

Property Inspection Report



18602 LA GUARDIA ST.
ROWLAND HTS., CA 91748

Prepared for: CHONGNENG WONG

Prepared by: VIP Inspection Service
333 W. GARVEY AVE. #B54
MONTEREY PARK, CA 91754

Definitions

Thank you for choosing VIP Inspection service! We appreciate your business! In order for you to receive all the information about your property, we highly recommend you to read the entire report. For further questions, please contact us at our normal business hours and we will be glad to assist you.

This report is not a warranty. Our report is not a guarantee or warranty on the condition of the property or its contents. This inspection service only warrants that its inspection service and report will be performed in accordance with scope and standard of the American Society of Home Inspectors (ASHI). This is a visual inspection only. The inspector will not use any specialized equipment such as moisture detectors, sewer camera, gas sniffers, drop lights, levels or elevation transit types of equipment to perform the inspection. Any areas or items that are hidden or not readily visible are not covered in this report. Some items/areas may not be checked because one of the following factors: item was disconnected or not accessible, was not visible, exhibited improper or unsafe condition for the inspection, was outside the scope of our inspection, and/or was not inspected due to other factors stated or otherwise. This report provides an unbiased time limited visual inspection. Your report does not include all items covered in the real estate transfer disclosure statement. An attorney and/or other related professional should be consulted on additional items not included in this report. Please note: we are unable to determine leaks in roofs; We do not check furnace fire boxes, flood tests shower pans, test the reversing mechanism on garage door openers, or test oven self cleaning cycle. Please refer to our contract for full disclosure.

Photo Documentation:

Your report includes many photographs. Most of the pictures are general view, to help you understand where the inspector has been, look at, and the condition of the item or the area at the time of the inspection. Some of the pictures may not be problem areas, the pictures are to help you better understand what is documented in the report and to help you see areas or items that you normally would not see. Not all problem areas and conditions will be supported with pictures that will be up to the discretion of the inspector.

Terms We Use:

NFAH: Normal for the age of the home. Modern building standards may not apply. It is always recommended that such concerns be directed to your local building official. In some cases the inspector may recommend upgrading to current standards, which may or may not be required by some local officials.

NTBS: Not to building standards. Our standards /guidelines established after many years in the industry, influenced by many local and national standards. May indicates safety concern.

GFI: Ground fault interrupters. (Electrical Outlet Safety Device).

TPRV: Temperature pressure relief valve. (Water Heater Safety Device).

PSI: Pounds per square inch. (Water Pressure Measurement).

Definitions (Continued)

Good	Items/areas are functioning/operating with no obvious signs of defect.
Good-Fair	Items or areas are functioning/operating properly, but with some defects.
Fair	Items/areas not completely functioning/operating properly. Items or areas has high potential for a defect to develop. May need attention.
Good-Poor	Items/areas are partially functioning/operating, but have major defect or safety concern that need immediate attention.
Poor	Items/areas are not functioning/operating properly, have major defect, or major safety concern. Needs immediate attention.
Not Rated	Item present, was not rated or unable to be rated.

Company Information

Inspector Name Henry Fan
Company Name VIP Inspection Service

General Information

File Number 5128
Inspection Date 01/25/2017
Inspector Name HENRY FAN
Company Name VIP INSPECTION SERVICE
Address 333 W. GARVEY AVE. #B54
City MONTEREY PARK State CA Zip 91754
Inspection Company Phone 866-441-3621 Fax 626-593-6598

Client Information

Client Name CHONGNENG WONG

Property Information

Property Address 18602 LA GUARDIA ST.
City ROWLAND HTS. State CA Zip 91748
Contact Name VICKY LI
Phone 714-906-5714 Fax
Amount Received \$210
Others Present BUYER Property Occupied NO
Start Time 1:00PM End Time 2:30PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Space Below Grade NONE

Living Space

GENERAL INFO: WE DO NOT INSPECT BUILDINGS FOR MOLD, ASBESTOS, LEAD BASED PAINT, RADON OR ANY OTHER KNOWN TOXIC SUBSTANCE.

