

SUMMIT INSPECTIONS

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

Property Location: 9976 TUJUNGA CANYON BOULEVARD
TUJUNGA, CA

Structure Type: Single Family Home

Inspection Date: March 7, 2024

Representative: Justin Jenewein
Keller Williams Realty
848 Foothill Boulevard
La Canada Flintridge, CA 91011

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

- B ROOF:** The main roof is a concrete tile type. The roofing overall appeared to be intact and in generally satisfactory condition. However, there are a few missing tiles at the east gable end of the roof (adjacent to the ridge). Note: No direct entry was made onto the roof as not to potentially damage the tiles. The two small flat sections of the roof at the front bedroom windows are rolled composition or similar type. There are irregular sealant repairs along the perimeter of the roof. The sunroom roof is a composition shingle (20-year rated) type. The roofing overall appeared to be intact but older (some general deterioration is visible). The roof slope is insufficient for shingles. Also, there is lifted flashing and sealant along the stucco wall connection.
- B CHIMNEY:** The chimney (prefabricated type, with spark arrestor/rain cap) inspection is limited. Recommend consulting a chimney specialist. Note: The gas pipe in the fireplace is capped. There is no hearth extension (matching floor tiles only) at the front of the fireplace. The wooden mantel does not have the proper clearances around the fireplace opening.
- GUTTERS AND DOWNSPOUTS:** None.
- B/ WALLS, TRIM
C AND EAVES:** There is some stucco cracking, discoloration and repair related irregularities. There is a small opening in the garage east exterior wall below a telephone wiring box. There is some general weathering in the exterior door. Recommend checking with the termite company regarding damaged wood.

- B DOORS AND SCREENS:** See LIVING ROOM/ETC section regarding the front door.
- B/ WINDOWS AND C SCREENS:** The windows are older. See BEDROOMS and KITCHEN sections for individual window comments. The majority of the window screens are missing or not installed.
- A PORCHES:** Functional.
- A PATIOS, DECKS AND WALKS:** Functional.
- SPRINKLERS:** None.
- B FENCES AND WALLS:** The wood gate at the left rear is weathered. There is some damage in the left front block/stucco wall. The block planter wall at the far right rear is cracked and leaning.
- A FOUNDATION:** The foundation is a slab on grade type (with original anchor bolts) and overall appeared to be structurally intact.
- ADDITIONAL COMMENTS:** The unfinished sunroom is partially below the exterior grade level. There is a concrete curb, likely installed for water diversion, along the sunroom lower rear exterior wall.

GARAGE

- B ROOF:** See EXTERIOR section. Note: There is some discoloration in the ceiling – at least partially roof related and appeared to be old.
- A FIRE SEPARATION:** Functional.
- A/ GARAGE DOOR:** Manual. The garage door is older.
B
- WINDOWS:** None.
- B ELECTRICAL:** The left receptacle on the west wall is a ground fault circuit interrupter (GFCI) type. Recommend installing GFCI protection for the right receptacle on the west wall and for

any other wall receptacle (none were accessible) without GFCI protection. Note: GFCI protection was required at the time of original construction.

- A DRIVEWAY:** There are minor cracks in the concrete driveway.
- **ADDITIONAL COMMENTS:** The garage access was limited due to personal items. There are minor cracks in the slab floor. There are repair related irregularities in the rear wall (on the backside of the downstairs bathroom shower) – likely plumbing leakage and repair related.

BATHROOMS

- A WALLS AND CEILINGS:** Functional.
- A DOORS:** Functional.
- A WINDOWS:** Functional.
- B FLOORS:** Full & Upstairs 3/4 (primary): There are some gaps between the vinyl flooring tiles.
- B COUNTERTOPS:** See sink comments below.
- A SHOWER/TUBS:** Functional.
- B SINKS:** There is some cosmetic cracking and discoloration in the sinks. Note: The sinks and the countertops are single-piece units.
- C FIXTURES:** The majority of the plumbing fixtures are older. Note: The toilets are to be replaced. Full: The shower/tub hot and cold water valves squeak during operation. The shower/tub diverter valve leaks. The sink stopper is missing. Downstairs 3/4: The sink stopper top piece is missing.
- B ELECTRICAL:** Recommend installing ground fault circuit interrupter (GFCI) protection for the receptacles – for enhanced safety. Note: GFCI protection was required at the time of original construction. Downstairs 3/4: Note: The light/fan switch is installed upside down.

