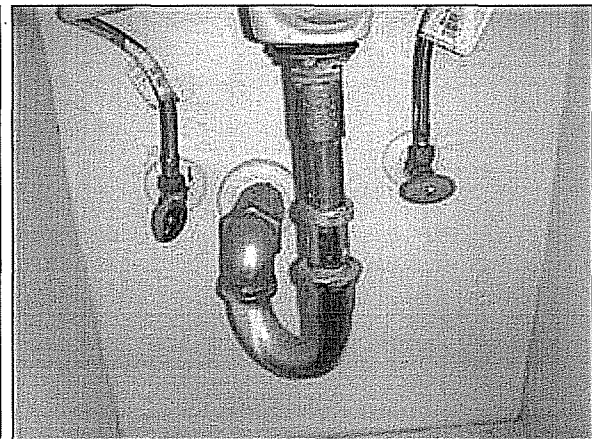
9.2 Picture 3



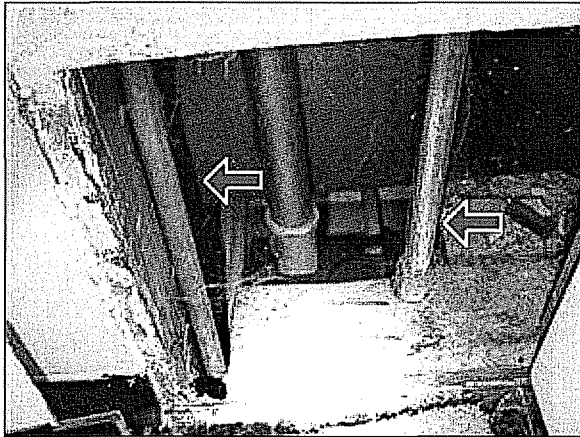
9.2 Picture 4



9.2 Picture 5



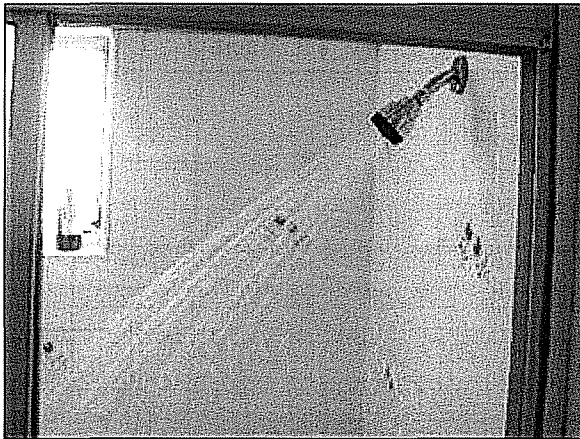
9.2 Picture 6



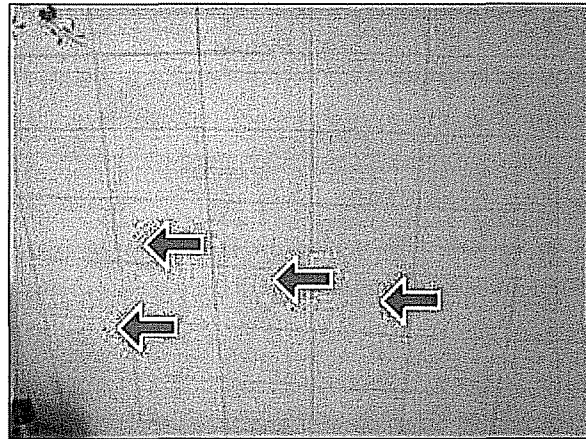
9.2 Picture 7



9.2 Picture 8



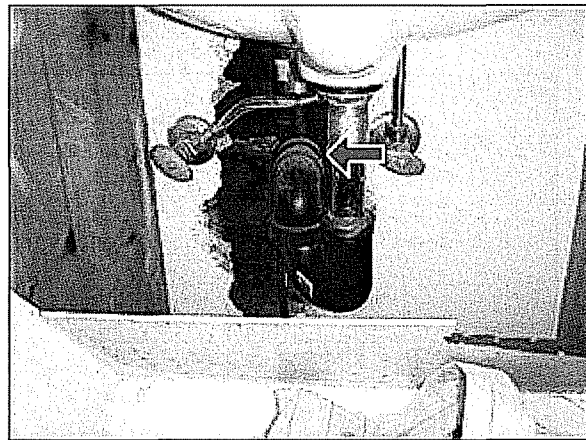
9.2 Picture 9



9.2 Picture 10

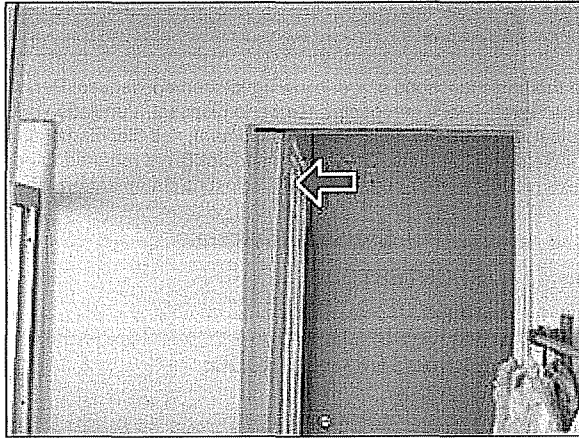


9.2 Picture 11



9.2 Picture 12





9.2 Picture 13

---

The interior of the bathroom was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture/ personal items... or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

