

# PUNCHLIST

 Call Us


 Email Us

## Your estimate is ready!

Flyhomes (Trina)  
1760 West 25th Street  
Los Angeles, California 90018

 hello@getinspectify.com

### Other Parties:

Flyhomes (Trina)  
 hello@getinspectify.com

## What's next?

Scroll down to review your estimate for 1760 West 25th Street. Click the remove button next to any item you do not want included in your repairs. The item will be removed and your estimate total will update automatically.

## Schedule it!

When you are happy with your estimate, click the schedule button below to book your repairs with our PunchList Pros. Still have questions? Call us and we are happy to help!

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## Estimate

- All repairs are associated with locations pictured / noted in inspection report.
- Item quantity is based on information and pictures in Inspection Report. Estimate to be modified if additional items require repairs.
- Materials (paint, grout, shingles, etc.) to match as closely as possible.

Electrical

**\$418.00**

REMOVE

368 - Secure electrical outlet(s).

REMOVE

Quantity: 1

Inspection Comment:

Damaged electrical outlet - One or more electrical outlets are damaged. Inspector Description: Loose electrical receptacle found in front right bedroom. The constant movement of loose electrical receptacle can loosen the wires connected to the receptacle and create dangerous arcing. Recommend having a qualified electrical contractor further evaluate and secure any loose receptacles found

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### 374 - Install/replace weatherproof cover to exterior outlet(s).

REMOVE

Quantity: 2

Inspection Comment:

Exterior Outlets - Not Weather Rated - One or more exterior outlets are not weather rated. Inspector Description: The exterior receptacles do not have the current industry standard required weatherproof covers. Exterior receptacles installed in a wet location shall have an enclosure that is weatherproof whether or not an electrical cord is inserted.

Photos:



### 374 - Secure electrical outlet(s).

REMOVE

Quantity: 1

Inspection Comment:

Loose electrical receptacle junction box found. The constant movement of loose electrical receptacle can loosen the wires connected to the receptacle and create dangerous arcing.

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### 367 - Repair open ground at electrical outlet(s).

Quantity: 1

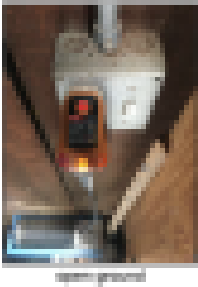
REMOVE

**Price subject to change depending on repair required.**

Inspection Comment:

Open Ground Outlet - One or more outlets have an open ground. Inspector Description: Open ground at receptacle in the garage. This is a safety concern that should be fixed. There is a danger of possible shock or electrocution and damage to any equipment plugged into the receptacle

Photos:



### 369 - Replace light bulb(s).

Quantity: 2

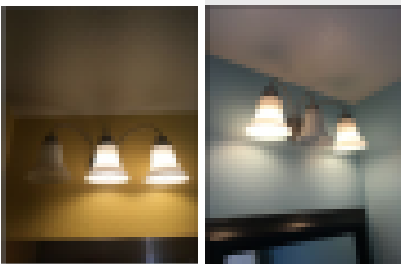
REMOVE

**Price to be adjusted if replacement bulb does not resolve issue.**

Inspection Comment:

Light Inoperable - One or more lights are not operating. Inspector Description: Dead light bulbs in upstairs and downstairs bathroom vanity light fixtures. Checking/changing burned out/missing light bulbs is beyond the scope of this general home inspection. Recommend that light bulb(s) be replaced at any inoperable light and rechecked for proper operation before the close of escrow

Photos:



Plumbing

\$544.00

REMOVE

### 371 - Replace wax seal(s) and re-set toilet(s).

Quantity: 1

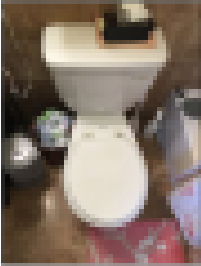
REMOVE

Inspection Comment:

Toilet loose - Toilet is not properly fastened and is loose.

Inspector Description: Toilet in upstairs and downstairs bathrooms not secure at floor. Condition typically is caused by loose bolts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold). Recommend further evaluation by a licensed plumbing professional before close of escrow

Photos:



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### 375 - Repair hose bibb(s).

Quantity: 1

REMOVE

Inspection Comment:

Hose Bib - Loose / damaged - One or more exterior hose bibs

are loose or damaged. Inspector Description: The spigot at the front of the home has a stem leak. This is usually caused by a loose packing nut or a bad packing washer.

Recommend having a qualified plumbing contractor repair

Photos:



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### 359 - Install/replace sediment trap at plumbing line.

REMOVE

Quantity: 1

Inspection Comment:

Gas Sediment Trap Missing - The gas line does not have a sediment trap installed. Inspector Description: The water heater gas line does not have a sediment trap. Note that industry standards state that a sediment trap is required, but the gas company claims that they are not needed since the gas is clean. What the sediment trap does is keep moisture and small particles from reaching the burner assembly. If the burner orifices get trash in them, the pilot or burner will not operate correctly. If the burner assembly is not operating correctly that could be dangerous. Recommend having a qualified contractor of the appropriate trade install sediment trap as required by standards

Photos:



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376 - Install backflow preventer at hose bibb(s).

