

SUMMIT INSPECTIONS

150 S. Glenoaks Blvd. • PMB 1045
Burbank, CA 91502
(818) 426-9977

Property Location: 6501 MATILIJA AVENUE
VALLEY GLEN, CA

Structure Type: Single Family Home

Inspection Date: March 14, 2024

Requesting Party: Brett Rivera
Victoria Rivera
6501 Matilija Avenue
Valley Glen, CA 91401

This report provides an account of the results of a building inspection done at the above property. The purpose of the inspection is to report the general conditions of the structure and the electrical, plumbing and mechanical systems.

This report is confidential, is given solely for the use of the requesting party, and is not intended to be used by a third party. The inspection does not constitute a warranty, an insurance policy or a guarantee.

Information regarding permits, code compliance, termites, dry rot, pests, shower pans, hazardous materials (e.g., asbestos, lead, mold, radon, etc.), heating system fireboxes/heat exchangers, chimney smoke tests and related items, septic tanks, cable television and telephone wiring, security systems, intercoms, smoke detectors and loss of pool/spa water is not included in this report. Any general comments about these systems and conditions are informational only and do not represent an inspection.

This report is intended to be only a general guide to help evaluate the overall condition of the property. The inspection and report are not intended to be technically exhaustive or that every possible defect was discovered. Only items that are visible and reasonably accessible are inspected.

This report is not a substitute for the property owner's independent duty of disclosure.

Rating Method:

- A – Functional condition, with normal wear and tear.
- B – Overall functional but may require repair or replacement.
- C – In need of repair or replacement.

These ratings are generally modified by comments which are to be considered a further explanation of the given rating.

EXTERIOR

- A ROOF:** The main roof is a composition shingle (30-year rated or similar) type. The rear patio covering roof is a torch down type. The roofing is new and appeared to be in generally satisfactory condition.
- B CHIMNEY:** The chimney (brick, with two flues, with spark arrestor/rain cap) inspection is limited and a chimney specialist was present at the time of the inspection – refer to the separate report. Note: There are old flat type spark arrestors, which should be removed, on top of the flues. The flues are in need of cleaning. The smoke chambers at the upper interior of the fireplaces are irregular and with possible gaps. Living Room: The fireplace gas valve is not flush with the floor (minor). The fireplace damper is functional. Den: The fireplace gas valve and damper appeared to be functional.
- **GUTTERS AND DOWNSPOUTS:** None.
- **VENT PIPES:** Note: An original transite vent pipe (for the water heater) is not in use.
- B WALLS, TRIM AND EAVES:** There is some minor stucco cracking. Recommend checking with the termite company regarding possible damaged wood.
- A DOORS AND SCREENS:** Functional.
- B WINDOWS AND SCREENS:** The majority of the windows are older (original). See **BEDROOMS** and **KITCHEN** sections for individual window and window screen comments.

- A PORCHES:** Functional.
- B PATIOS, DECKS AND WALKS:** See POOL section regarding the deck. There is a cracked and uneven area in the front walkway. The front walkway is roughly repaired at the driveway. There are minor cracks in the north side walkway. The left rear walkway is noticeably cracked and lifted.
- **SPRINKLERS:** The sprinkler system is automatic and was not operated.
- B FENCES AND WALLS:** The north side and rear wood fences are old and noticeably weathered. The right front gate with pool area access is not properly self-closing.
- A FOUNDATION:** The foundation consists of concrete stem walls and pier and post construction. The foundation overall appeared to be structurally intact. Note: There are foundation anchor bolts (original) and added retrofit foundation anchor bolts. Two foundation crack repairs were noted – at the right front and along the south wall toward the left front.

GARAGE

- A ROOF:** See EXTERIOR section.
- A FIRE SEPARATION:** Functional.
- A/ B GARAGE DOOR:** Automatic. The garage door is functional but relatively noisy.
- **WINDOWS:** None.
- B ELECTRICAL:** There is no receptacle at the garage door opener – extension cord wiring is in use. The hot and neutral wires to the receptacle at the left front are reversed. Recommend installing ground fault circuit interrupter (GFCI) protection for the receptacles – for enhanced safety.
- B DRIVEWAY:** The asphalt driveway is old and noticeably cracked and deteriorated.