**CABINETRY:**

WOOD

**COUNTERTOP:**

TILE

**DISPOSER:**

PRESENT

**DISHWASHER:**

PRESENT

**EXHAUST/RANGE HOOD:**

VENTED

**RANGE/OVEN:**

GAS COOK TOP

W/ NO AIR GAP

ELECTRIC OVEN

**BUILT-IN MICROWAVE:**

NONE

**TRASH COMPACTOR:**

NONE

### Items

#### 10.0 SINKS, COUNTERS AND CABINET DOORS / DRAWERS

**Comments:** Needs Further Evaluation / Repair

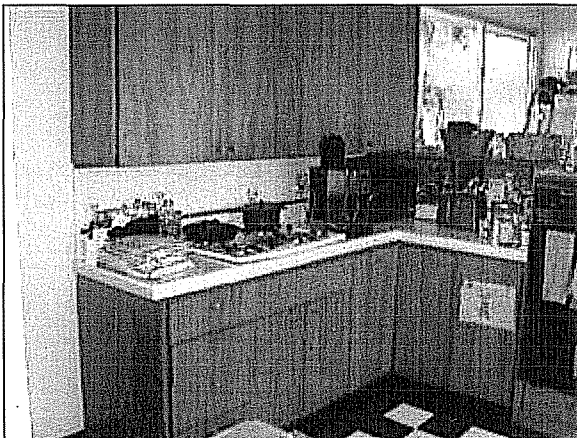
- Cabinet drawers with open guide type ( without stop - drawer can slide out of cabinet). Recommend to upgrade for safety.
- Moderate to heavy general wear and age defects were noted - upgrade / renovations recommended.
- Defective sprayer noted.
- Water damaged board noted under the sink cabinet - have it checked by a qualified termite inspector.
- **Kitchen in need of remodel/ upgrade. Have it checked by a qualified contractor.**



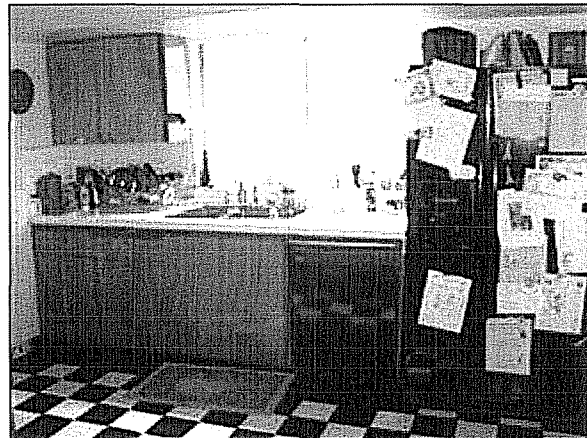
10.0 Picture 1



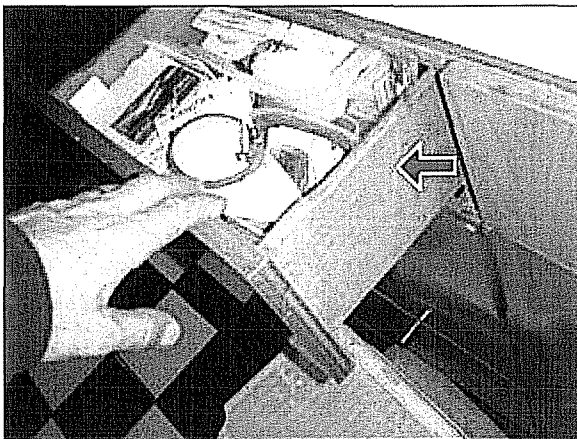
10.0 Picture 2



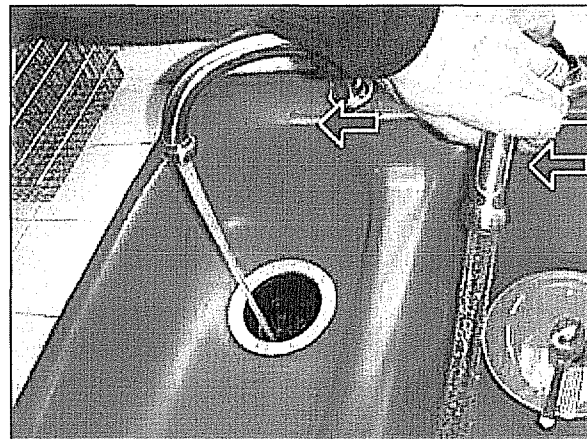
10.0 Picture 3



10.0 Picture 4



10.0 Picture 5

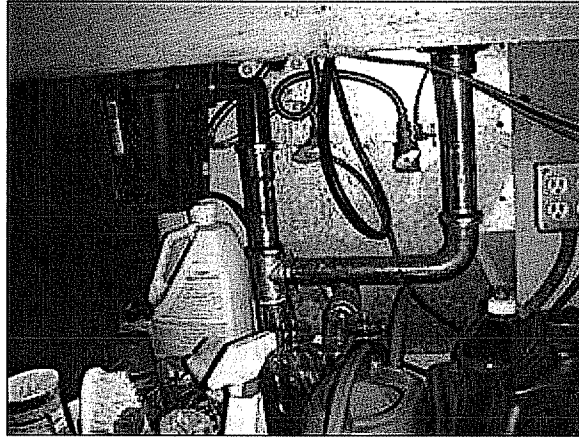


10.0 Picture 6

#### 10.1 FOOD WASTE DISPOSER

**Comments:** Monitor Condition

- Noisy disposer noted.

