

# SUMMIT INSPECTIONS

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

Property Location: 6742 ESTEPA DRIVE  
TUJUNGA, CA

Structure Type: Single Family Home

Inspection Date: December 18, 2023

Requesting Party: Steven Scott  
6742 Estepa Drive  
Tujunga, CA 91042

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**

- C ROOF:** The majority of the roof is a rock/gravel type. The northeast section of the roof over the east (primary) bathroom addition is a rolled composition or similar type. The patio room roof is a flat rolled composition or similar type. The roofing is old, overall in poor condition and appeared to be in need of replacement. Also, there is evidence of previous and possible active leakage – e.g., see ATTIC and LIVING ROOM/ETC sections for related comments. Recommend consulting a roofing contractor for further roof review and replacement recommendations. Note: There is an open smaller pipe (possibly for a previous roof mounted antenna) toward the left rear of the main roof.
- A/ CHIMNEY:** The chimney (brick, with lined flue, with spark arrestor/rain cap) overall appeared to be intact, however, the inspection is limited. Recommend considering consulting a chimney specialist for further review. Note: The gas pipe in the fireplace is capped. The fireplace gas valve is located at the right end of the front wall (vs. closer to the fireplace). The fireplace damper is functional. Recommend securing the damper open if natural gas logs or similar are installed.
- B**
- B GUTTERS AND DOWNSPOUTS:** The gutter/downspout coverage is limited (at the patio room only). The gutters and the downspouts are old.
- VENT PIPES:** Note: The water heater vent pipe, the main plumbing vent pipe and the original forced air heater vent pipe (not in use) are the original transite (asbestos containing) type.
- C WALLS, TRIM AND EAVES:** There is some stucco cracking, damage and repair related irregularities. There is some general weathering in the

exterior wood. Recommend checking with the termite company regarding damaged wood (e.g., very noticeably along the eaves).

- B DOORS AND SCREENS:** See LIVING ROOM/ETC section for individual exterior door comments.
- B WINDOWS AND SCREENS:** See BEDROOMS and LIVING ROOM/ETC sections for individual window comments.
- A PORCHES:** Functional.
- B PATIOS, DECKS AND WALKS:** There are minor cracks in the right rear patio. There is a step in the walkway at the front gate between the home and the garage.
- SPRINKLERS:** The sprinkler system is automatic and was not operated.
- B FENCES AND WALLS:** The left rear gate with pool/spa area access is not properly self-closing and must be lifted to latch. The east side wood fence is old and damaged. The wrought iron fencing and gates are old and rusted. There are some cracks in the west side block wall. The west side block planter (toward the right rear) is leaning.
- A FOUNDATION:** The foundation is a slab on grade type (with original anchor bolts) and overall appeared to be structurally intact.
- ADDITIONAL COMMENTS:** There are damaged and missing exterior drain covers. Note: The exterior surface drains were not tested.

## **GARAGE**

- C ROOF:** The majority of the roof is a rock/gravel type and is in the same general condition as the main roof – see EXTERIOR section. Recommend consulting a roofing contractor for further roof review and replacement recommendations.
- FIRE SEPARATION:** N/A (detached garage).
- C GARAGE DOOR:** Automatic. The garage door opener is old, without the infrared type safety reversing mechanism and appeared to be inoperative. The garage door is old, does not close completely

and there is damaged weather stripping along the base of the door.

- A WINDOWS:** Functional (older fixed pane type at the upper north wall).
- B ELECTRICAL:** There is a separation in the overhead electrical conduit (toward the left rear). There is no receptacle at the garage door opener – extension cord wiring is in use. The six-gang receptacle toward the right end of the north wall is not grounded. Note: No other receptacles were located (possibly none). Recommend installing ground fault circuit interrupter (GFCI) protection for the receptacles – for enhanced safety.
- B DRIVEWAY:** There is noticeable cracking, breakage and unevenness in the driveway at the right front of the garage. There is a step along the front of the garage.
- ADDITIONAL COMMENTS:** The garage access was limited due to many personal items. Recommend checking with the termite company regarding damaged wood (e.g., very noticeably along the eaves, at the lower rear exterior wall and at the rear exterior doorjamb). Note: The garage appears to be an enclosed carport (with an added rear wall).

