

First Shield Home Inspections



567 Here Ave, Los Angeles, CA,

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Inspector: Andrew Jenkins

Date of Inspection: 1/1/2024



www.FirstShieldHomeInspections.com

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Inspection Details

Climatic Conditions

It was clear at the time of the inspection
The temperature was in the 70's at the start of the inspection

The temperature was over 100 at the start of the inspection

Stories

There are two stories

Utility Service

The utilities were on at the time of the inspection.

The electricity was off in unit 3306

Occupancy

The building is occupied, except unit 3306.

Comments

The buyer's agent was present

The client was unable to attend the inspection. It is important to understand that though the Inspection Agreement may not be signed by the client it is understood that use of this Report implies the acceptance of the agreement and all its terms by the client.

The inspection was not as complete as is normally provided due to restricted access to some areas - electricity was off in unit 3306. There are items that were unable to be tested (including: outlets, AC units, appliances and light fixtures).

The building has had some work done to it recently including new painting, flooring etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

b nbj

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 a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

Plumbing System

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property.

It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined.

The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

Main Water Shutoff Location and Type

The main water shutoff is at the left side of the building, in the patio area of Unit 3302.

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line.



Interior Water Line Material

The interior piping that supplies the water throughout the building is made of copper where visible.



Interior Water Line Condition

Serviceable

NOTE - There are abandoned pipes under the building. During a general inspection it is not fully possible to tell which ones are still in use, and which ones are disconnected from the system. This makes it difficult to tell with precision what percentage of the piping has been upgraded to the newer copper piping

Drain / Waste / Vent Line Condition



Hose Faucets

A sampling of the exterior hose faucets show them to be operating properly

Gas Meter Location

The gas meters were located at the back of the building

There is no automatic seismic gas shut-off valve on the main gas line. This may need to be installed before the close of escrow



Gas System Condition

Serviceable

Water Supply Pipe Comments

NOTE: there are additional plumbing comments covering the kitchen and bathroom fixtures. See the kitchen and bathroom pages of the report for additional information.

Drain Line Comments

NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the house, the 'waste line' is under the house, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer. A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the 'waste / drain' lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

Sewer

Sewer Line Access Location

Observations:

SEWER LINE ACCESS LOCATION

The sewer line access was located just inside of the crawlspace, near unit 3306.



Access Material

Observations:

The sewer line access was made of **ABS**.

Sewer Line Material comments

Observations:

The sewer line is composed of different materials. The majority is ABS, with small section of cast iron.

Portions of this main sewer line have been upgraded with a lining system in the past. Lining systems vary somewhat in quality of material and installation quality. This liner is adhering tightly to the walls of the old pipe and seems to be performing well. Many lining systems are protected by warranty from the installing contractor as well as the manufacturer. It is advised to obtain any paperwork available from whomever had the work done.

Location

Observations:

The main utility sewer connection is at the rear alley.

Video Link

Observations:

Youtube video link

<https://youtu.be/D4KSQufwwls>

Electrical System

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

Electrical Service to the Building.



Condition of Wiring

There are open junction boxes in the crawl space with wires exposed. These need to have covers installed over them



Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

Roof Style

The roof is a sloped type with a pitch to it



Roof Materials.

The roof surface contains rolled composition roofing (BUR or built up roofing or cap sheet)

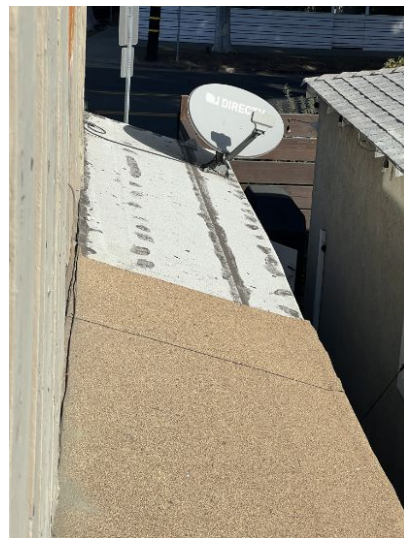
Roof Access

The roof was walked on to inspect it.

Roof Covering Condition

There are patches on the roof, these are a possible indication that there have been problems with the roof at some point in time. The seller could be consulted on the past of this area.

The composition shingles are older, deteriorating, and losing their surface granules. It is nearing the time to replace this roof covering, on the 1st level section (above the back patio area).