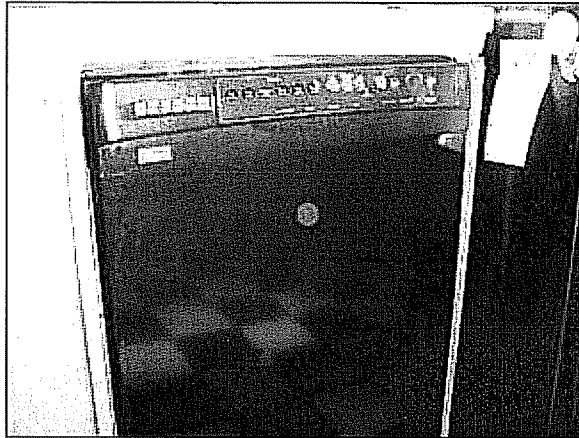


10.1 Picture 1

## 10.2 DISHWASHER

**Comments:** Needs Further Evaluation / Repair

- Dishwasher not tested at this inspection.



10.2 Picture 1

## 10.3 RANGES/OVENS/COOKTOPS

**Comments:** Monitor Condition

- Old oven noted



10.3 Picture 1



10.3 Picture 2

#### 10.4 RANGE HOOD

**Comments:** Needs Further Evaluation / Repair

- **Hood/cabinet was installed too close to the cook top/burner(Picture 1) - improper for fire safety. Recommend to correct. Old hood noted - in need of replacement.**



10.4 Picture 1

#### 10.5 MICROWAVE

**Comments:** Not Present

#### 10.6 TRASH COMPACTOR

**Comments:** Not Present

#### 10.7 OTHER

**Comments:** Needs Further Evaluation / Repair

- **Recommend to install GFCI type outlets in the kitchen as a safety upgrade.**
- **Cracked, loose floor tiles noted - in need of further evaluation by a qualified flooring contractor.**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Attic & Related

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

**ATTIC INFO:**

ATTIC ACCESS NOT FOUND

**METHOD USED TO OBSERVE ATTIC:**

INACCESSIBLE

**ROOF STRUCTURE:**

NOT VISIBLE TO COMMENT

**CEILING STRUCTURE:**

NOT VISIBLE

**ATTIC INSULATION:**

NOT DETERMINED

### Items

#### 11.0 ATTIC ACCESS

**Comments:** Needs Further Evaluation / Repair

- Attic access not found at the time. House with small attic area ( possible for air ducts)

#### 11.1 ROOF STRUCTURE AND ATTIC

**Comments:**

- Roof/ceiling framing not visible at this inspection to comment.

#### 11.2 INSULATION

**Comments:**

#### 11.3 VENTILATION/ FANS

**Comments:**

#### 11.4 OTHER

**Comments:**

---

The interior of the attic was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving insulation, ducts... or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 12. Foundation

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

### Styles & Materials

#### METHOD USED TO OBSERVE CRAWLSPACE:

CRAWLED

#### FOUNDATION:

RAISED

POURED CONCRETE

#### FLOOR STRUCTURE:

WOOD JOISTS

#### WALL STRUCTURE:

MASONRY

#### COLUMNS OR PIERS:

WOOD POSTS

CONCRETE PIERS

#### PRESENCE OF ANCHOR BOLTS:

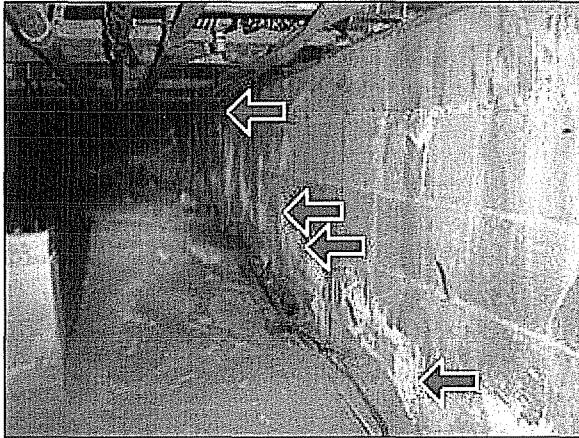
NOTED AT SILL PLATE

### Items

#### 12.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Needs Further Evaluation / Repair

- Efflorescence was noted present on the foundation wall - recommend to keep moisture around the inspected property to a minimum.(Picture 1)(Picture 2)
- Cracks considered common in size and type were noted at the time of inspection.