## **BATHROOMS**

- B WALLS AND CEILINGS:** 3/4: There is some moisture related wall damage at the lower left of the shower.
- A DOORS:** Functional.
- A WINDOWS:** Functional.
- A FLOORS:** Full (primary): The floor is heated.
- A COUNTERTOPS:** Functional.
- A SHOWER/TUBS:** Note: The shower tiles backing types were not determined.
- A SINKS:** Functional.
- B FIXTURES:** The plumbing fixtures overall appeared to be in functional condition with the exceptions noted. 3/4: The shower fixture valves are relatively stiff. Note: The toilet area clearance is

limited (with approx. 19" vs. at least 21" to the shower door).

- A ELECTRICAL:** Full (primary): The receptacle to the right of the right sink is a ground fault circuit interrupter (GFCI) type and the GFCI device also protects the receptacle above the mechanical fireplace. The receptacle at the tub jets pump is a GFCI type. 3/4: Recommend installing GFCI protection for the receptacle below the sink – for enhanced safety. Note: The south wall receptacle is a GFCI type.
- A VENT FANS:** Functional.
- A HEATING:** Wall Registers
- ADDITIONAL COMMENTS:** Full (primary): The gas burning only mechanical fireplace (direct vent type) is inoperative (disclosed).

## **BEDROOMS**

- A WALLS AND CEILINGS:** Functional.
- A DOORS:** Functional.
- B WINDOWS:** Northwest & Southwest: The windows are older. The large fixed pane windows are a non-tempered glass type (impact hazard).
- A FLOORS:** Functional.
- A ELECTRICAL:** Functional.

## **KITCHEN**

- B WALLS AND CEILINGS:** There is some ceiling damage to the right of the range hood – apparently roof leakage related. See EXTERIOR section regarding the roof.
- A DOORS:** Functional.

- A WINDOWS:** Functional.
- A FLOORS:** Functional.
- A COUNTERTOPS:** Functional.
- A CABINETS:** Functional.
- B APPLIANCES:** Range/oven (gas, portable), range hood, refrigerator/freezer (portable), dishwasher and garbage disposal. The appliances overall appeared to be functional. However, the dishwasher drain line is without the normally required air gap.
- B PLUMBING:** See above regarding the dishwasher drain.
- B ELECTRICAL:** The unprotected nonmetallic cable (Romex) wiring below the kitchen sink is subject to damage and not to code. Note: The receptacle to the left of the sink is a ground fault circuit interrupter (GFCI) type and the GFCI device also protects the two receptacles to the right of the sink.

## **LIVING ROOM/DINING ROOM** **DEN/ENTRY/HALLWAY**

- B WALLS AND CEILINGS:** The baseboard moldings are missing. Living Room: There is some discoloration in the ceiling (at the chimney) – apparently roof leakage related. See EXTERIOR section regarding the roof. Dining Room: There is some discoloration in the ceiling – apparently roof leakage related. See EXTERIOR section regarding the roof.
- B DOORS:** Dining Room & Den: The sliding glass doors are an older non-tempered glass type (impact hazard) and rattle.
- B WINDOWS:** The windows are older. Living Room & Dining Room: The large fixe pane windows are an older non-tempered glass type (impact hazard).
- A FLOORS:** Den: There is some floor level unevenness along the living room transition.

- A ELECTRICAL:** Functional.
- **ADDITIONAL COMMENTS:** Living Room: See EXTERIOR section regarding the chimney and the fireplace.

## LAUNDRY

- A LOCATION:** Laundry Alcove (off the kitchen)
- A PLUMBING:** Functional.
- A ELECTRICAL:** Functional (120 volt).
- A GAS VALVE:** Functional.
- A DRYER VENT:** Functional.

