

THE BEST HOME INSPECTIONS  
**HOME INSPECTION REPORT**

FOR: **Your Name Here**  
THE PROPERTY AT: **7894 Anystreet Avenue**  
**Beverly Hills, CA 90210**



INSPECTED BY:  
**"The Best Home Inspections"**  
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# THE BEST INSPECTION AGREEMENT



**BETWEEN:** Lance Hudson, General Building Contractor, License #B-653459.  
1707 S. Corning Street Los Angeles, CA 90035-4301  
(323)-665-5515 Fax# (310)-841-0783 lance@besthomeinsp.com

**AND: Your Name Here**

Regarding the Property at:

Hm#

**7894 Anystreet Avenue**

Fax#

**Beverly Hills, CA 90210**

**PURPOSE** The purpose of this inspection and report is to aid the client in better understanding the condition of the property listed above, as much as a simple 2-3 hour visual inspection can allow. It is understood that this inspection involves **NO OPENING OR DISMANTLING OF ANY FLOORS, WALLS, CEILINGS OR OTHER PERMANENT FIXTURES**, as time and money do not permit this, and it would not usually be cost effective. One must also look to the termite inspection report for vital information about the home. I look at all the evidence that I can find and give you my **OPINIONS**.

It is my intention to inspect and report (including photos) on the general serviceability of all of the exposed, seen and accessible portions of the; electrical & water systems, drainage piping, structure ( doors, windows, cabinets etc. ), major and built in appliances and any water which may be leaking into the dwelling.

**LIMITATIONS** Certain things can not be completely accurately determined by a visual inspection. For example: Roofing. Anyone in the business can tell you of having seen horrible looking roofs that don't leak and good looking roofs that did. I look at the available evidence and give you my opinion. Bear in mind however, that a paint job can hide much.

**THIS INSPECTION DOES NOT INCLUDE:** Any comment on the cosmetic appearance of items, only their ability to function, Termites, wood fungus or related, Geological or soil conditions or **HAZARDS**, self cleaning action of ovens, cleaning action of dish or clothes washers, water softening or filtering systems, smoke testing of smoke detectors, alarms, intercoms, television or music systems, telephones, portable appliances, radiant heating systems, pools or hot tubs and their equipment, a condominium's common areas or mechanical systems, easements, zoning, or any building code issue or applicability. Due to their high failure rate, shut off valves are not operated, only inspected.

**LIABILITY** As this is a very brief, non-invasive, visual inspection only, and Lance Hudson is not an Engineer of any kind, any and all liability is expressly denied and Lance Hudson is hereby held not responsible.

The fee for these inspections is \$- **Which is PAID in Full.**

On File

X \_\_\_\_\_

\_\_\_\_\_  
Lance Hudson - November 5, 2003

as agent for \_\_\_\_\_

# RATING SCALE

**Excellent** - Near new working condition.

**Note** - Something which you may like to know.

**Maintenance Recommended** - Good used working condition, but in need of normal maintenance such as changing of seals, caulking or cleaning and lubricating.

**Service Recommended** - Has a minor problem with working condition which you may wish to repair. An example would be: Doors that don't latch or close properly. In my experience many folks don't bother to fix these things, so they must not consider it very important.

**Repair needed** - a critical item which does not work, Safety related, or a problem which is causing damage.

In order to keep this report clear and concise it does not include: **Item - Good**, for every inspected item in every room in the house, only items needing improvement are reported.

Please call if there are any questions or concerns that we may be able to help with.

## GENERAL SYSTEMS



**BUILDING WATER PRESSURE >** **Excellent**  
**BUILDING PRESSURE >** **80 psi**

**BUILDING VOLUME >** **Good**  
**CITY PRESSURE >** **125 psi**

\* psi = pounds per square inch. For a house 40-60 is fair, 60-100 excellent over 100 psi can cause a leak and is poor. If the pressure is too low in the building but higher on the City side then the regulator can be adjusted up to 60-80. You can't get more pressure than is available from the City supply.



**PLUMBING TYPES SEEN >** **Copper & Steel**  
**CONDITION >** **Appears Good**

**Copper** pipe is best and usually trouble free, with a life expectancy of 50-100 years.  
**Steel** pipe is not as good. It rusts and then the rust collects mineral deposits which restrict the water flow until eventually you have very little water coming out of the faucet. In the meantime the pipes rust through. Of course, this usually takes 30-50 years.

Copper piping is best, steel is good.



**WATER HEATER SIZE >** **50 Gallons**  
**WATER TEMPERATURE >** **105°, Normal = 110-130**  
**WATER HEATER YEAR MADE >** **1994**  
**WATER HEATER STRAPPED? >** **Yes**



**Repair needed** - the Water Heater does not have a drain pipe to the outside of the structure for the temperature/pressure relief valve as required by code. An alternative is to install an approved safety gas shut off valve. This replaces the traditional TP valve but shuts off the gas for you.



