

Building Inspection Report



8251 PETERS Ave. M.C. CA 92655

Inspection Date:
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Prepared For:
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Report Overview

THE HOUSE IN PERSPECTIVE

- This is an average quality home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces south.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS : Possibly gas leaks at heater in living room

SAFETY ISSUES

- **Repair :** windows’ screens
- **Smoke Detectors:** Absent /check all batteries
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The flexible gas piping is not suitable to above grade installation. Please consult with a professional plumber for further evaluation

REPAIR ITEMS

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Repair:** The fireplace damper requires repair.
- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Repair:** Garage ventilation has been blocked
- **Repair:** As the heating system was inoperative, it could not be tested at the time of the inspection.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. The heating system is old and may be approaching the end of its life.
- **Repair:** The pilot light was off thereby preventing a test of the heating system at the time of the inspection.
- **Monitor:** The tile floor is cracked.
- **Safety Electrical Issue:** Any openings in the electrical main panel should be covered.

- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.
- **Repair:** The dishwasher is inoperative
- **Repair :** Wall damaged in garage
- **Repair :** Repair lights not operating in house
- **Repair :** There is no power at outlets in patio enclosure.

Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed. (front garage)
- **Repair :** windows' screens

- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.
- The installation of smoke detectors outside sleeping areas is recommended.

IMPROVEMENT ITEMS

ITEMS TO MONITOR

- On the whole, the fireplace and its components were found to be in below average condition. When redecorating, repairs will be necessary in some areas. The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.
- **Monitor:** Evidence of wood destroying insect activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home.

DEFERRED COST ITEMS:

Normal concrete cracks exterior

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.
- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Not Visible •90% Of Foundation Was Not Visible
Columns:	•Not Visible
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame •Not Visible
Ceiling Structure:	•Joist
Roof Structure:	•Rafters

STRUCTURE OBSERVATIONS

Positive Attributes

The inspection did not discover evidence of substantial structural movement.

General Comments

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure. No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Evidence of wood destroying insect activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•None
Skylights:	•None
Method of Inspection:	•Viewed from ladder at eave

ROOFING OBSERVATIONS



Figure 1: Roof coverage

The roof coverings are newer and appear to be in generally good condition. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration. In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Steel
Surface Drainage:	•Graded Away From House
Retaining Walls:	•None
Fencing:	•Masonry

EXTERIOR OBSERVATIONS

Positive Attributes

The driveway and walkways are in good condition.

General Comments

The exterior of the home shows normal wear and tear for a home of this age. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed. (front garage)
- **Repair :** windows' screens



Figure 2: Exterior wall damaged at garage



Figure 2: Screen damaged

- **Monitor:** The driveway drain at the front wall is marginally adequate. Its performance should be carefully monitored during heavy rains. Care should be taken to maintain this drain free of debris. If problems develop, a large drain spanning the width of the driveway would be preferred. Drive runoff must be directed away from the building to avoid water entry/damage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- The exterior wall of the house was not accessible.
- Storage in the garage restricted the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Figure 3: Screen damaged



Figure 4: Garage ventilation has been blocked



Figure 5: Normal concrete cracks less than 1/4"



Figure 6: Wall damaged in garage

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp
Sub-Panel(s):	•Breakers
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Smoke Detectors:	•Absent •Present •None Found /check all batteries
Ground Fault Circuit Interrupters:	•None Found

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Safety Issue:** Any openings in the main panel should be covered.



Figure 7

Lights

- **Repair:** The light is inoperative. If the bulbs are not blown, the circuit should be repaired.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.



Figure 8: sensor is not tested



Figure 9: Stairs light is not on



Figure 10: No cover



Figure 11: Light is not on

- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Safety Issue:** Any openings in the main panel should be covered.



Figure 12: No power at patio outlets

- **Repair :** There is no power at outlets in patio enclosure.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source: •Gas
Vents, Flues, Chimneys: •Not Visible

HEATING OBSERVATIONS

The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS



Figure 13: Not operating when testing



Figure 14: Wall unit is not on

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- As the heating system was inoperative, it could not be tested at the time of the inspection.
- The pilot light was off thereby preventing a test of the heating system at the time of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

N/A

DESCRIPTION OF COOLING / HEAT PUMPS

Through-Wall Equipment: •Not Present

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Roof Vents
Exhaust Fan/vent Locations:	•Bathroom •Gable Vents

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Unknown
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40
	•Manufacturer: Unknown•Serial Number: 0615110328
Fuel Shut-Off Valves:	•Natural Gas Main Valve At L.Side of the house



Figure 15 :water pressure 60 psi

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Deferred Cost Item:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions.



Figure 16: Gas meter should be protected.

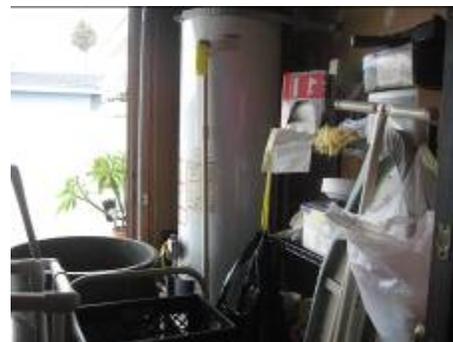


Figure 17: Straps needed for W.H.

Gas Piping

- **Repair:** The gas meter should be better protected against mechanical damage.
- **Repair, Safety Issue:** *A gas leak was detected. This is a serious safety concern. It is recommended that the gas utility be engaged immediately. The current occupants of the home should be notified.*
- **Repair:** The flexible gas piping is not suitable to above grade installation. Please consult with a professional plumber for further evaluation



Figure 19: Flex pipe to attic ?



Figure 20: Flexible gas pipe ?



Figure 18: Possibly gas leaks at heater



Figure 21: Water Heater: TP valve extension has been broken



Figure 23: Aging faucet handle



Figure 22: Aging leaking faucet

Fixtures

- **Monitor:** The majority of plumbing fixtures are old.
- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.



Figure 24: Missing stoppers

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.



Figure 26: Limited visible inspection



Figure 25

- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Single Pane
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the windows are average quality units.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The tile floor is cracked.



Figure 27



Figure 28

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Range •Dishwasher •Waste Disposer
Appliances not tested : Washer and Dryer and hook ups (no access this time)

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Repair:** The dishwasher is inoperative.



Figure 29

- **Repair:** The door seal of the dishwasher should be improved.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:	•Masonry Firebox •Gas
Vents, Flues, Chimneys:	•Not Visible

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and its components were found to be in below average condition. When redecorating, repairs will be necessary in some areas.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Repair:** The fireplace damper requires repair.



Figure 30



Figure 31

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.