## ATTIC

- A FRAMING:** The framing appeared to be structurally intact.
- **ROOF INTERIOR:** There are moisture stains on the roof interior and the roof watertightness was not positively determined. See EXTERIOR section regarding the roof.
- B VENTILATION:** The ventilation is limited.
- B DUCTS AND VENT PIPES:** See HEATING/AIR CONDITIONING section regarding the ducts.
- B/ C INSULATION:** The insulation (batts type) is old, thin and the coverage is partial and limited.
- **ADDITIONAL COMMENTS:** There is an open electrical box and there is an electrical box roughly covered with tape to the rear of the attic access opening (in the hallway ceiling).

## PLUMBING

- B FIXTURES:** The plumbing fixtures appeared to be in functional condition with the exception noted. See BATHROOMS section.
- A WATER PIPES:** Copper. The visible water piping is a replacement copper type and overall appeared to be functional. Note: The majority of the piping is concealed due to the slab on grade foundation. There is surface mounted water piping at the upper east and left rear exterior walls.
- A WATER PRESSURE:** Incoming: 95 psi  
Regulated: 60 psi (see below)
- A PRESSURE REGULATOR:** The water pressure regulator at the west exterior is set to approximately 60 psi. 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).
- B DRAIN PIPES:** Cast iron, galvanized and ABS. The majority of the drain piping is older (original). See KITCHEN section regarding the dishwasher drain. Recommend considering further review including a video level inspection of the main sewer line. Note: There are multiple drain cleanouts at the exterior – e.g., at the lower north exterior wall and at the left front of the garage.
- B WATER HEATER:** The 40 gallon water heater (American Standard brand) in the east exterior compartment is approximately sixteen years old ('07) and beyond its expected service life. There are no securing screws for the vent pipe at the above downdraft diverter. The gas line is without a sediment trap – common older installation. The water heater enclosure door (wooden type) is old, in poor condition and without an upper combustion air opening.
- A RELIEF VALVE:** Functional (on water heater and at the west exterior).
- ADDITIONAL COMMENTS:** The main water valve is located at the west exterior. The main gas valve (with seismic shut off valve) is located at the east exterior.



## ELECTRICAL

- B LIGHTS AND RECEPTACLES:** The accessible lights and receptacles appeared to be in functional condition with the exceptions noted. See GARAGE section. Note: Many of the receptacles were obstructed – recommend considering further review.
- B WIRING:** Flexible conduit, nonmetallic cable (Romex), electrical metallic tubing (EMT) and PVC conduit. The majority of the The wiring overall appeared to be in functional condition. See GARAGE, KITCHEN and ATTIC sections for individual wiring comments.
- B SERVICE PANELS:** The main service panel at the north exterior consists of one 100 amp double pole (main), one 50 amp double pole, one 30 amp double pole, one 20 amp double pole, eleven 20 amp and one 15 amp breakers. The panel is an older Zinsco brand type with possible reduced reliability and the capacity is limited – panel replacement and upgrading is commonly recommended or required. There is twelve gauge wiring connected to the 30 amp breaker. The maximum breaker for this size of wire is normally 20 amps. The panel directory is limited. The securing screws for the panel interior cover have sharp tips which can damage the wiring within the panel. The wiring within the panel is relatively “messy.” The electric meter at the top of the panel is not properly locked.
- B SERVICE ENTRANCE:** The service entrance is an older style. Note: The service entrance is replaced at the time of main service panel replacement.

## HEATING/AIR CONDITIONING

- B TYPE:** Central Forced Air (Carrier brand)
- B CONTROL:** Thermostat. Note: The thermostat is an older analog type without setback and programmable functions.
- B DUCTS:** The ductwork is older. Note: Ductwork replacement is generally required or recommended at the time of system replacement.

- A CAPACITIES:** Heater: 80,000 BTU  
Air Conditioner: 4 Tons
- A LOCATION:** Roof
- ADDITIONAL COMMENTS:** The heating/air conditioning unit is approximately thirty-eight years old ('85) and well beyond its expected service life. Recommend considering consulting a heating/air conditioning contractor for further review. Note: The flexible gas connector routed through the heating/air conditioning unit housing is subject to damage – older style installation. The gas line is without a sediment trap – common older installation. The refrigerant is the obsolete R-22 type.

