

# First Shield Home Inspections



**456 Insurance Inspection BLVD, Los Angeles, CA, 90066**

Prepared For: John Buyer

Inspector: Andrew Jenkins

Date of Inspection: 8/26/2024



Insurance

4 System Inspection

Certification #: NACHI20083123



[www.FirstShieldHomeInspections.com](http://www.FirstShieldHomeInspections.com)

## Table Of Contents

Introduction	2-4
Inspection Details	5
Home Insurance Requirements	6-15

# Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

**ABOUT YOUR INSPECTION - PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW.** In order for you to receive the full value of this inspection, please read all of the information we have provided.

ALL ITEMS IN BLUE PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE IN ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

**This IS a limited Inspection :** It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does NOT reflect, anticipate or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. First Shield Home Inspections perform inspections with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The Inspector does not determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the Disclaimers page in complete detail to understand the limitations of a Home Inspection.

An attorney and/or real estate broker should be consulted on additional items not included in this report. **ENVIRONMENTAL DISCLAIMER: Formaldehyde, radon, lead paint, Chinese drywall, poria and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. It's**

**recommended the client have the property tested by a certified expert in these areas, in all cases.**

MOLD inspection is a separate ancillary service offered in addition to the General Inspection. All sampling will be done through a separate testing facility / lab. Sampling will occur (either swab or air) if there direct physical evidence that mold may be present in the home. In order to perform a MOLD inspection, this specific inspection must be agreed to prior to the commencement of the General Inspection.

**Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. It is recommend that a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.**

**Houses/structures built prior to 1978 can contain asbestos materials. It is recommend that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure. \* Houses/structures built prior to 1978 can contain lead paint. It is recommend that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.\* \*First Shield Home Inspections will not engage in any claims regarding aluminum wiring, asbestos or lead paint.**

\*PHOTO DOCUMENTATION: Your report may include digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector CANNOT use photos provided by anyone else for the inspection report. Any photos included in the report must be taken by the Inspector only, with the Inspector's camera only!

**Please carefully read your entire Inspection Report. Call your inspector after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.**

The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards. We advise you to check all building permits for all areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

**LATERAL SEWER LINE CAMERA INSPECTION: This inspection is a separate ancillary service offered in addition to the General Inspection. Underground drains cannot be viewed by the Inspector, unless viewed with a sewer scope. These drains can often have internal issues that do not reveal themselves during the home inspection. We highly advise you to have a sewer camera inspection prior to the release of inspection contingencies.**

Every home or structure is different, therefore may be inspected in various formats. Inspections can take anywhere from 1 to 4 hours depending on the size of the structure or the age of the structure being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all inspectors, however experience and

inspector's personal preferences may differ between Inspectors. This is the same for report writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection. The Inspector cannot predict or find every defect in a structure being inspected. During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted! A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture. Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Conditions can change at any time during escrow time periods. You are 100% responsible for verifying all conditions prior to close of escrow.

**THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.**

**THANK YOU FOR USING FIRST SHIELD HOME INSPECTIONS.**



# Inspection Details

## Climatic Conditions

It was partly cloudy at the time of the inspection.  
The temperature was in the 70's at the start of the inspection.

## Property Type Being Inspected

This is a wood framed building.

This is a single family building.

## Stories

There are two stories.

## Utility Service

The utilities were on at the time of the inspection.

## Occupancy

The property is occupied. This results in some areas not being fully exposed and some lights or receptacles may not be accessible.

## Comments

The Client was present.

This is a INSURANCE inspection only. This inspection is limited to 4 systems: Roof, HVAC, Electrical, Plumbing

# Home Insurance Requirements

## Exterior composition / condition



Right side



Front



Rear



Left side

## Water Supply Line

### Observations:

#### AGE

The plumbing is estimated to be 15 to 20 years old.

#### CONDITION

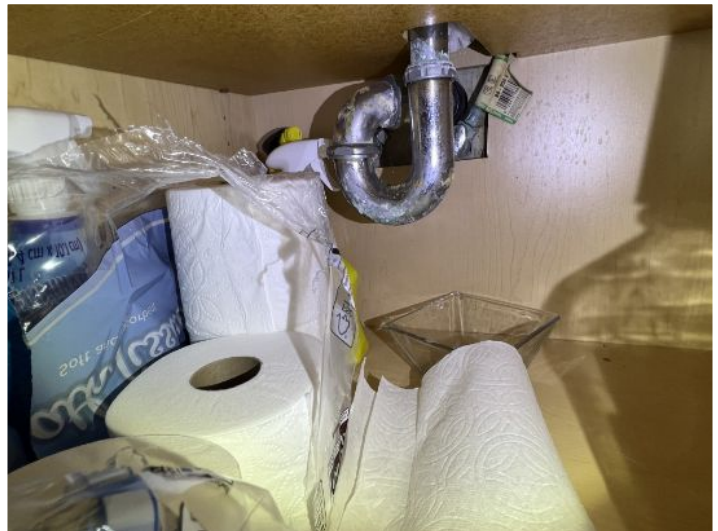
The plumbing system is in: Good condition.