12.0 Picture 1

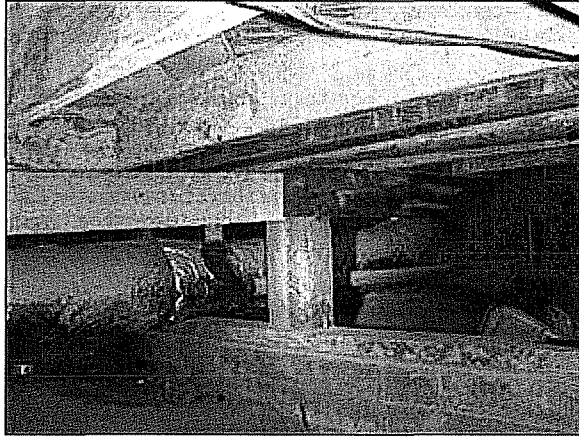


12.0 Picture 2

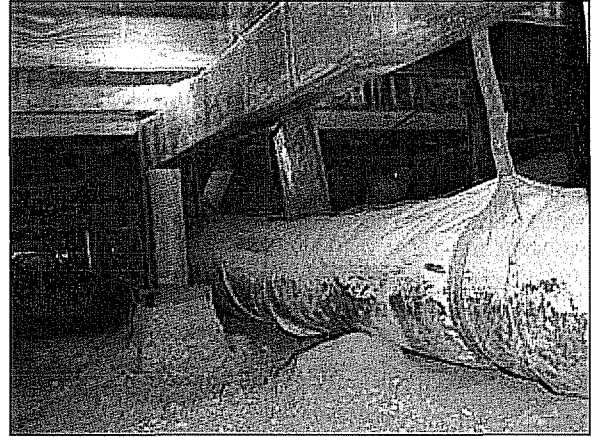
#### 12.1 COLUMNS OR PIERS

**Comments:**





12.1 Picture 1



12.1 Picture 2

**12.2 WALLS (Limited to Visual Inspection)**

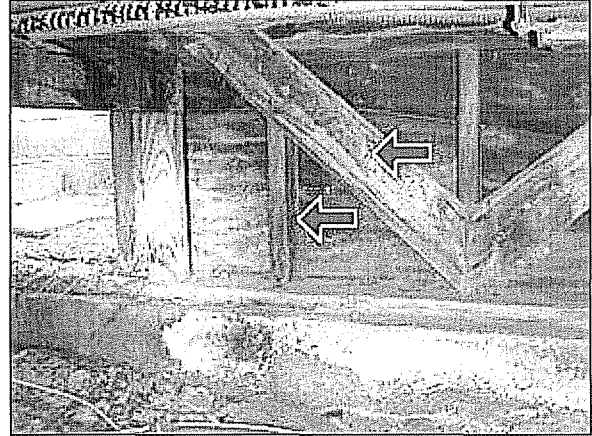
**Comments:** Needs Further Evaluation / Repair



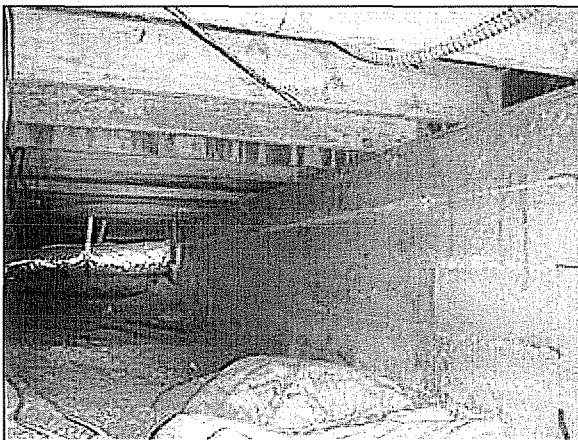
- Anchor bolts from time of construction were noted at the foundation wall.(FYI). Bolt size, spacing not with today's standards.
- Non reinforced cripple walls noted(common for the age/type of the construction) - recommend further evaluation for seismic retrofit by qualified Structural Engineer.
- Some cracks noted at foundation walls. (Picture 4). Recommend to monitor. have it checked by a qualified structural engineer.



12.2 Picture 1



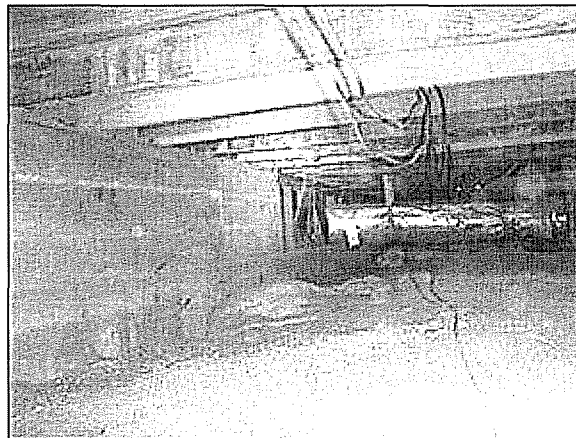
12.2 Picture 2



12.2 Picture 3



12.2 Picture 4

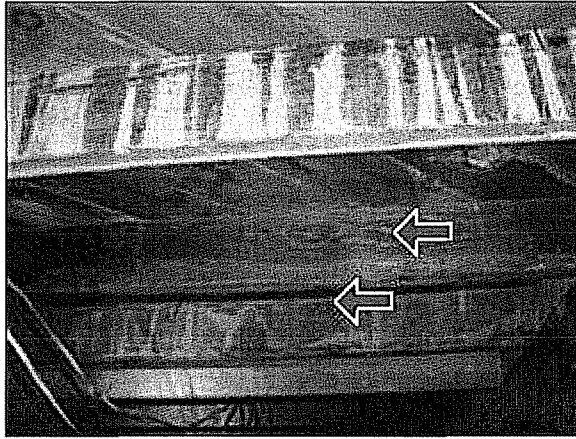


12.2 Picture 5

### 12.3 FLOORS (Limited to Visual Inspection)

**Comments:** Needs Further Evaluation / Repair

- Sub floor was not insulated(Picture 1). Recommend to install approved type insulation.