## **POOL/SPA**

- A DECK:** There are minor cracks in the deck.
- B/ POOL AND SPA:** The pool and the spa are old and in poor condition (including  
**C** noticeable surface chipping).
- B EQUIPMENT:** The equipment overall appeared to be functional. Note: The pool light is protected by an older ground fault interrupter (GFCI) device at the equipment. The insulating cover below the timer switch is missing. The timer is no longer needed as the pump has an integral timer.
- ADDITIONAL COMMENTS:** The inspection is limited. Recommend considering consulting a pool/spa specialist for further review.

## **ADDITIONAL COMMENTS**

The acoustical ceiling material may have some asbestos content – not tested.

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

Recommend a termite inspection.

Recommend checking with the building department regarding permits.



Rock/gravel roof.



Rock/gravel roof.



Rock/gravel roof.





Rock/gravel roof.



Rock/gravel roof.



Missing gravel and deteriorated roofing material.





Missing gravel and deteriorated roofing material.



Missing gravel and deteriorated roofing material.



Open pipe (possibly for a previous roof mounted antenna) toward the left rear.



Rolled composition or similar roofing over the full bathroom.



Rolled composition or similar roofing over the full bathroom.



Patio room roof.





Patio room roof.



Evidence of standing water.



Chimney upper exterior.



View down the chimney flue.



Fireplace.



Capped gas pipe in the fireplace.





Fireplace damper in the open position.



Fireplace damper in the closed position.



Original heater transite vent pipe (not in use).



Water heater transite vent pipe.



Main plumbing vent pipe  
(transite type).



Stucco repair at the lower north  
exterior wall.



Stucco repair at the kitchen rear window.



Example of damaged wood along the east eave. Note: There is additional damaged wood in multiple areas (including along the garage eaves).



Minor crack in the right rear patio.





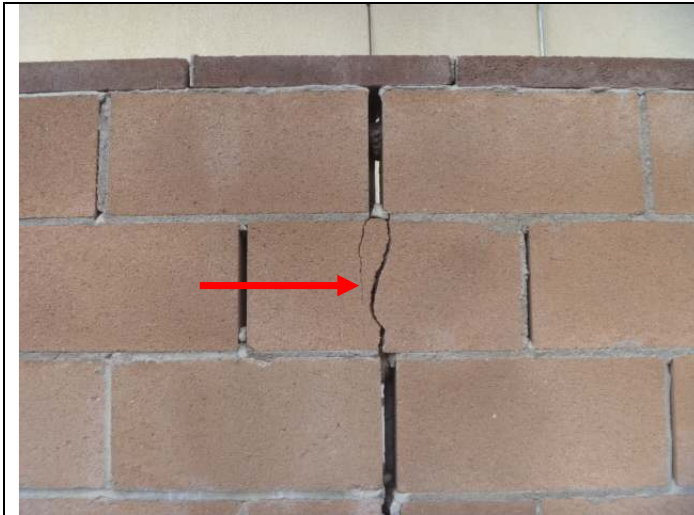
Step in the walkway at the northwest gate.



Left rear gate with pool/spa area access. Note: The gate is not properly self-closing and must be lifted to latch.



Damaged east side wood fencing.



Cracking in the west block wall.



Leaning west block planter wall (toward the right rear).



A missing exterior surface drain cover.





Garage roof.



Garage roof.



Garage roof.



Garage roof.



Missing gravel and deteriorated roofing material.



Missing gravel and deteriorated roofing material.





Missing gravel and deteriorated roofing material.



Old garage door.



Damaged weather stripping along the bottom on the garage door.