#### INTERIOR WATER LINE MATERIAL

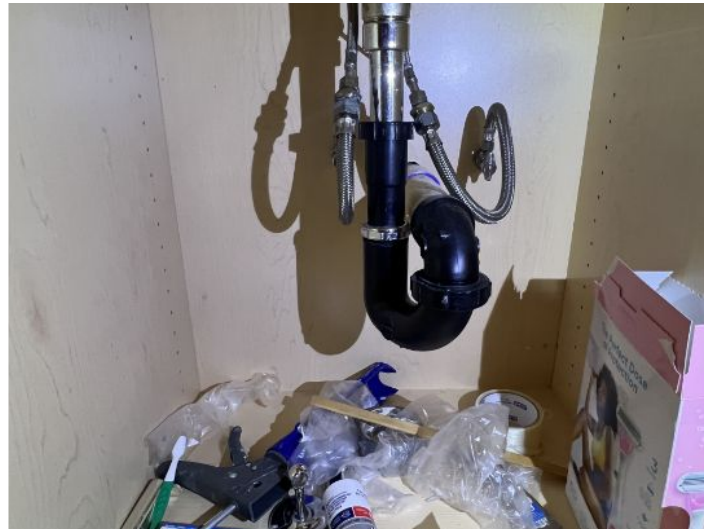
The interior piping that supplies the water throughout the building is made of copper where visible.



Under Kitchen sink



Under Bathroom1 sink



Under Bathroom 2 sink

## Amperage & Panel Breaker Type

### Observations:

#### ESTIMATED AGE

The estimated age of this panel is: 18 years old.

#### CONDITION

The electrical system is in: Good condition.

The electricity is supplied by an overhead line from the power pole to the building.

The home is supplied with 110/220 Volt power. Regular power outlets found throughout a home are wired to 110v while only a few outlets are wired to 220v which are used for washers, dryers, stoves etc. They both are grounded; thus, they have safety features built into them.

There is 200 amps for this building from the main panel.





200 amps

## Wiring Type

### Observations:

The wiring in the building is made of copper.

The wiring is sheathed in a plastic coating. This is the current standard covering for electrical wiring.



## Age & Size / Type / Location

### Observations:

WATER HEATER 1 (Outside)

AGE

This water heater is: 3 years old.

CONDITION

The water heater is in: Good condition.

SIZE

This water heater is: 40 gallons.

TYPE

There is a gas fired hot water heater

The water heater is located outside on the left of the building.

WATER HEATER 2 (Garage)

AGE

This water heater is: 6 years old.

CONDITION

The water heater is in: Good condition.

SIZE

This is a Tankless on-demand type water heater. It does not store or continually heat water. Instead, this system provides hot water as needed for the occupants.

TYPE

There is a gas fired hot water heater

The water heater is located in an attic space in the garage.



Water Heater 1



Water Heater 1 - Manufactured 2021



Water Heater 2



Water Heater 2 - Manufactured 2018

**Strapping / TPR Valve / Combustion Air & Venting**

**Observations:**

Water heater 1 is properly strapped to help prevent movement in case of seismic activity. Water heater 2 is a tankless heater and does not need to be strapped.

Water Heater 1 - the temperature/pressure relief valve has no drain line installed to take the water away to a safe location if the valve releases. We recommend this drain line be installed in case this valve ever releases.

Water Heater 2 - A visual inspection of the Temperature / Pressure Relief valve found this system to be functioning as expected at the time of inspection.



## Heating Type & Age

### Observations:

HVAC SYSTEM 1 (Above living room / kitchen)

### FURNACE AGE

There are multiple furnaces in use on this property.  
 Unit 1- the age of the furnace is 11 years years old.  
 Unit 2- the age of the furnace is 6 years old.

### TYPE

Unit 1 is a combined heating/cooling system often referred to as a package unit. Most of the working parts are inside the exterior housing, and are unable to be seen.

Unit 2 - The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is on the exterior while the furnace is on the interior or in a closet on the outside of the home.

### CONDITION

The HVAC systems are in: Good condition.

### HEATING SYSTEM TYPE COMMENTS

There is a forced air natural gas fueled system.

The furnace is located on the rooftop

Furnace 2 is located in the garage.



HVAC 1



HVAC 1 - Manufactured 2013



HVAC 2 - Furnace



HVAC 2 - Manufactured 2006

**Cooling System Type & Age**

**Observations:**

**CONDENSER AGE**

There are multiple colling units in use on this property.  
 Unit 1- the unit is 11 years years old.  
 Unit 2- the condensers is 18 years old.

The condenser is in: condition.

**COOLING SYSTEM TYPE**

HVAC 1 - There is a combined heating/cooling system often referred to as a package unit. Most of the working parts are inside the exterior housing, and are unable to be seen.

HVAC 2 - The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is located on the exterior while the furnace is on the interior or in a closet on the outside of the home.

**COOLING SYSTEM LOCATION COMMENTS**

The package unit / condenser are on the roof of the building.



HVAC 2 - condenser

## Roofing Age / Style / Material

### Observations:

#### ROOF AGE

The age of this roof is approximately 20 - 30 years old.

#### CONDITION

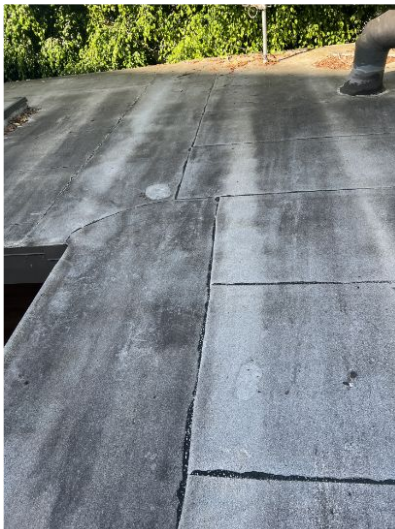
The roof system is in: Fair condition.

#### ROOF STYLE COMMENTS

The roof is a flat roof with a low pitch - commonly referred to as a low sloped roof

#### ROOFING MATERIAL COMMENTS

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







### Foundation Type

**Observations:**

The building is on a concrete slab.

### Foundation Bolting & Support

**Observations:**

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.