- B VENT FANS:** The vent fans (full & downstairs 3/4) are relatively noisy.
- B HEATING:** Ceiling Coil (full & upstairs 3/4). Upstairs 3/4 (primary):
The heater coil fan is noisy.

BEDROOMS

- A WALLS AND CEILINGS:** Functional.
- A DOORS:** Functional.
- B WINDOWS:** West Front: There is a fogged window pane (dual pane type) at the front. East Front (primary): There is a fogged window pane (dual pane type) at the front.
- A FLOORS:** Functional.
- A ELECTRICAL:** Functional.

KITCHEN

- A WALLS AND CEILINGS:** Functional.
- A DOORS:** Functional.
- B WINDOWS:** There is a fogged window pane (dual pane type) at the sink.
- A FLOORS:** Functional.
- A COUNTERTOPS:** Functional.
- A CABINETS:** Functional.
- B APPLIANCES:** Range/oven (gas, portable), range hood, dishwasher and garbage disposal. The appliances overall appeared to be functional. Note: The dishwasher is old.
- A PLUMBING:** Functional.

- A/ ELECTRICAL:** Recommend installing ground fault circuit interrupter (GFCI) protection for the countertop area receptacle to the right of the sink – for enhanced safety (and already done to the left of the sink and to the left of the range/oven). Note: The receptacle GFCI devices also protect the dining room receptacles (normally on a separate circuit).
- B**

LIVING ROOM/FAMILY ROOM/DINING ROOM **DEN/SUNROOM/HALLWAY/STAIRWAY**

- B WALLS AND CEILINGS:** Sunroom: The sunroom is not finished. There is evidence of moisture entry, in the form of efflorescence, along the lower rear wall – possibly old. See EXTERIOR section for exterior drainage related comments. There is exposed fiberglass insulation at the ceiling. Note: The room access was especially limited due to personal items.
- B DOORS:** Living Room: The front exterior door rubs (minor).
- A WINDOWS:** Functional.
- A FLOORS:** Functional.
- B ELECTRICAL:** Dining Room: See KITCHEN sections regarding the receptacles. Den: The rear wall receptacle is not grounded.
- ADDITIONAL COMMENTS:** Living Room: See EXTERIOR section regarding the chimney and the fireplace. Hallway & Stairway: The railing spacing is relatively wide (approx. 5 ½” and 5” vs. no more than 4”) – older style installation. Note: The stairway lower section handrail is to be installed. Sunroom: Note: There is a main drain cleanout at the lower left front wall.

LAUNDRY

- A LOCATION:** Garage
- C PLUMBING:** The washer valves are older and leak. Note: The washer drain was not tested.

- A **ELECTRICAL:** Functional (120 volt).
- B **GAS VALVE:** The gas valve is older.
- A **DRYER VENT:** Functional (thru-wall)

ATTIC

- A **FRAMING:** The framing appeared to be structurally intact.
- A **ROOF INTERIOR:** No indication of active roof leakage was noted. See EXTERIOR section regarding the roof.
- A **VENTILATION:** Satisfactory.
- B **DUCTS AND VENT PIPES:** See HEATING/AIR CONDITIONING section regarding the ducts.
- A **INSULATION:** Functional (batts type).

PLUMBING

- C **FIXTURES:** The plumbing fixtures appeared to be in functional condition with the exceptions noted. See BATHROOMS and LAUNDRY sections. The main water valve (at the east exterior) and the water shut off valve above the water heater are an older gate valve type. The hose bibb at the left front exterior (off the kitchen) is somewhat loose at the wall (minor).
- B **WATER PIPES:** Copper. The water piping overall appeared to be functional. However, there is a noticeably rust on the water piping at the water shut off valve above the water heater. Recommend repair. Note: The majority of the water piping is concealed.
- **WATER PRESSURE:** Incoming: 90 psi
Regulated: 90 psi (see below)
- C **PRESSURE REGULATOR:** The water pressure regulator at the east exterior is inoperative. Note: 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).