Roof Roof Covering Condition

Exposed Flashing

Serviceable

Gutters / Drains



Downspouts

The downspouts do not all route the water away from the building but instead deposit it next to the structure which can cause problems to the foundation over time

Type of Roof Framing

The roof has conventional type framing in it

Condition of Roof Framing

The framing was not visible and was not fully inspected.

Foundation

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

Crawlspace Access Location

Serviceable



Crawlspace Condition

Expansive soils have been known to be present in this area. This soil expands when wet and contracts as it dries out. Movement of the structure should be expected during excessively wet or dry periods of weather. A Geologist would have more information about this subject if required.



Foundation Bolting

The building would be bolted due to the age and type of construction. The areas where the bolts are located are covered so the size and spacing could not be seen.

Floor Framing

There are stained areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation



Posts & Piers

Serviceable

Foundation Vents

Serviceable

Comments

A standard property inspection cannot determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If information is required regarding this geological conditions it is advised to retain a Geo-Technical specialist who can provide more information regarding this area.

Exterior

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Exterior Wall Condition



Exterior Trim Material

The exterior trim surfaces are wood

Exterior Trim Condition

The exterior trim is damaged in areas.



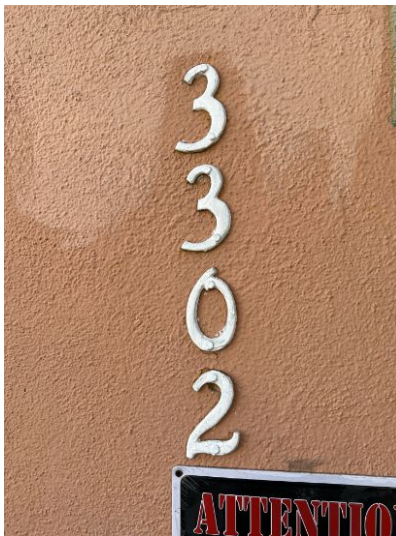
Exterior Stairs

The risers of the stairs have uneven heights and may be a trip hazard.

Unit 1

Unit Number

This unit is identified as 3302.



Unit type

This is a 1 bedroom unit

Walls and Ceilings

There are areas of stress cracks in the walls



Counter / Cabinet

Serviceable



Sink / Faucet

Serviceable

Appliances

DISPOSAL - Serviceable

FRIDGE - Serviceable

STOVE - Serviceable

The kitchen has a gas STOVE.

VENTILATION FAN - Serviceable

MICROWAVE - Serviceable



Stove



Microwave



Refrigerator

Walls/Ceilings Floors - Bathroom #1

WALLS/CEILING - Serviceable

FLOOR - Serviceable



Fixtures - Bathroom #1

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

Electrical



Kitchen

Heating

This is a gas wall heater



Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.



Doors

The exterior door surfaces are wood

The interior doors are wood.

Windows

The exterior window frames are vinyl

The windows are double pane

Unit 2

Unit Number

This unit is identified as 3304.



Unit type

This is a 3 bedroom unit

Walls and Ceilings

There are areas of past patching and painting. The seller could be consulted.



Counter / Cabinet

COUNTERS - Serviceable

CABINETS

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.



Kitchen



Sink / Faucet

SINK - Serviceable

DRAIN - Serviceable

FAUCET - Serviceable

Appliances

DISPOSAL - Serviceable

DISHWASHER

The dishwasher was not tested because it had dishes in it.

FRIDGE - Serviceable

STOVE - Serviceable

The kitchen has a gas stove.

VENTILATION FAN - Serviceable

MICROWAVE - Serviceable



Refrigerator



Stove



Microwave

Walls/Ceilings Floors

Window is not sealed properly.

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Not working - clogged

VENTILATION - Serviceable

The window is used for ventilation

Walls/Ceilings Floors

Window is not sealed properly.

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Not working - clogged

VENTILATION - Serviceable

The window is used for ventilation

Walls/Ceilings Floors

Window is not sealed properly.