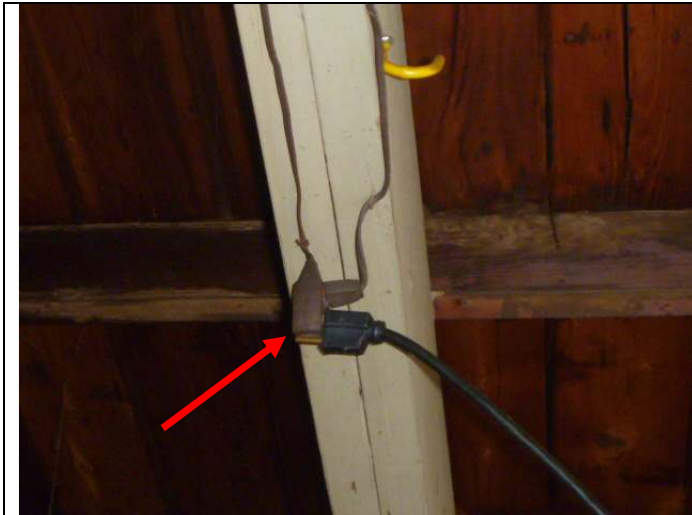
Garage door not closing completely.



Old garage door opener.



Separated electrical conduit (overhead toward the left rear) in the garage.



Extension cord wiring to the garage door opener.



Driveway breakage and unevenness at the right front of the garage.



Driveway cracking and unevenness at the right front of the garage.



Step along the front of the garage slab floor.



Damaged siding at the garage lower rear wall.



Damaged wood at the garage rear exterior doorjamb.



Full (primary) bathroom shower wall tiles. Note: The tiles backing type was not determined.



Full (primary) bathroom tub with jets.



Mechanical direct vent fireplace in the full (primary) bathroom. Note: The fireplace is inoperative (disclosed).





Control for the full (primary) bathroom floor heater.



3/4 bathroom shower wall tiles.  
Note: The tiles backing type was not determined.



3/4 bathroom shower fixtures.  
Note: The valves are relatively stiff.



3/4 bathroom toilet clearance to the shower door.



Wall damage at the lower left of the 3/4 bathroom shower door.



Surface mounted receptacle, without ground fault circuit interrupter (GFCI) protection, below the 3/4 bathroom sink.



Dishwasher drain line without an air gap. Unprotected nonmetallic cable (Romex) wiring below the sink.



Kitchen ceiling damage to the right of the range hood.



Discoloration in the living room ceiling at the fireplace.



Discoloration in the dining room ceiling.

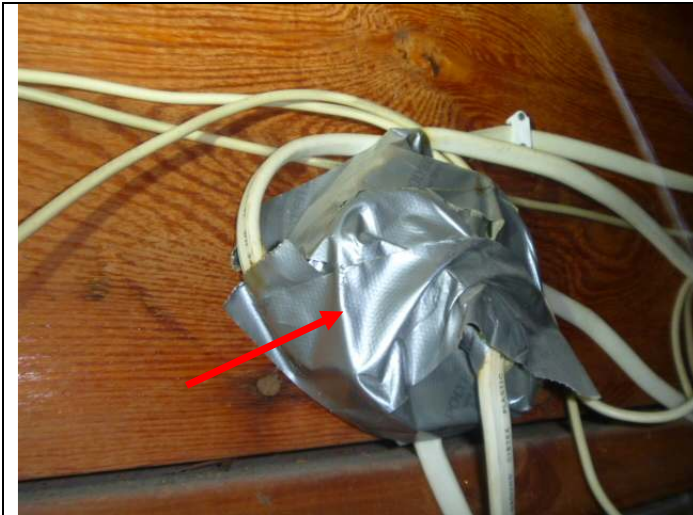


Attic.



Attic.





Taped over electrical box in the attic.



Open electrical box in the attic.



Surface mounted water piping along the upper east exterior wall (off the kitchen).



Water pressure regulator.



Drain cleanout at the lower north exterior wall.