A/C & HEAT TYPE > Central, forced air.

A/C & HEAT > Fair/Good

AIR TEMPERATURES > 63° / 130°

**Service Recommended** - the Air Conditioner appears to need service or repair. It does not get as cold &/or appear to provide as much air flow as may be needed to cool things down properly.

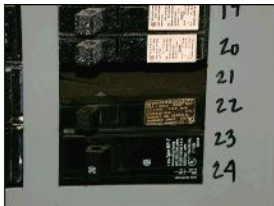


WIRING TYPES SEEN > THN

LOCATION VIEWED > Main Panel.

SERVICE AMPS > 200

THN or modern wire is best, it is enclosed in metal conduit and if there is ever a problem, it is fairly easy to replace. Romex is modern wiring that is contained in a plastic sleeve. On occasion it can be damaged, such as by nailing through it when hanging a painting. When this happens it is impossible to change the wire without opening up the walls. Cloth covered wire is the least desirable. The cloth covering eventually disintegrates and the wires can touch each other or other items and short out. When this happens you have to start replacing the wires and often end up re-wiring the house. THN (plastic) covered is excellent, Romex is very good, Cloth covered is least desirable.



**Repair needed** - there are open spaces between some of the circuit breakers, exposing the electrical wiring between them. There are blank inserts made to fill these holes and these should be installed. This is a SAFETY HAZARD!



**Maintenance Recommended** - the Doors throughout are in need of maintenance. This includes tightening and or adjusting of the door and jamb and latches & oiling of the hinges and or wheels and latches.



**Maintenance Recommended** - the Cabinets in most areas could use some common maintenance. This includes adjustment and screw tightening of the cabinet door and drawer hardware, oiling of the rollers and hinges, and waxing the wooden guides, this will not only improve their operation but also extend their life. A few of the knobs, hinges etc. may need replacing.

# KITCHEN



**Note** - ovens are tested by setting them to 300° and then checking their actual temperature by thermometer after 25 minutes. The oven measured 300° this is **Excellent**.



**REFRIGERATOR** > **Excellent**  
**FREEZER** > **Excellent**

**Measured** > **36°**  
**Measured** > **5°**

36-38° recommended setting.  
Below 24° good, set to taste.



**Service Recommended** - several parts in the Refrigerator & Freezer are broken and need replacing. These include a Drawer, 1 or more Shelf Supports and parts that fit on the Ice Maker. These parts are probably available from Sears Appliance Parts (800-469-4663). They ship the parts directly to you and these parts are usually fairly easy to install.



**Service Recommended** - the Dishwasher roll out trays have 1 or more missing or broken Wheels which need replacing. These are necessary for the trays to roll in and out for loading and unloading. These parts are probably available from Sears Appliance Parts (800-469-4663). They ship the parts directly to you and these parts are usually fairly easy to install.



**Repair needed** - the Cover plate is broken for the Outlet below the Kitchen Sink. This must be replaced, it is a **SAFETY HAZARD!**

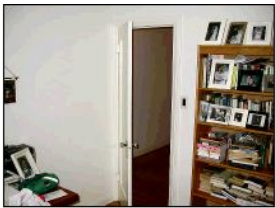
# LIVING, BATHS & BEDROOMS



**Service Recommended** - the Door lock in the Main Entry Door is broken and needs replacing.



**Repair needed** - the Water supply for the Powder Room Toilet is leaking at or about the place where the supply line is attached. This needs to be repaired, it will damage the areas below.



**Service Recommended** - the Door lock striker plate or hole in the Master Bedroom needs adjusting. If a striker plate is not properly aligned with the lock, the door can not latch closed.



**Note** - the Master Bathroom and 2nd Bedroom were inspected, the only items (if any) found are covered elsewhere in the report, such the general Section.

# EXTERIOR



**Service Recommended** - the Garage door needs adjustment to be safe and function properly. A properly adjusted Garage door should open and close all of the way without binding in any position. It should also stay in any position you place it, in other words if you open it 1/2 way and let go it should stay there. A door that drops like a rock or springs up at you and could hurt someone badly, only the electric opener keeps it from doing so, which puts a heavy strain on the opener and related hardware.



**Repair needed** - the Stucco and Trim in several areas needs some caulking and or minor patching. This is to keep water and pests out of the structure. Areas of particular concern are around the doors, windows and where wires or pipes go through.



**Repair needed** - some of the landscape Drains appeared to be blocked with dirt and debris which must be cleaned out. Flooding may occur in several areas if these are not cleaned out and a heavy rain should fall. These should be checked and cleaned out as necessary at least a few times per year.