Powder room



Bathroom 1

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Not working - clogged

VENTILATION - Serviceable

The window is used for ventilation

Water Heater

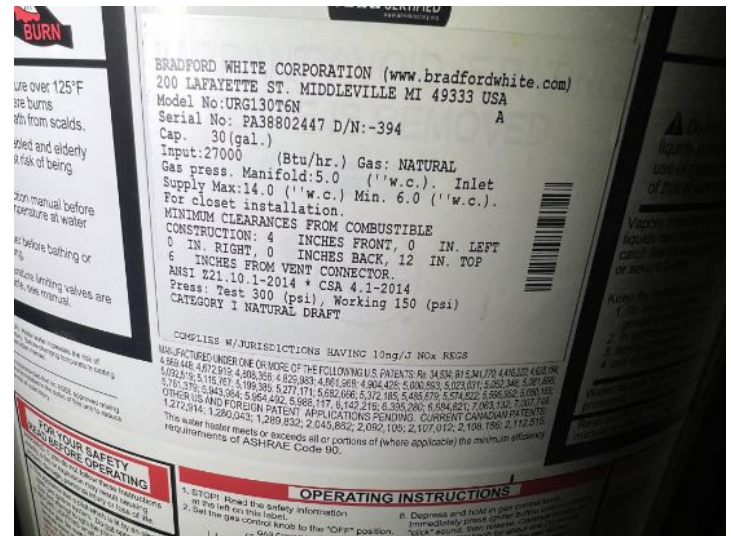
There is a gas hot water heater

6 years old

The water heater is 30 gallons

The water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/PRESSURE RELIEF VALVE

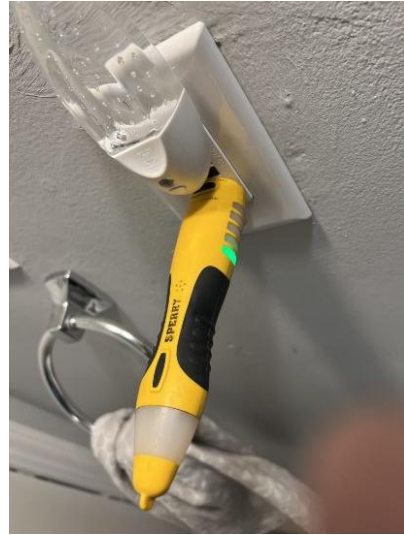


Manufactured - 2017 / 30 gallon

Electrical



Kitchen



Powder room



Bathroom 1



Bedroom

Heating

The heating is a conventional split system

COMBUSTION AIR - Serviceable

VENT - Serviceable

THERMOSTAT - Serviceable

DUCTING

There is ducting that is crushed

Air is leaking at the duct connections. These should be checked and sealed for energy conservation.



94 deg F



104 deg F



110 deg F



Thermostat





Manufactured 2022



Air is leaking at the duct connections. These should be checked and sealed for energy conservation.

Cooling

The cooling is a conventional split system with the condenser installed separate from the blower assembly or furnace.

DRAIN LINE



Return Air - 61 deg F



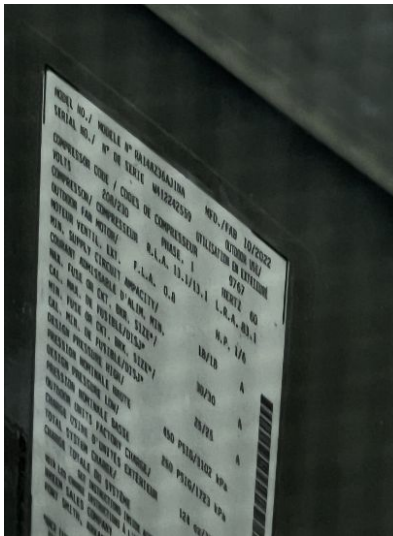
44 deg F



44 deg F



44 deg F



Manufactured 2022

Doors

The exterior door surfaces are wood

The interior doors are wood.

Windows

The exterior window frames are vinyl

The windows are double pane

Unit 3

Unit Number

This unit is identified as 3306.



Unit type

This is a 1 bedroom unit

Walls and Ceilings

There are areas of stains on the ceiling. These were tested with a thermal camera and moisture meter and showed no evidence of moisture.



Stains



Stains

Counter / Cabinet

COUNTERS - Serviceable

CABINETS

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.



Moisture damage

Sink / Faucet

SINK - Serviceable

DRAIN - Serviceable

FAUCET - Serviceable

Appliances

DISPOSAL

FRIDGE

This was unplugged at the time of the inspection and it was not inspected.

STOVE - there is currently no stove in the kitchen.

VENTILATION FAN - the hood has been damaged by the refrigerator.



Laundry

The Laundry is in it's own separate room.

There are washer facilities present but they were not tested. Also the washer was not tested.

DRYER

A gas dryer hook-up was observed in the laundry area

There are dryer hookups present but they are not tested and the dryer was not tested.