- A/ DRAIN PIPES:** ABS and cast iron. No drain restrictions or leaks were noted.
B Note: The majority of the piping is concealed. Recommend a video level inspection of the main sewer line.
- B/ WATER**
C HEATER: The 38 gallon water heater (General Electric brand) in the garage is approximately thirteen years old ('11). The water heater is venting to the side exterior (vs. vertically) but is without a powered vent. The drain pipe for the pressure relief valve points outward (vs. downward) at the side exterior wall. The gas line is without a sediment trap – common older installation. Note: The required seismic bracing is to be installed.
- B RELIEF VALVE:** On water heater (see above).
- ADDITIONAL COMMENTS:** The main gas valve is located at the west exterior. Note: A seismic shut off valve for the gas piping is to be installed.

ELECTRICAL

- B LIGHTS AND RECEPTACLES:** The accessible lights and receptacles appeared to be in functional condition with the exceptions noted. See GARAGE, BATHROOMS, KITCHEN and LIVING ROOM/ETC sections. Recommend installing ground fault circuit interrupter (GFCI) protection for the exterior receptacle at the left rear – for enhanced safety. Note: GFCI protection was required at the time of original construction. Some of the receptacles are older. Recommend individual unit replacement as needed.
- B WIRING:** Nonmetallic cable (Romex). The majority of the wiring is a nonmetallic cable (Romex) type and the wiring overall appeared to be functional. The electrical conduit for the air conditioner condensing unit is loose at the exterior wall. Note: There is no terminated larger gauge wiring, disconnected and not in use, to the right of the main service panel.
- B SERVICE PANELS:** The main service panel at the east exterior of the garage consists of one 100 amp double pole (main), one 40 amp double pole, three 20 amp and nine 15 amp breakers. The

panel overall appeared to be functional, however, the capacity and the number of circuits are limited. Note: There is an open knockout in the panel interior cover. There is some loose tree debris (seed cones) within the panel. Recommend removal.

- A **SERVICE ENTRANCE:** Functional.
- **ADDITIONAL COMMENTS:** Note: The doorbell is wireless.

HEATING/AIR CONDITIONING

- B **TYPE:** Central Forced Air (Snyder General & Comfortmaker brands)
- B **CONTROL:** The thermostat is a low voltage, analog type without setback or programmable functions.
- B **DUCTS:** The ductwork is the original and there is a damaged and missing section of duct insulation toward the west end of the attic.
- A **CAPACITIES:** Heater: 80,000 BTU. Air Conditioner: Not Determined (illegible). Note: The air conditioner coil unit capacity is 4 tons.
- A **LOCATION:** Heater/Fan Unit: Attic
AC Condensing Unit: East Exterior
- **ADDITIONAL COMMENTS:** The heating/air conditioning system is the original (approx. '89) and well beyond its expected service life. Also, there is no catch pan below the air conditioner coil unit in the attic and the plywood platform below the coil is discolored (moisture related). Recommend considering consulting a heating/air conditioning contractor. Note: The air conditioning refrigerant is the obsolete R-22 type. The air conditioner condensing unit is not securely mounted. The heater gas line is without a sediment trap – common older installation.

ADDITIONAL COMMENTS

The home is in need of additional repairs that are generally cosmetic in nature.

There is some floor squeak in the upstairs rooms.

Recommend checking with the retrofit company regarding the smoke detectors, carbon monoxide detectors and other required retrofit related items.

Recommend a termite inspection.

Recommend checking with the building department regarding permits.



Tile roofing (upper front).



Tile roofing (upper front)



Tile roofing (lower left front).



Tile roofing (lower left rear).



Tile roofing (upper rear).



Tile roofing (upper rear).



Tile close-up.



Missing tiles at the east gable end of the upper roof.



Left front dormer roof (off the west front bedroom). Note: There is a similar area off the east front (primary) bedroom.