Quantity: 1

REMOVE

Inspection Comment:

Anti-Siphon Device - No anti-siphon devices installed on exterior faucets. Inspector Description: A vacuum breaker prevents unsanitary water from being pulled back through a garden hose and contaminating your water system, and they are a current industry standard. Recommend having a qualified contractor install as needed

Photos:



## HVAC

\$363.00

REMOVE

### 360 - Install/replace sediment trap at HVAC line.

REMOVE

Quantity: 1

Inspection Comment:

Gas Sediment Trap Missing - The gas line does not have a sediment trap installed. Inspector Description: The furnace gas line does not have a sediment trap. Note that industry standards state that a sediment trap is required, but the gas company claims that they are not needed since the gas is clean. What the sediment trap does is keep moisture and small particles from reaching the burner assembly. If the burner orifices get trash in them, the pilot or burner will not operate correctly. If the burner assembly is not operating correctly that could be dangerous. Recommend having a qualified contractor of the appropriate trade install sediment trap as required by standards.

Photos:



### 366 - Extend bathroom exhaust duct to terminate to exterior.

REMOVE

Quantity: 1

**Price includes extending duct to soffit vent, ridge vent, or gable vent. Price does not include routing duct through the roof.**

Inspection Comment:

Bathroom Vents Into Attic - Bathroom fan vents into the attic.

Inspector Description: The upstairs hall bathroom exhaust duct terminates in attic. Note that all exhaust ducts should terminate at the exterior of the home, never in the atticas this can lead to moisture issues. Recommend having a qualified contractor further evaluate and run the bathroom exhaust duct to the exterior as required

Photos:



## Crawlspace/Basement/Garage

**\$1,760.00**

REMOVE

### 377 - Replace girder(s).

REMOVE

Quantity: 1

**Price includes replacement of up to 10 linear feet.**

Inspection Comment:

Foundation Improper Construction Practices - Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. Inspector Description: In the crawlspace, there has been a section of girder cut out and there is no replacement support for floor joists at the location. This can be found by the plumbing under the main floor bathroom. Recommend having a qualified contractor further evaluate and repair as needed.

Photos:



## Exterior

**\$422.00**

REMOVE

### 363 - Install/replace chimney cap (standard size).

REMOVE

Quantity: 1

Inspection Comment:

Chimney Cap Missing - No chimney cap was observed.

Inspector Description: No chimney cap / spark arrestor installed at time of inspection. They are a California requirement. The chimney cap / spark arrestor keeps burning embers from escaping the fireplace, small animals from entering your home, and protects the interior lining of a chimney as well as the interior of the firebox from water intrusion

Interior

\$567.00

REMOVE

### 372 - Secure countertop(s).

REMOVE

Quantity: 1

Inspection Comment:

Countertop Cracked/Chipped - Countertop had one or more cracks or chips. Inspector Description: Damaged counter top at front of sink. Recommend having a qualified contractor repair/replace as needed.

Photos:



### 362 - Sweep and inspect chimney.

REMOVE

Quantity: 1

Inspection Comment:

Chimney Unlined - Chimney flue is unlined Inspector Description: Note that the older masonry chimney does not have a clay, ceramic, or metal chimney liners installed. Although there was not a requirement for the chimney liners when this home was built, current industry standards mandate liners. The chimney liners protect the house from heat transfer to combustibles; they protect the masonry from the corrosive byproducts of combustion; and they provide a correctly sized flue for optimum efficiency.



### 373 - Install anti-tip device at stove.

Quantity: 1

REMOVE

Inspection Comment:

Range Missing Anti-Tip Bracket - Range is not installed with anti-tip bracket. Inspector Description: Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Recommend having a qualified contractor add bracket for safety

## Attic

\$461.00

REMOVE

### 365 - Install blown insulation.

Quantity: 1

REMOVE

***Price includes up to 200 sq. ft. of additional insulation per quantity noted.***

Inspection Comment:

Attic Insufficient Insulation - Attic insulation depth was inadequate. Inspector Description: The attic is without insulation. The lack of insulation may mean higher energy costs.

Photos:



## Roof

\$431.00

REMOVE

### 361 - Repair vent boot(s).

Quantity: 2

REMOVE

Inspection Comment:

Vent Pipe Boot Failed - The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed Inspector Description: Improper installation

of two ABS vent stacks found on the back field of the roof. The vents protrude through the roof without any proper flashing. Recommend having a qualified roofing contractor further evaluate and correct as needed

Photos:



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### 364 - Repair area(s) of flashing.

REMOVE

Quantity: 1

Inspection Comment:

Step / Counter Flashing Damaged / Missing - The chimney step / counter flashing is damaged or missing. Inspector Description: The step flashing and counter flashing around the brick chimney has excessive damage

Photos:



Subtotal: \$4,512.00

### Further Evaluation Needed

- Items noted for Evaluation are to verify or inspect per the home inspection request and do not include repairs.
- The quote below only includes the price for our team to come to your home and inspect these items.

**Quote for Evaluation**

**\$0.00**

REMOVE

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### 370 - Evaluate item(s).

REMOVE

Quantity: 1

Inspection Comment:

Floors Water Intrusion - There were signs of water intrusion in the underlying floor structure. Inspector Description: High moisture meter readings of the flooring around the toilet in the downstairs bathroom. Moisture will promote the growth of mold, mildew and other contaminants below the flooring and may also cause serious health issues. Recommend having a qualified contractor further evaluate and repairs needed before the close of escrow

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**Total: \$4,964.00**

*Our inspection is limited to the visual elements present at the time of our evaluation/inspection. Damage beyond what is visible is not covered. This evaluation and letter are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.*