BATHROOMS

- A WALLS AND CEILINGS:** Functional.
- A DOORS:** Functional.
- A WINDOWS:** Functional.
- A FLOORS:** Functional.
- A COUNTERTOPS:** Functional.
- B SHOWER/TUBS:** North: There is some minor discoloration and surface chips in the fiberglass shower/tub. Note: There is evidence of a removed shower/tub enclosure. South: Note: The tub area tiles backing type was not determined.
- A SINKS:** Functional.
- B/ C FIXTURES:** North: The shower/tub fixture (pull type) is somewhat stiff. The tub spout is loose and there is a gap at the wall. The tub stopper is inoperative. South: The sink hot water faucet is somewhat stiff (minor). Note: The shower head is a handheld type.
- A ELECTRICAL:** Note: The receptacles are a ground fault circuit interrupter (GFCI) type.
- VENT FANS:** None.
- B HEATING:** Wall Registers – Ceiling Lamp (south) – Wall Coil (south). South: Recommend considering disconnecting the wall heater coil (electric) – for enhanced safety.

BEDROOMS

- A WALLS AND CEILINGS:** Functional.
- A/ B DOORS:** Rear: Note: The exterior door deadbolt lock requires a key on the interior side.

- B WINDOWS:** South Front: A south window pane (dual pane type) is fogged.
- A FLOORS:** Functional.
- A/ ELECTRICAL:** North Front: There is no switch operated light fixture or
B receptacle – ceiling fan only.

KITCHEN (with service porch)

- A WALLS AND CEILINGS:** Functional.
- A/ DOORS:** Note: The door to the service porch has been removed. The
B exterior door deadbolt lock requires a key on the interior side. There is a pet door in the exterior door.
- B WINDOWS:** See EXTERIOR section. The sink area window screen is missing.
- A FLOORS:** Functional.
- A COUNTERTOPS:** Functional.
- A CABINETS:** Functional.
- A APPLIANCES:** Range/oven (gas, portable), microwave (with ductless vent fan), refrigerator/freezer, dishwasher and garbage disposal. The appliances overall appeared to be functional.
- A PLUMBING:** Functional.
- A ELECTRICAL:** Note: The two countertop area receptacles adjacent to the sink are a ground fault circuit interrupter (GFCI) type.

LIVING ROOM/DINING ROOM/DEN ENTRY/HALLWAY

- A WALLS AND CEILINGS:** Functional.
- A DOORS:** Functional.
- B WINDOWS:** See EXTERIOR section.
- A FLOORS:** Functional.
- A ELECTRICAL:** Functional.
- ADDITIONAL COMMENTS:** Living Room & Den: See EXTERIOR section regarding the chimney and the fireplaces.

LAUNDRY

- A LOCATION:** Garage
- A PLUMBING:** Functional. Note: The washer drain was not tested.
- A ELECTRICAL:** Functional (120 volt).
- B GAS VALVE:** The gas valve (below the water heater platform) is old.
- A DRYER VENT:** Functional.

ATTIC

- A FRAMING:** The framing appeared to be structurally intact.
- A ROOF INTERIOR:** No indication of active roof leakage is visible. See EXTERIOR section regarding the roof.
- A VENTILATION:** Note: There is a ventilation fan at the north gable vent.
- B DUCTS AND VENT PIPES:** The central heater vent pipe does not have the proper (1" minimum) clearance at the roof sheathing.

- A INSULATION:** Functional (batts type).
- **ADDITIONAL COMMENTS:** There is a considerable amount of asbestos insulated piping (not in use). Recommend consulting an asbestos specialist for further review and abatement. There is an open electrical box in the north end of the attic. Note: The left front and left rear sections of the attic have especially limited access.

PLUMBING

- B/ C FIXTURES:** The plumbing fixtures appeared to be in functional condition with the exceptions noted. See BATHROOMS section.
- A WATER PIPES:** Copper. The water piping is a replacement copper type and overall appeared to be functional.
- A WATER PRESSURE:** Incoming: 175 psi. Regulated: 60 psi (see below). Note: The incoming water pressure is relatively high – water supplier related.
- A PRESSURE REGULATOR:** The water pressure regulator at the left front exterior is set to approximately 60 psi. Code requires pressure to be regulated to a maximum of 80 psi and newer systems are commonly regulated somewhat lower (e.g., to 65 psi).
- B DRAIN PIPES:** Cast iron, galvanized and ABS. The majority of the visible drain piping is older (original). Note: A main sewer line inspection specialist was present at the time of the inspection – refer to the separate report. There is a likely added main drain cleanout at the left front exterior.
- A WATER HEATER:** The 40 gallon water heater (Bradford White brand) in the garage is approximately four years old ('20) and overall appeared to be functional. Note: There is a thermal expansion tank at the upper right of the water heater.
- A RELIEF VALVE:** Functional (on water heater and at the left front exterior).
- **ADDITIONAL COMMENTS:** The main water valve is located at the left front exterior. The main gas valve (with seismic shut off valve) is located at the south exterior.