Sealant along the perimeter of the above roof.



Sealant along the perimeter of the above roof.



Sunroom roof. Note: The roof slope is insufficient for shingles.



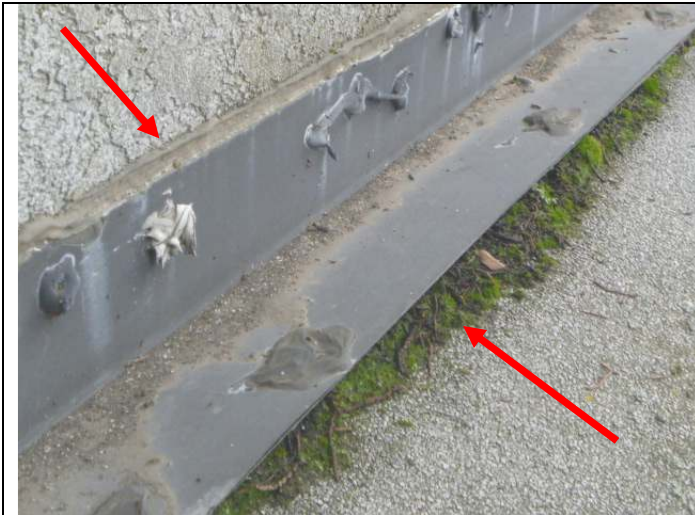
Sunroom roof.



Sunroom roof.



Shingle close-up.



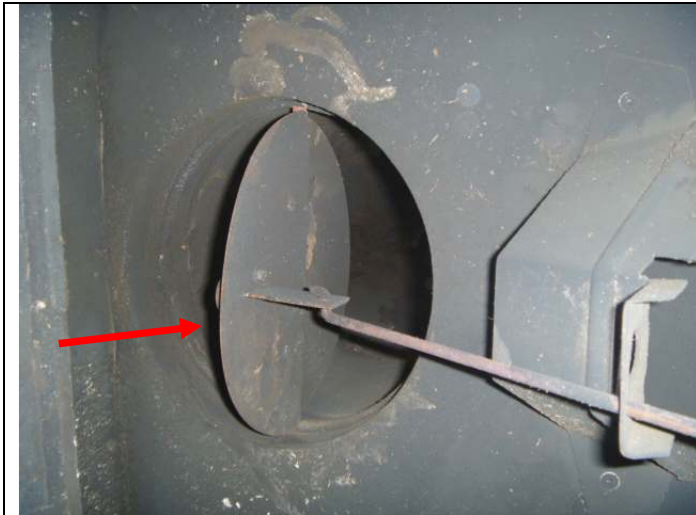
Lifted flashing and sealant along the stucco wall connection.



Chimney upper exterior.



Fireplace. Note: There is no hearth extension (matching floor tiles only) along the front of the fireplace.



Fireplace damper in the open position.



Fireplace mantel without the proper clearance around the fireplace opening.



Stucco cracking and discoloration.



Stucco discoloration.



Sunroom unfinished rear exterior wall.



Weathered wood gate at the left rear.



Cracks in the left front block/stucco wall.



Displacement in the right rear planter wall.



Added concrete, likely for water diversion, along the sunroom lower rear exterior wall.



Discoloration in the garage ceiling.



Discoloration in the garage ceiling.






Garage rear wall repair (on the backside of the downstairs 3/4 bathroom shower).



Garage rear wall repair (on the backside of the downstairs 3/4 bathroom shower).



Full bathroom shower/tub fixtures. Note: The hot and cold water valves squeak during operation. The shower/tub diverter valve leaks.

	<p>Tub stopper control. Note: The stopper is inoperative.</p>
	<p>Discoloration in the full bathroom sink. Note: The missing sink stopper.</p>
	<p>Discoloration in the upstairs 3/4 (primary) bathroom sink.</p>



Gaps in the upstairs 3/4 (primary) bedroom vinyl flooring tiles.



Upstairs 3/4 (primary) bathroom heater. Note: The unit fan is noisy.