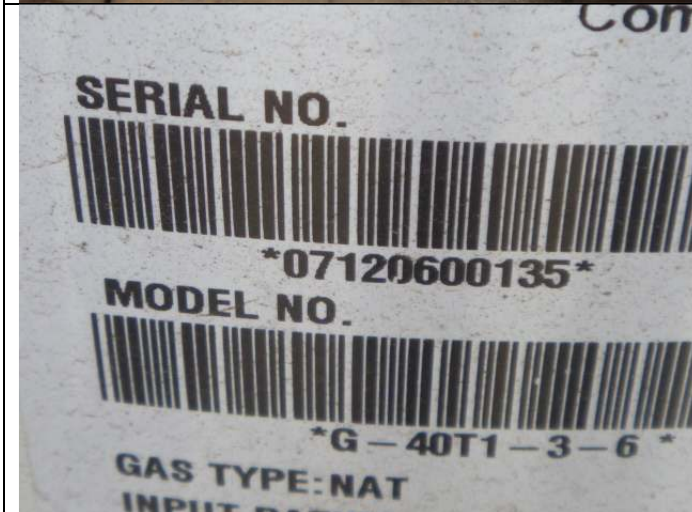
Drain cleanout at the left front exterior of the garage.



Water heater upper section.



Water heater lower section.



Water heater serial number (indicating a 2007 build date) and model number.





Water heater compartment door.  
Note: The door is in poor condition and without an upper combustion air opening.



Main water valve.



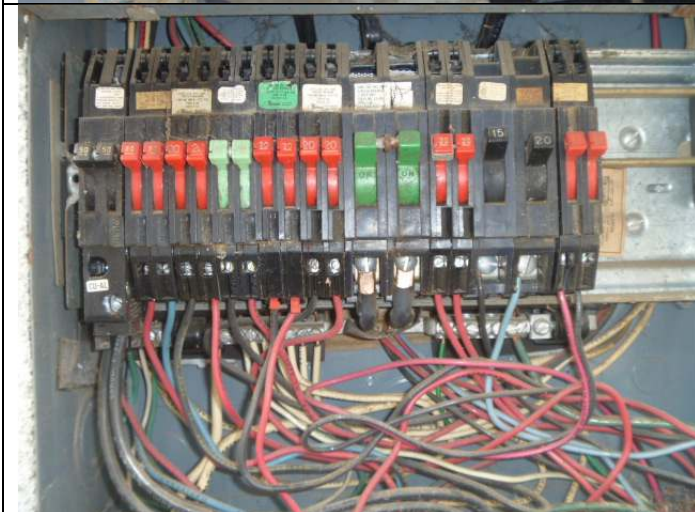
Gas meter.



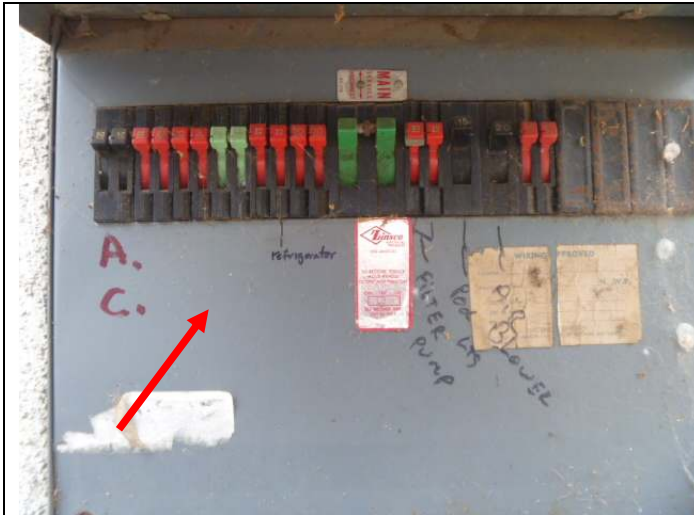
Gas shut off valve.



Seismic shut off valve for the gas piping.



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



Panel interior cover with limited directory.