ELECTRICAL

- A LIGHTS AND RECEPTACLES:** The accessible lights and receptacles appeared to be in functional condition. Note: The north exterior receptacle is a ground fault circuit interrupter (GFCI) type.
- B WIRING:** Flexible conduit and nonmetallic cable (Romex). The majority of the wiring is the original conduit type and overall appeared to be functional. However, some of the wiring within the wiring within the conduit is an older style. See GARAGE and ATTIC sections for individual wiring comments. There is flexible conduit wiring to the exterior light fixtures under the garage left front and right front eaves. This wiring is not rated for exterior use but is possibly the original installation.
- B SERVICE PANELS:** Main: The main service panel at the north exterior of the garage consists of one 100 amp double pole (main), two 60 amp double pole (air conditioners), one 40 amp double pole (air conditioner), one 15 amp double pole and one 15 amp breakers. The panel is older and the capacity is limited. Subpanel 1: The upper subpanel on the garage rear wall consists of two unidentified double pole and four 15 amp breakers. The panel is old (original) and the breaker set is obsolete. Subpanel 2: The lower subpanel on the garage rear wall consists of one 40 amp double pole and seven 20 amp breakers. The panel overall appeared to be functional but is older. One black wire (as for a hot wire) and one green wire (as for a grounding wire) are connected to the neutral bus bar – irregular installation. Note: The 40 amp breaker is not in use.
- A SERVICE ENTRANCE:** Functional.

HEATING/AIR CONDITIONING

- A TYPE:** Central Forced Air (American Standard brand)
- A CONTROL:** Thermostat
- A DUCTS:** Functional.
- A CAPACITIES:** Heater: 80,000 BTU
Air Conditioner: 4 Tons
- A LOCATION:** Heater/Fan Unit: Attic
AC Condensing Unit: South Exterior
- **ADDITIONAL COMMENTS:** The heating/air conditioning system is approximately five years old ('19) and overall appeared to be functional.

POOL

- B DECK:** There is some damaged vinyl along the deck expansion joints. There is an uneven joint at the left rear of the pool.
- B POOL:** The pool (fiberglass type) appeared to be old and there is some general deterioration and chipping.
- C EQUIPMENT:** The pool light appeared to be inoperative and the light is likely without ground fault circuit interrupter (GFCI) protection. The insulating cover below the pump timer switch is missing. The latch for the timer box exterior cover is missing. The condition of the old gas piping (for a previous heater) is beyond the scope of the inspection. Note: The topside of the equipment area roof is damaged and without roofing material.
- **ADDITIONAL COMMENTS:** The inspection is limited. Recommend consulting a pool specialist for further review.

ADDITIONAL COMMENTS

A termite inspector was present at the time of the inspection – refer to the separate report.

Recommend checking with the building department regarding permits.



Composition shingle roofing.



Composition shingle roofing.



Composition shingle roofing.



Composition shingle roofing.



Composition shingle roofing.



Composition shingle roofing.



Shingle close-up.



Rear patio covering roof.



Rear patio covering roof.



Chimney upper exterior.



Living room fireplace.



Fireplace gas valve not flush with the floor.



Fireplace damper in the open position.



Fireplace damper in the closed position.



Den fireplace.



Fireplace damper in the open position.



Fireplace damper in the closed position.



Transite vent pipe (for the original water heater and not in use).



Front walkway crack and unevenness.



Cracks in the north side walkway.



Cracked and lifted left rear walkway.



Old north side wood fencing.



North side gate with pool area access. Note: The gate is not properly self-closing.



Foundation crawlspace.



Foundation crawlspace.



Foundation crawlspace.



Foundation crawlspace.



Foundation crawlspace.



Foundation crawlspace.



Foundation crawlspace.



Retrofit foundation anchor plate.



Foundation crack repair (toward the right front).



Foundation crack repair (south wall toward the left front).