Discoloration and cracking in the downstairs 3/4 bathroom sink. Note: The missing sink stopper top piece.



Downstairs 3/4 bathroom vent fan. Note: The fan is relatively noisy.



Fogged window pane (dual pane type) at the front of the west front bedroom.





Dishwasher interior. Note: The unit is older.



Fogged window pane (dual pane type) at the kitchen sink.



Hallway railing with relatively wide spacing – older style installation.



Stairway railing with relatively wide spacing – older style installation.



Washer valves and drain. Note: The valves are older and leak.



Older gas valve for the dryer.



Unfinished sunroom.



Efflorescence along the sunroom lower rear interior wall.



Fiberglass insulation on the unfinished sunroom ceiling.



Main drain cleanout the sunroom lower left front wall.



Attic.



Attic.



Attic.



Attic.



Older gate type main water valve.



Left front exterior hose bib.
Note: The pipe is somewhat loose at the wall.



Noticeably rusted water piping at the water shut off valve above the water heater.



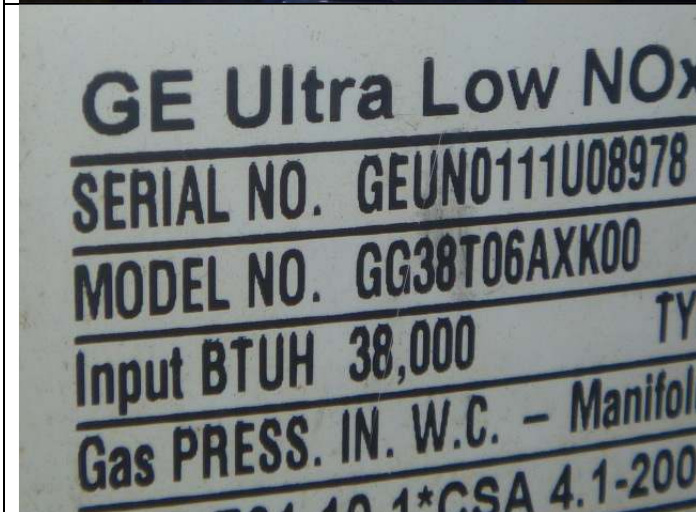
Inoperative water pressure regulator.



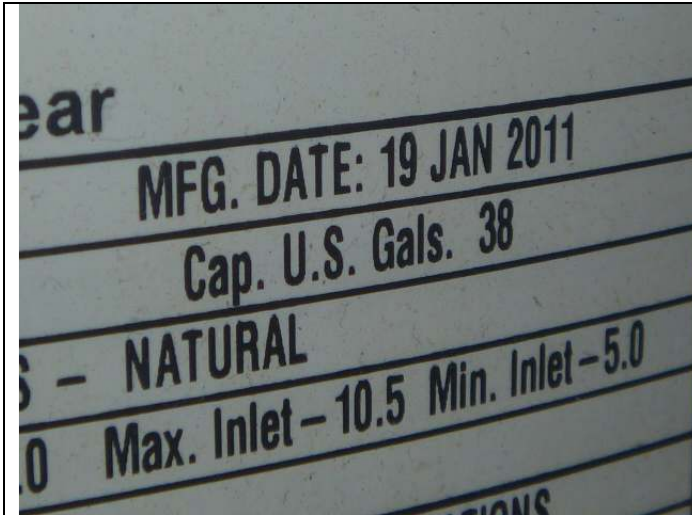
Water heater upper section.
Note: The required seismic bracing is to be installed.



Water heater section.



Water heater serial and model numbers.



Water heater date and capacity.



Vent piping (non-powered) immediately above the water heater.



Water heater vent outlet at the side exterior wall.



Water heater pressure relief valve outlet pipe pointing outward (vs. downward) at the exterior wall.



Gas meter.



Gas shut off valve.