12.3 Picture 1

#### 12.4 VENTILATION OF FOUNDATION

Comments:

#### 12.5 OTHER

Comments: Needs Further Evaluation / Repair

- **House built on steep hillside grade - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.**

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 13. Additional Photos

#### Styles & Materials

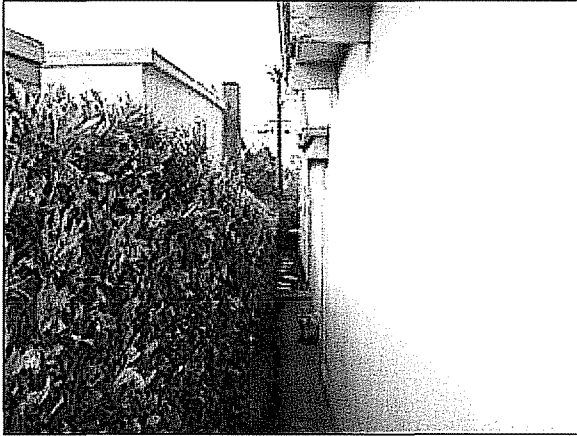
ADDITIONS / ENCLOSURES / ALTERATIONS:

Items

#### 13.0 GENERAL PHOTOS / ADDITIONAL COMMENTS

Comments:

- (Picture 1-7) Exterior
- (Picture 8-15) Interior



13.0 Picture 1



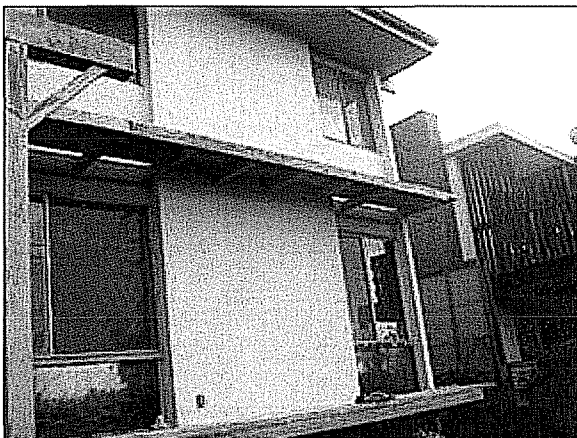
13.0 Picture 2



13.0 Picture 3



13.0 Picture 4



13.0 Picture 5



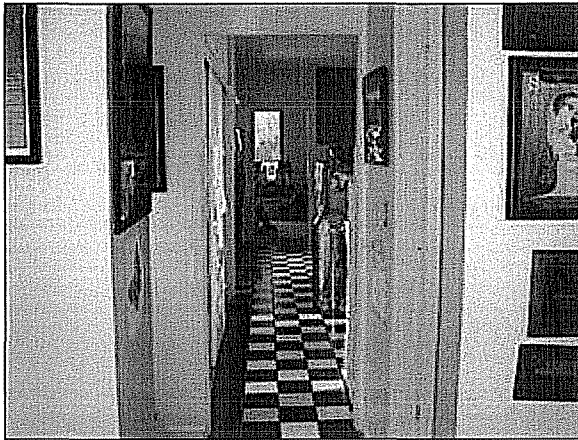
13.0 Picture 6



13.0 Picture 7



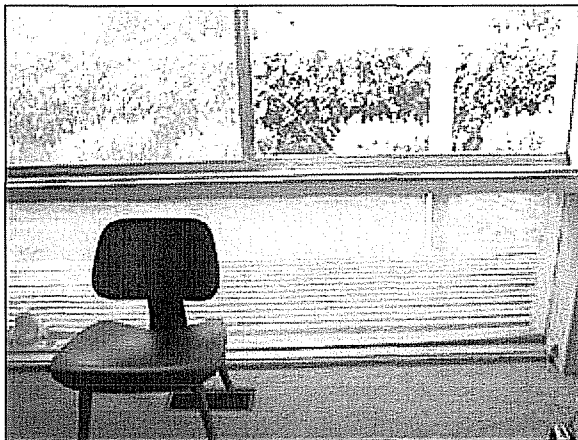
13.0 Picture 8



13.0 Picture 9



13.0 Picture 10

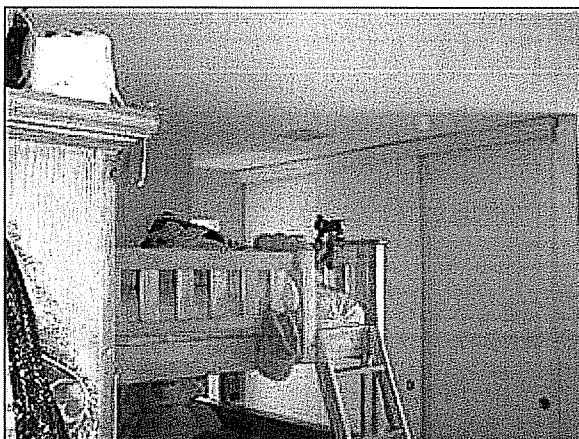


13.0 Picture 11

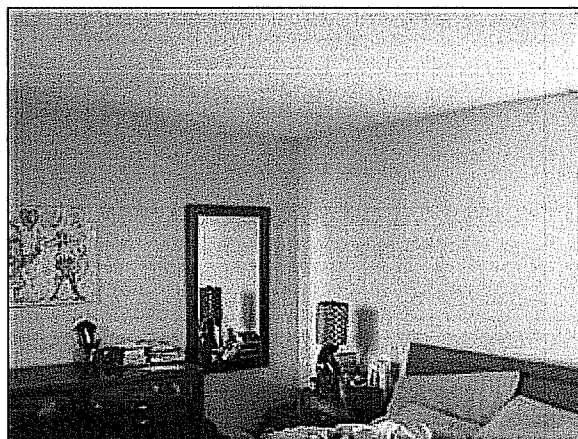


13.0 Picture 12

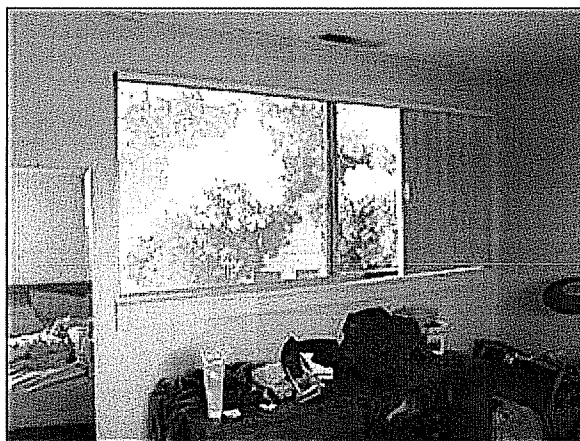




13.0 Picture 13



13.0 Picture 14



13.0 Picture 15

# General Summary



Advanced Group Property Inspection Co.

Chief Inspector

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Web > [www.AGPIC.com](http://www.AGPIC.com)

Email > [alexkay@agpic.com](mailto:alexkay@agpic.com)

Address1 > 1013 1/2 S. Central Ave.

Address2 > Glendale, CA 91204

Customer

Jay & Laura Sedrish

Address

8131 Delgany Ave  
Playa Del Ray CA 90293

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Exterior

### 1.0 EAVES, SOFFITS AND FASCIAS

Needs Further Evaluation / Repair

- Age defects, peeling paint and / or moisture stains/ damage were noted at the eaves and fascia. Recommend further evaluation by a qualified termite inspector and contractor.

### 1.1 WALL CLADDING FLASHING AND TRIM

Needs Further Evaluation / Repair

- Settlement type cracks found at stucco wall(Picture 1) - in need of repair.
- Water damaged wood sidings noted. Have it checked by a qualified termite inspector/ contractor. (Picture 2- 4)

### 1.2 WINDOW TRIMS / SILLS (exterior)

Needs Further Evaluation / Repair

- House with old aluminum windows type. In need of upgrading.(Picture 1)

## 1. Exterior

- Cracked glass, not tempered glass noted at living room windows. Damaged wood frames noted at windows - have it checked by a qualified termite inspector.
- Have it checked by a qualified contractor(s).

### 1.4 DECKS, BALCONIES, PATIOS, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

#### Needs Further Evaluation / Repair

- Weathered, damaged wood boards noted at rear wood deck. Have it checked by a qualified termite inspector and contractor.(Picture 1)
- Damaged wood boards noted at rear elevation(Picture 2)

### 1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, WALKWAYS (With respect to their effect on the condition of the building)

#### Needs Further Evaluation / Repair

- House without drainage pipes. Possible water ponding at rear/ side elevations noted.
- Major cracks, trip hazards noted at driveway(Picture 1).
- Plants touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/ foundation.(Picture 2, 3, 4).
- Walks; exposed river rocks noted at front walk - may be slippery when it is wet. Poor design. Have it checked by a qualified masonry contractor.

### 1.6 RETAINING/GARDEN WALLS

#### Needs Further Evaluation / Repair

- Rear yard retaining wall was not fully visible at the time - inspection was limited. Some cracked blocks noted(Picture 1). Have it checked by a qualified contractor.

### 1.7 FENCING

#### Monitor Condition

- Most of the fencing was covered with vegetation - not fully visible to comment.

### 1.8 OTHER

#### Needs Further Evaluation / Repair

- House built on steep hillside grade - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.

## 2. Plumbing

### 2.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

#### Needs Further Evaluation / Repair

- The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a qualified specialist to determine their true condition/ needed repairs.
- **Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.**
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- All drains flowed properly at the time of inspection.
- **House with old/ rusted sewer pipes type. Further evaluation by a qualified plumber recommended. Periodic inspection recommended. limited life left.** (Picture 1)

### 2.2 INTERIOR WATER SUPPLY AND DISTRIBUTION

#### Needs Further Evaluation / Repair

- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.
- **Active galvanized water supply pipes were noted - type is considered to be at or near end of life, of limited remaining life. Recommend to re-pipe. Have it checked by a qualified plumber.**

### 2.3 WATER HEATER / VENTING

#### Needs Further Evaluation / Repair



## 2. Plumbing

- Gas line at water heater without drip leg/sediment trap ( this type installation is common for the area/age). Lack of drip leg may void warranties - check with your Home Warranty provider
- The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last ( this is many times a matter of personal preference).
- Vent pipe lack screws, not properly installed - improper. Recommend to correct.
- Gas pipe was loose
- **Furnace/ water heater in the basement noted - Recommend to install carbon monoxide detector/ smoke detector in the basement.**

### 2.4 FUEL SYSTEM

#### Needs Further Evaluation / Repair

- Gas meter - **seismic shut off was not present at the time of inspection**(Picture 1).
- Most of the plumbing pipes not visible at this inspection. Check the records for any known defects/repairs.