Extension cord wiring to the garage door opener.



Minor cracks in the garage slab floor.



Old and cracked asphalt driveway.



North bathroom shower/tub.
Note: There is evidence of a removed enclosure door set.



North bathroom shower/tub
surface damage.



North bathroom shower/tub
surface damage.



North bathroom shower/tub fixture. Note: The valve (pull type) is somewhat stiff.



Gap at the north bathroom tub spout.



North bathroom tub stopper control. Note: The stopper is inoperative.



South bathroom tub tiles. Note: The tiles backing type was not determined.



South bathroom tub fixture with handheld shower head.



South bathroom sink. Note: The cold water faucet is somewhat stiff (minor).



South bathroom old wall heater coil.



Fogged window pane (dual pane type) in the south front bedroom.



Pet door in the service porch exterior door.



Laundry area.



Old dryer gas valve below the water heater.



Attic.



Attic.



Attic.



Attic.



Attic.



Attic ventilation fan.



Central heater vent pipe without the proper (1" minimum) clearance at the roof sheathing.



Small area with missing attic insulation.



Limited access to the far right front attic area.



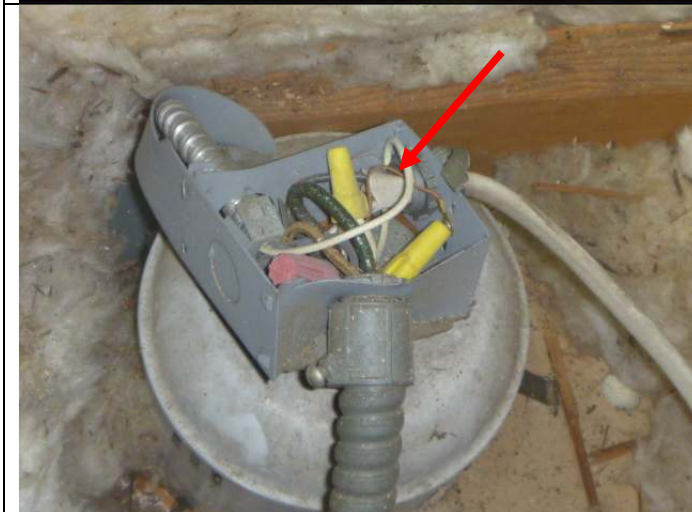
Asbestos pipe insulation in the attic.



Asbestos pipe insulation in the attic.



Cross section of the above noted asbestos pipe insulation.



Open electrical box at the north end of the attic.



Copper water piping and the water pressure regulator.



Original cast iron drain piping.



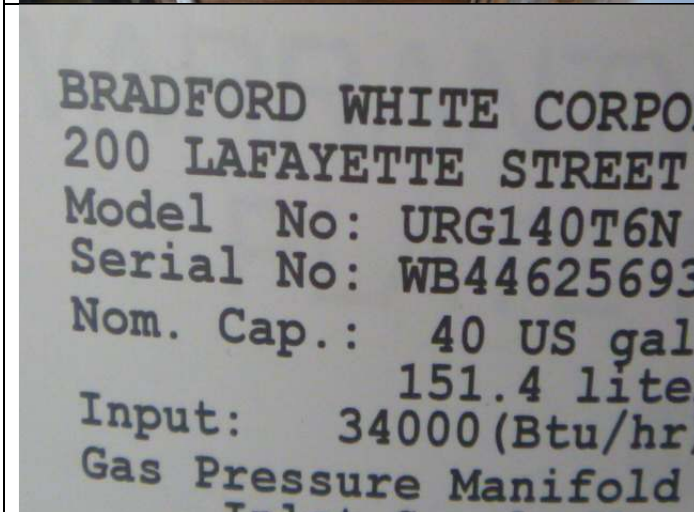
Main drain cleanout at the front exterior.



Water heater upper section.



Water heater lower section.



Water heater information. Note:
The W in the serial number
indicates a 2020 build date.