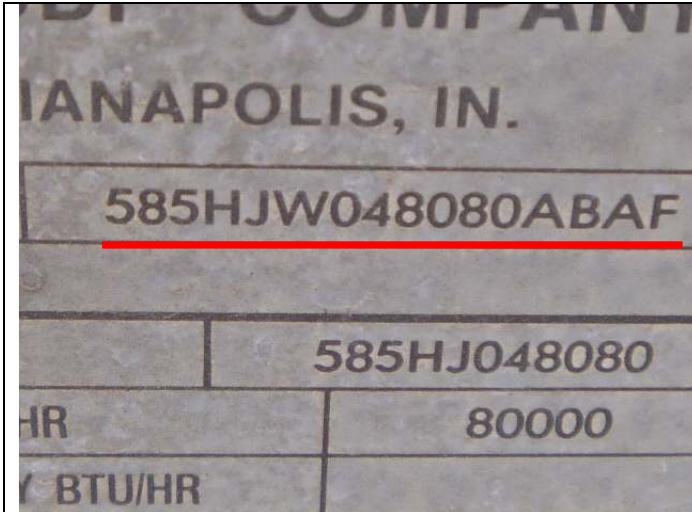


Electric meter not locked in place.

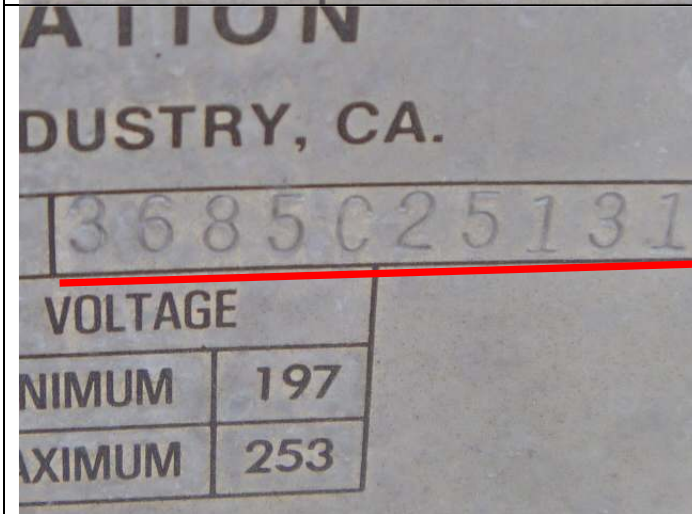


Heating/air conditioning unit.





Heating/air conditioning unit model number.



Heating/air conditioning unit serial number (indicating a 1985 build date).



Older ductwork in the attic.



Flexible gas connector, subject to damage, routed through the heating/air conditioning unit housing.



Older thermostat.



Pool.

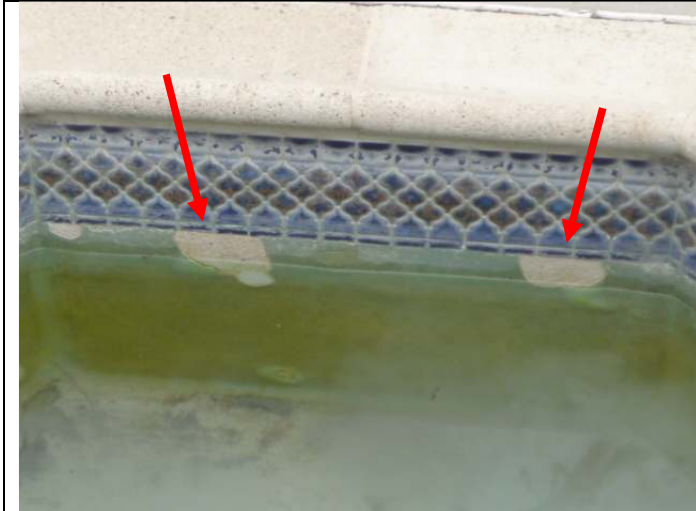




Pool.



Spa.



Spa chipping.



Pool/spa filter.



Pool/spa pump.



Pool/spa heater.



Spa blower.



Missing insulating cover below the pool/spa timer. Note: The timer is not needed as the pump has an integral timer.