**Repair needed** - the Sprinklers in some areas need repairs, there are one or more broken pipes or sprinkler heads flooding areas of the yard, and they are watering clear across the sidewalk and several feet up the Side of the house and fences in some places. The broken pipes or heads need to be repaired or replaced. Otherwise, the main problem is the use of incorrect heads or nozzles. Sprinklers can do a lot of damage if they are not properly



designed, installed and maintained, they can weaken a foundations' support and cause any wooden object to fail prematurely with rot. In general, Sprinklers should only water where they are supposed to and never any part of the fences, house, walkways, driveways or any other structure. First, it is important to have the correct nozzle on the sprinkler head, there are a many nozzles available and 1 can be found to spray almost any imaginable pattern and they are easy to install. Second, the sprinkler valve should be adjusted to set the over all level. Last, individual sprinkler heads are usually easily adjustable but these adjustments are notorious for not staying put. Sprinklers by their nature do not hold adjustment well and are fairly easily turned or damaged. I highly recommend checking and adjusting Sprinklers every month or 2 at the most.

# FOUNDATION



**TYPE >** Raised, Pier & Post  
**BOLTING SEEN >** **Yes**, approximately every 4 feet.  
**CRACKS >** **None Seen**  
**CONDITION >** **Appears Good**



**Repair needed** - the Electrical wires in some areas Under the House are exposed. These must be properly enclosed and protected in conduit etc.. This is a **SAFETY HAZARD!**

# ROOF & RELATED



**ROOF AREA >** Most of the House & Garage.  
**ROOFING TYPE APPEARS TO BE >** Rolled Mineral Surface Sheetting  
This is considered to be a good roofing material and is one of the most common. It is reasonably durable and often guaranteed for 5-20 years.  
**CONDITION >** **Appears Good**



**ROOF AREA >** Front and Edges  
**ROOFING TYPE APPEARS TO BE >** Tile  
This is considered an **excellent** roofing material by most. It is extremely durable and often guaranteed for 20-50 years. It's main weakness is that it often cracks when walked on.  
**CONDITION >** **Appears Good**  
**Maintenance Recommended** - the Rain gutters/roof drains are filled with debris. These should be cleaned out, probably several times per year. I also recommend installing rain gutter screening to help keep such debris from getting in there in the first place.



# SUMMARY

## 2016 Overland Ave.

Probably the most significant \$ item found during the inspection:  
The Air Conditioner appears to need service or repair.

There are, as in every property, some safety related items that need addressing. A good example is miswired outlets, which are usually fairly easy to correct.

Otherwise, there is a noticeably shorter than typical list of items which could use repair, servicing or maintenance. Most homes would be expected to have most or all of these problems to some degree. This includes items such as plumbing, electrical, door, window, cabinet and other maintenance and repairs. Most of these items can often be repaired by a good handyman.

Each and every seen and readily accessible; electrical outlet, switch, light, faucet, shut off valve, drain, sink, counter top, cabinet, built in appliance, window, door, floor, wall, and ceiling was inspected unless specified otherwise below.



### WATER LEAKING FROM EXTERIOR SOURCES > [None Seen](#)

### CHECK LIST

**This is a shortened listing of the items which may require attention, due to its' very nature and the methods used to create it, THIS IS NOT A COMPLETE AND ACCURATE REPORT ON THE CONDITION OF THE PROPERTY. It is only intended to make it easier for the client to create a list of their own, and is to be used only in conjunction with a full reading and understanding of the report.**

**1 Repair needed** - the Water Heater does not have a drain pipe to the outside of the structure for the temperature/pressure relief valve as required by code.

**2 Repair needed** - there are open spaces between some of the circuit breakers, exposing the electrical wiring between them.

**3 Repair needed** - the Cover plate is broken for the Outlet below the Kitchen Sink.

**4 Repair needed** - the Water supply for the Powder Room Toilet is leaking at or about the place where the supply line is attached.

**5 Repair needed** - the Stucco and Trim in several areas needs some caulking and or minor patching.

**6 Repair needed** - some of the landscape Drains appeared to be blocked with dirt and debris which must be cleaned out.

**7 Repair needed** - the Sprinklers in some areas need repairs, there are one or more broken pipes or sprinkler heads flooding areas of the yard, and they are watering clear across the sidewalk and several feet up the Side of the house and fences in some places.

**8 Repair needed** - the Electrical wires in some areas Under the House are exposed.

**9 Service Recommended** - the Air Conditioner appears to need service or repair.

**10 Service Recommended** - several parts in the Refrigerator & Freezer are broken and need replacing.

**11 Service Recommended** - the Dishwasher roll out trays have 1 or more missing or broken Wheels which need replacing.

**12 Service Recommended** - the Door lock in the Main Entry Door is broken and needs replacing.

**13 Service Recommended** - the Door lock striker plate or hole in the Master Bedroom needs adjusting.

**14 Service Recommended** - the Garage door needs adjustment to be safe and function properly.

**15 Maintenance Recommended** - the Doors throughout are in need of maintenance.

**16 Maintenance Recommended** - the Cabinets in most areas could use some common maintenance.

**17 Maintenance Recommended** - the Rain gutters/roof drains are filled with debris.