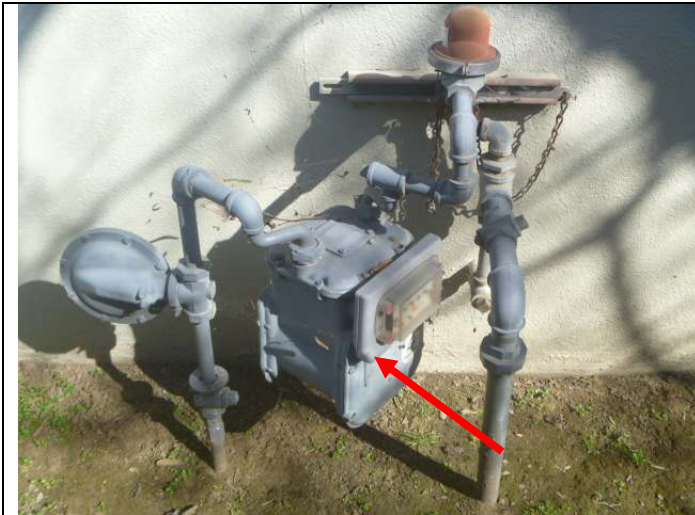
No securing screws for the water heater vent pipe at the downdraft diverter.



Thermal expansion tank above the water heater.



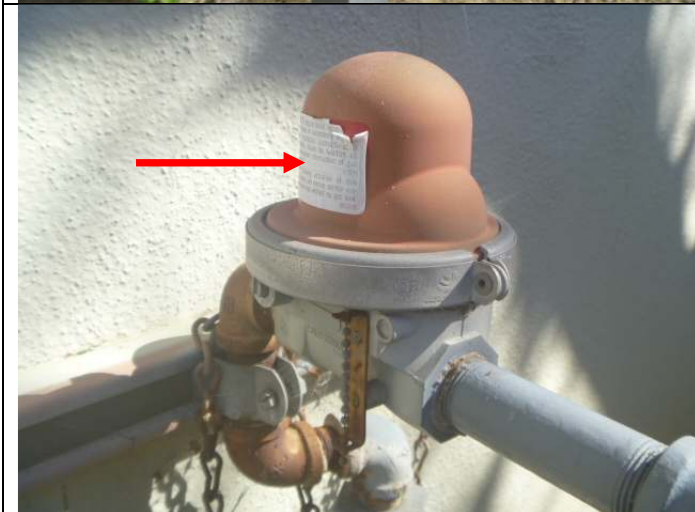
Main water valve.



Gas meter.



Gas shut off valve.



Seismic shut off valve for the gas piping.



Flexible conduit wiring under the garage left front eave. Note: The wiring is not rated for exterior use, however, this is possibly the original installation.



Flexible conduit wiring under the garage right front eave. Note: The wiring is not rated for exterior use, however, this is possibly the original installation.



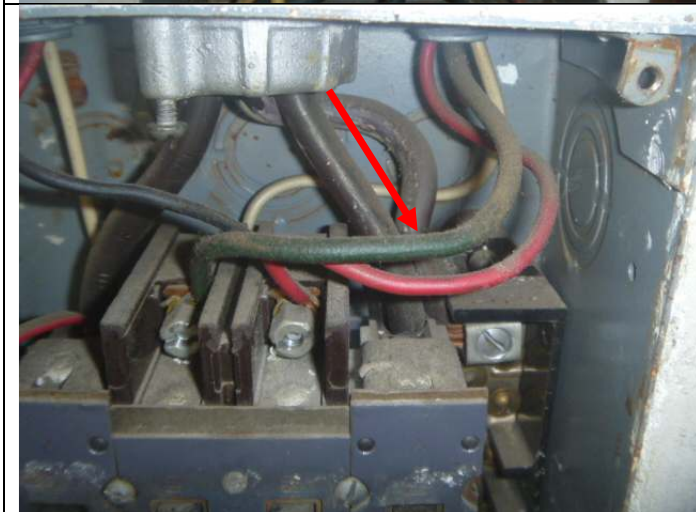
Main service panel.



Upper subpanel in the garage.



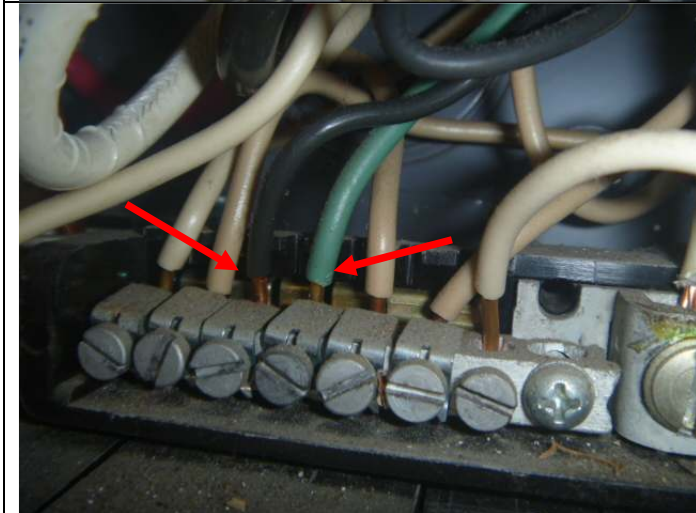
A closer view of the breakers.
Note: The obsolete circuit breaker set.