Walls/Ceilings Floors

WALLS/CEILING - Serviceable

FLOOR - Serviceable

Fixtures

SINK

The bathroom sink stopper does not work properly

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

Walls/Ceilings Floors

WALLS/CEILING - Serviceable

FLOOR - Serviceable

Fixtures

SINK

The bathroom sink stopper does not work properly

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

Walls/Ceilings Floors

WALLS/CEILING - Serviceable

FLOOR - Serviceable



Fixtures

SINK

The bathroom sink stopper does not work properly

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

Electrical

The panel cover is missing inside the electrical box and the live wiring and circuits are exposed when the outside cover is opened

There was no electricity in this unit. Certain items (like outlets, appliances, light fixtures) were not tested.



Missing cover plate under sink

Heating

This is a gas wall heater



Cooling

The air conditioning is handled through wall/window appliances. This was not tested.



Doors

The exterior door surfaces are wood

The interior doors are wood.

Windows

The exterior window frames are vinyl

The windows are double pane

Unit 4

Unit Number

This unit is identified as 3308.



Unit type

This is a 2 bedroom unit

Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of past patching and painting. The seller could be consulted.



Patching in bedroom ceiling

Counter / Cabinet

COUNTERS

There are areas of wear to the counter.

CABINETS

There are areas of wear to the cabinets.



Sink / Faucet

SINK

There are areas of wear to the sink.

Appliances

DISPOSAL - Serviceable

FRIDGE - Serviceable

COOKTOP

The kitchen has a gas cooktop.

VENTILATION FAN - Serviceable



Refrigerator

Comments

There is heavy wear to the kitchen in general

Walls/Ceilings Floors

There are areas of patching and apparent repairs on the wall surfaces.

Fixtures

SINK

The bathroom sink stopper is missing

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE - Serviceable

Water temperature at bathroom sink was 139 deg F. This is a scalding hazard. Typically, the water temperature should be no hotter than 120 deg F.

Walls/Ceilings Floors

There are areas of patching and apparent repairs on the wall surfaces.

Fixtures

SINK

The bathroom sink stopper is missing

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE - Serviceable

Water temperature at bathroom sink was 139 deg F. This is a scalding hazard. Typically, the water temperature should be no hotter than 120 deg F.

Walls/Ceilings Floors

There are areas of patching and apparent repairs on the wall surfaces.



Fixtures

SINK

The bathroom sink stopper is missing

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE - Serviceable

Water temperature at bathroom sink was 139 deg F. This is a scalding hazard. Typically, the water temperature should be no hotter than 120 deg F.



139 deg F

Electrical

There are some light fixtures that did not work, such as at the rear exterior. This can sometimes be a burnt out bulb but it is not known exactly why they are not working

Light fixture in bathroom is missing a protective cover.

There are missing smoke detectors in areas

The Ground Fault Circuit Interrupter (GFCI) outlet in the kitchen did not reset when tested

The Ground Fault Circuit Interrupter (GFCI) outlet in the bathroom did not reset when tested



Living Room



Kitchen - GFCI DID NOT RESET



Bathroom - GFCI DID NOT RESET



Bathroom - missing its protective cover



Bedroom



Heating

This is a gas wall heater



Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.



Doors

The exterior door surfaces are wood

The interior doors are wood.

Windows

The exterior window frames are vinyl

The windows are double pane

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Inspection Details		
Page 2	Utility Service	The electricity was off in unit 3306
Plumbing System		
Page 4	Gas Meter Location	There is no automatic seismic gas shut-off valve on the main gas line. This may need to be installed before the close of escrow
Roof		
Page 8	Roof Covering Condition	The composition shingles are older, deteriorating, and losing their surface granules. It is nearing the time to replace this roof covering, on the 1st level section (above the back patio area).
Unit 2		
Page 21	Walls/Ceilings Floors	Window is not sealed properly.
Page 21	Walls/Ceilings Floors	Window is not sealed properly.
Page 22	Walls/Ceilings Floors	Window is not sealed properly.
Unit 3		
Page 32	Electrical	There was no electricity in this unit. Certain items (like outlets, appliances, light fixtures) were not tested.
Unit 4		
Page 36	Fixtures	Water temperature at bathroom sink was 139 deg F. This is a scalding hazard. Typically, the water temperature should be no hotter than 120 deg F.
Page 36	Fixtures	Water temperature at bathroom sink was 139 deg F. This is a scalding hazard. Typically, the water temperature should be no hotter than 120 deg F.
Page 37	Fixtures	Water temperature at bathroom sink was 139 deg F. This is a scalding hazard. Typically, the water temperature should be no hotter than 120 deg F.
Page 38	Electrical	The Ground Fault Circuit Interrupter (GFCI) outlet in the kitchen did not reset when tested The Ground Fault Circuit Interrupter (GFCI) outlet in the bathroom did not reset when tested