### 2.5 SPRINKLER SYSTEMS

#### Needs Further Evaluation / Repair

- Sprinkler systems / automatic timers are not tested and are not a part of this inspection. Check with the seller.
- **Sprinklers set too close to the house - keep water/ vegetation away from house/foundation.** (Picture 2)

## 3. Electrical System

### 3.0 SERVICE ENTRANCE CONDUCTORS

#### Needs Further Evaluation / Repair

- **Service wires too close to the roof ( not with today's standards for safety) - recommend to upgrade.** (Picture 1)

### 3.1 SERVICE AND GROUNDING EQUIPMENT & MAIN PANEL

#### Needs Further Evaluation / Repair

- Electrical Service panel. (Picture 1)
- **House with 100 amp panel type - not adequate for this size house. Have it checked by a qualified electrician.**
- **Panel is a Zinsco / Federal Pacific brand panel - an older brand which is known by industry professionals to be problematic in certain cases. Recommend further evaluation for safety by a qualified Electrical Contractor. Panel cover not removed at this inspection.**

## 4. Heating

### 4.0 HEATING EQUIPMENT

#### Needs Further Evaluation / Repair

- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year.
- Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.
- **No service tags noted.** This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- **Annual service/ evaluation is recommended with gas fired furnaces.**
- **Furnace and vent pipes were improperly installed - rust marks noted at vent pipes and chamber. This is a safety/ fire hazard/ concern.**
- **Recommend complete system evaluation by a qualified technician**

### 4.1 NORMAL OPERATING CONTROLS

#### Needs Further Evaluation / Repair

## 4. Heating

### 4.2 VENTING

Needs Further Evaluation / Repair

- Vent pipe was improperly installed - not venting.

### 4.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)

Needs Further Evaluation / Repair

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.
- Air flow / balance is not a part of this inspection. Recommend to check with the seller about air comfort/ distribution.
- Return air was taken from exterior - improper(Picture 2). Recommend to install return air grill from interior of the house.
- Ducting installed in slab foundations may be subject to mold issues - recommend further evaluation.(Picture 1)
- Old, rusted ducts found in crawl space (Picture 5)
- Asbestos-like materials were noted on the ducting - further evaluation / testing for abatement / removal is recommended. This is a health concern(Picture 4)

## 5. Air Conditioning

### 5.0 A / C COMPRESSOR

Needs Further Evaluation / Repair, Not Present

- No Central A/C is present at the inspected property.

## 6. Roofing

### 6.0 ROOF COVERINGS

Needs Further Evaluation / Repair, Monitor Condition

- Exposed fasteners noted at areas of the roofing which may allow moisture/ water penetration. Recommend to seal. (Picture 9)
- Roof in need of cleaning/ service.
- Tree limbs that are in contact with roof or hanging near roof should be trimmed away. Recommend to trim away and inspect the roof.

### 6.1 FLASHINGS

Needs Further Evaluation / Repair

- Roof to wall flashing not visible/ covered with mastic. Periodic maintenance required to prevent leaks.(Picture 1). Cracked mastic noted - leak hazard. (Picture 2)
- Rusted flashing/ caps noted(Picture 3) - may need replacement.
- Cracked/ worn mastic at flashings noted. Recommend to re-seal to prevent leaks. (Picture 4)

### 6.4 ROOFING DRAINAGE SYSTEMS

Needs Further Evaluation / Repair

- Downspouts terminate at foundation - poor location. Recommend to extend away.
- Gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible.

## 7. Garage

### 7.0 GARAGE VEHICLE DOOR(S) / OPENER(S) / AUTO REVERSE SENSORS

Needs Further Evaluation / Repair

- Garage vehicle door shows moisture damage, wear, and appears warped - repairs/ replacement by qualified Contractor are recommended.

## 7. Garage

### 7.3 FLOORS

#### Monitor Condition

- Common cracks up to 1/4 " were found on the garage floor.
- Flooring/walls of the garage was not fully visible at the time of inspection due to belongings or floor covering.

### 7.5 GARAGE ELECTRIC

#### Needs Further Evaluation / Repair

- Recommend GFCI protected electrical outlets as a safety upgrade. (Picture 1)

## 8. Interior

### 8.0 CEILINGS

#### Needs Further Evaluation / Repair

- Common cracks were noted at the ceilings.
- Acoustic spray at ceilings noted. Acoustic spray may be asbestos containing type - recommend further testing for possible abatement as a safety upgrade.
- Unprofessional patches/ repairs noted at dining room area ceiling(Picture 2)
- Water stains, possible MOLD found at Upper Bedroom Closet. In need of further evaluation by a qualified specialist(s).
- This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

### 8.1 WALLS

#### Needs Further Evaluation / Repair

- Interior walls, ceiling in need of patch/ paint/ repair.