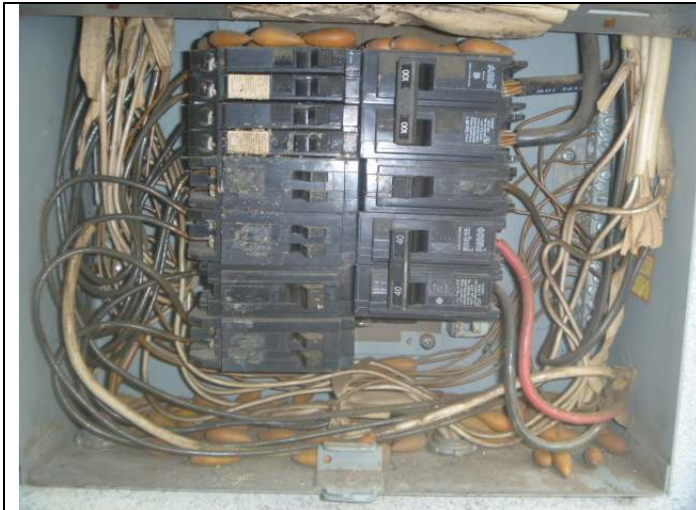
Left rear patio receptacle without ground fault circuit interrupter (GFCI) protection.



Air conditioning electrical conduit loose at the wall.



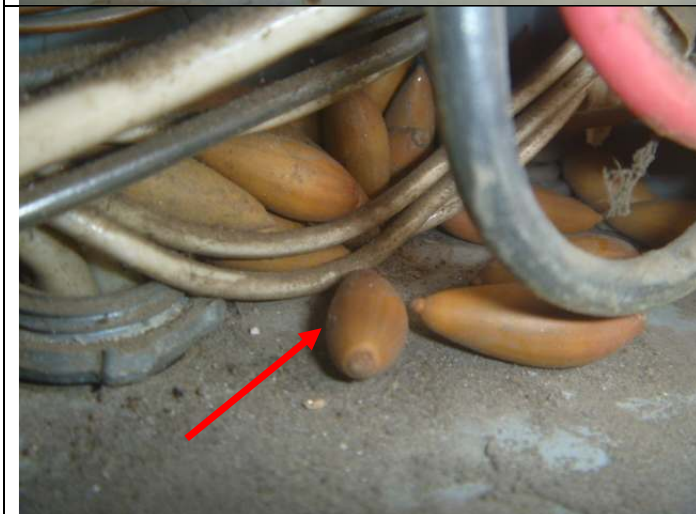
Disconnected larger gauge wiring to the right of the main service panel.



Main service panel (with interior cover removed for inspection).



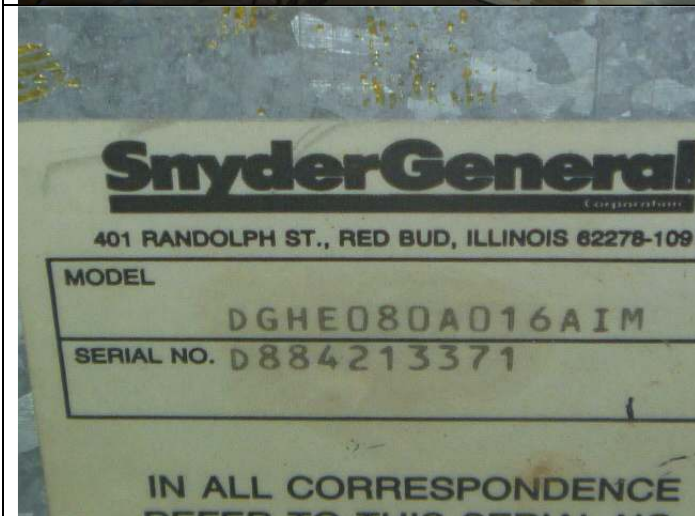
An open knockout in the panel interior cover.



Loose tree debris within the main electrical service panel.



Heater/fan unit.



Heater/fan unit model and serial numbers (indicating a 1988 build date).



Air conditioner condensing unit.



Air conditioner faded and illegible label.



Air conditioner coil model number, capacity, refrigerant type (R-22) and serial number.



No catch pan below the air conditioner coil. Note: The moisture related discoloration in the plywood



Low voltage, analog thermostat without setback and programmable functions.



Damaged ductwork toward the west end of the attic.