Older wiring visible within the subpanel.



Lower subpanel on the garage rear wall.



Black wire (as for a hot wire) and green wire (as for a grounding wire) connected to the subpanel neutral bus bar.



Heater/fan unit.





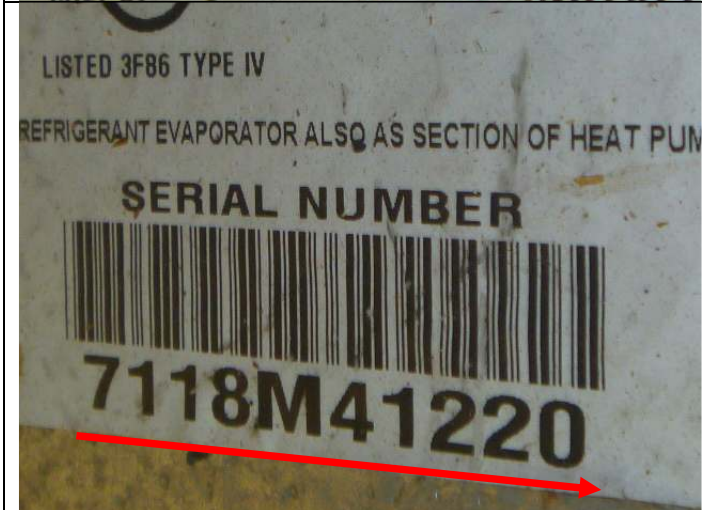
Heater/fan unit model and serial numbers (indicating a 2018 build date).



Air conditioner condensing unit.



Air conditioner model and serial numbers.

 <p>MFR DATE 1/2019 208/230 HZ 60</p>	<p>Air conditioner date (2019).</p>
 <p>Advanced Distributor Procs Grenada, MS 38901 MODEL: V60H210P196 DESIGN PRESS: MAX 450 PSI ABNORMAL PRESS: MAX 600 PSI CONT OPER TEMP: 250 DEG. F REFRIGERANT: R410a TXV INSTALL</p>	<p>Air conditioner coil model number.</p>
 <p>LISTED 3F86 TYPE IV REFRIGERANT EVAPORATOR ALSO AS SECTION OF HEAT PUM SERIAL NUMBER 7118M41220</p>	<p>Air conditioner coil serial number (indicating a 2018 build date).</p>



Damaged vinyl along the pool deck expansion joints.



Uneven joint at the left rear of the pool deck.



Pool.



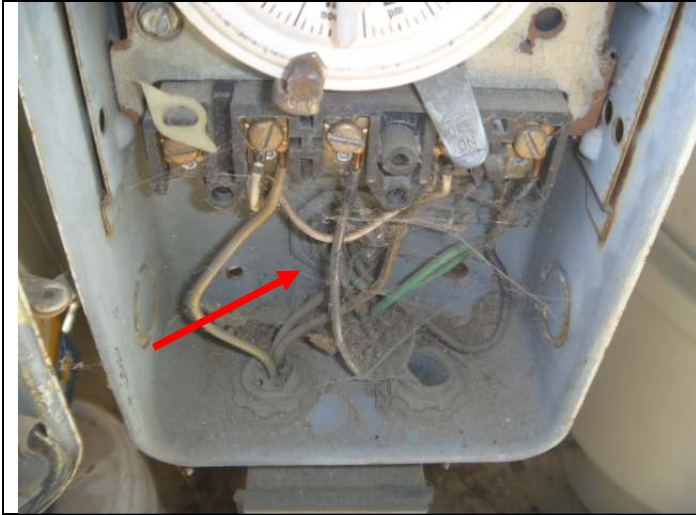
Pool steps close-up.



Pool pump.



Pool filter.



Pool timer with missing insulating cover.



Old gas piping for a previous pool heater.



Pool enclosure roof without a roof covering.