### 8.2 FLOORS

#### Needs Further Evaluation / Repair

- House was occupied at the time of the inspection ( walls/floors were not fully visible) - recommend to check the records for any known defects/repairs.
- Squeaky sub floors at various areas noted at the time.
- Aged, worn floor covering noted.
- Loose floor tiles found at kitchen floor.(Picture 1)

### 8.3 DOORS (REPRESENTATIVE NUMBER)

#### Needs Further Evaluation / Repair

- Recommend to install door stops to prevent wall damage.
- Sliding doors : glass not tempered type. Recommend to upgrade - safety concern. (Picture 1)
- Door frames were not square - an indication of settlement or movement - further evaluation and corrections by qualified Contractor are recommended. (Picture 2)
- Bathroom area pocket door did not work(Picture 3)

### 8.4 WINDOWS (REPRESENTATIVE NUMBER)

#### Needs Further Evaluation / Repair

- Missing proper railing/ guard at stairs area windows(Picture 1) - safety concern. Have it installed. Glass was not tempered type - safety concern. Recommend to replace.
- Windows were difficult to operate at various locations of the inspected property, slide rollers worn, other general common age defects were present.
- Window glass was within 18" off of the floor line ( glass was not tempered) - recommend to upgrade for safety.(Picture 2).
- Cracked glass and gaps noted at windows. Water damaged wood frames noted...
- House with old windows - in need of replacement. Have it checked by a qualified contractor.

## 8. Interior

### 8.5 STEPS, STAIRWAYS AND RAILINGS

#### Needs Further Evaluation / Repair

- Handrails were not today's standards for safety. Were not grippable type. Recommend to upgrade.
- Handrail at interior stairs is not to current safety standards - open end rail noted (trip hazard) - correction / safety upgrade recommended. (Picture 5)
- Uneven rise was noted at the interior stairs - this condition can present trip hazards.

### 8.6 LAUNDRY SERVICE

#### Needs Further Evaluation / Repair

- View behind the equipment was limited due to equipment location / space restrictions.
- 20 GFCI Amp outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection.

### 8.8 OTHER

#### Needs Further Evaluation / Repair

- This is not a Mold or Fungus inspection. It is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.
- It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

## 9. Bathroom

### 9.0 Bathroom Fixtures and Components

#### Needs Further Evaluation / Repair

- Loose and cracked tiles noted at floors and tub walls. Soft flooring noted at toilet/ tub area. Toilet was loose at the floor. Low water flow noted when using multiple fixtures due to old pipes. Old, broken window noted...
- Bathrooms in need of remodel. Have it checked by a qualified contractor(s).

### 9.1 Bathroom Electrical

#### Needs Further Evaluation / Repair

- Recommend to install GFCI type outlets at Bathrooms and test them periodically. This is a safety upgrade.
- Defective outlet and or wiring noted at Lower Bathroom( had no power at the time)(Picture 1)

## 10. Kitchen

### 10.0 SINKS, COUNTERS AND CABINET DOORS / DRAWERS

#### Needs Further Evaluation / Repair

- Cabinet drawers with open guide type (without stop - drawer can slide out of cabinet). Recommend to upgrade for safety.
- Moderate to heavy general wear and age defects were noted - upgrade / renovations recommended.
- Defective sprayer noted.
- Water damaged board noted under the sink cabinet - have it checked by a qualified termite inspector.
- Kitchen in need of remodel/ upgrade. Have it checked by a qualified contractor.

### 10.1 FOOD WASTE DISPOSER

#### Monitor Condition

- Noisy disposer noted.

### 10.2 DISHWASHER

## 10. Kitchen

### Needs Further Evaluation / Repair

- Dishwasher not tested at this inspection.

### 10.3 RANGES/OVENS/COOKTOPS

#### Monitor Condition

- Old oven noted

### 10.4 RANGE HOOD

#### Needs Further Evaluation / Repair

- Hood/cabinet was installed too close to the cook top/burner(Picture 1) - improper for fire safety. Recommend to correct. Old hood noted - in need of replacement.

### 10.7 OTHER

#### Needs Further Evaluation / Repair

- Recommend to install GFCI type outlets in the kitchen as a safety upgrade.
- Cracked, loose floor tiles noted - in need of further evaluation by a qualified flooring contractor.

## 11. Attic & Related

### 11.0 ATTIC ACCESS

#### Needs Further Evaluation / Repair

- Attic access not found at the time. House with small attic area ( possible for air ducts)

### 11.1 ROOF STRUCTURE AND ATTIC

- Roof/ceiling framing not visible at this inspection to comment.

## 12. Foundation

### 12.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Needs Further Evaluation / Repair

- Efflorescence was noted present on the foundation wall - recommend to keep moisture around the inspected property to a minimum.(Picture 1(Picture 2)
- Cracks considered common in size and type were noted at the time of inspection.

### 12.2 WALLS (Limited to Visual Inspection)

#### Needs Further Evaluation / Repair

- Anchor bolts from time of construction were noted at the foundation wall.(FYI). Bolt size, spacing not with today's standards.
- Non reinforced cripple walls noted(common for the age/type of the construction) - recommend further evaluation for seismic retrofit by qualified Structural Engineer.
- Some cracks noted at foundation walls. (Picture 4). Recommend to monitor. have it checked by a qualified structural engineer.

### 12.3 FLOORS (Limited to Visual Inspection)

#### Needs Further Evaluation / Repair

- Sub floor was not insulated(Picture 1). Recommend to install approved type insulation.

### 12.5 OTHER

#### Needs Further Evaluation / Repair

- House built on steep hillside grade - in these cases further evaluation by a qualified Structural Engineer and / or Geological evaluation is recommended by this Property Inspection Company.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**Inspected By: Alex Kay Keshishian**

**Inspection Date: 3/1/2012**

**Report ID: ak120301**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Jay & Laura Sedrish	8131 Delgany Ave Playa Del Ray CA 90293
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Inspection Fee	395.00	1	395.00

**Tax \$0.00**

**Total Price \$395.00**

**Payment Method: Paid Credit Card # 8562**

**Payment Status:**

**Note:**



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