Living Room, Living Space

- Good Ceiling: EXCEPTIONS: SOME PATCHWORK.
- Good Walls: EXCEPTIONS: SOME CRACKS.
- Fair Floor: (LAMINATED WOOD). SOME DETERIORATION AND GAPS BETWEEN BOARDS OBSERVED, POSSIBLE WATER DAMAGED, RECOMMEND FURTHER REVIEW.
- Good Windows:
- Good Doors:
- Good Electrical: EXCEPTIONS: THREE PRONG OUTLETS TESTED NOT GROUNDED, NTBS.
- Good Door Bell:
- Good HVAC Source: (FORCE AIR & WALL A/C). NOTE: ELECTRICAL WALL UNITS ARE INSPECTED FOR CONDITION ONLY NO FURTHER INSPECTION OF THE UNIT IS DONE.

Dining Room, Living Space

- Good Ceiling:
- Good Walls:
- Not Rated Floor: (TILE).
- Good Sliding Glass Door:
- Good Electrical: EXCEPTIONS: THREE PRONG OUTLETS TESTED NOT GROUNDED, NTBS.
- Good Ceiling Fan:
- Not Rated HVAC Source: (FORCE AIR).

Enclosed Patio, Living Space

- Not Rated General Note: NOTE: THIS APPEARS TO BE AN ADDITION, UNKNOWN IF PERMITTED OR TO CODE COMPLIANCE.



- Good Ceiling: EXCEPTIONS: SOME PATCHWORK.
- Good Walls: EXCEPTIONS: SOME PATCHWORK.
- Good-Poor Floor: (LAMINATED WOOD). UNFINISHED FLOOR OBSERVED, RECOMMEND FURTHER REVIEW.



- Good Windows:
- Good Doors:
- Good Electrical: EXCEPTIONS: NO OUTLET PROVIDED.
- Not Rated HVAC Source: (NONE).

Bedroom

Master Bedroom

Good Ceiling: EXCEPTIONS: SOME PATCHWORK.
Good Walls:
Fair Floor: (LAMINATED WOOD). SOME DETERIORATION AND, GAPS BETWEEN BOARDS OBSERVED, POSSIBLE WATER DAMAGED, RECOMMEND FURTHER REVIEW.
Good Windows:
Good Doors:
Good Closets:
Good Electrical:
Poor Smoke Detector: MISSING, NTBS.
Good-Poor HVAC Source: (FORCE AIR & WALL A/C). MISSING REMOTE TO WALL A/C, UNABLE TO OPERATE, RECOMMEND FURTHER REVIEW.

S/W, #2 Bedroom

Good Ceiling: EXCEPTIONS: SOME PATCHWORK.
Good Walls:
Not Rated Floor: (LAMINATED WOOD).
Good Windows:
Good Doors:
Good Closets: EXCEPTIONS: MISSING BOTTOM DOOR GUIDE.
Good Electrical: EXCEPTIONS: THREE PRONG OUTLETS TESTED NOT GROUNDED, NTBS.
Poor Smoke Detector: MISSING, NTBS.
Good HVAC Source: (FORCE AIR & WALL A/C). NOTE: ELECTRICAL WALL UNITS ARE INSPECTED FOR CONDITION ONLY NO FURTHER INSPECTION OF THE UNIT IS DONE.

W., #3 Bedroom

Good Ceiling: EXCEPTIONS: SOME PATCHWORK.
Good Walls:
Not Rated Floor: (LAMINATED WOOD).
Good Windows:
Good Doors:
Good Closets:
Good Electrical:
Poor Smoke Detector: MISSING, NTBS.
Good HVAC Source: (FORCE AIR & WALL A/C). NOTE: ELECTRICAL WALL UNITS ARE INSPECTED FOR CONDITION ONLY NO FURTHER INSPECTION OF THE UNIT IS DONE.

Bathroom

Master Bathroom

Good Ceiling:
Good Walls: EXCEPTIONS: SOME PATCHWORK.
Not Rated Floor: (TILE).
Good Windows:
Good-Fair Doors:
Good Counter Top:
Good Cabinets:

Bathroom (Continued)

Good-Fair Sink/Basin: **STOPPER DOES NOT OPERATE.**



Good Mirrors:

Good Shower: **NOTE: SHOWER PANS NOT TESTED FOR LEAKS.**



Good Shower Wall:

Not Rated Shower Enclosure: **(CURTAIN, NOT EVALUATED).**

Good Toilets: **NOTE: APPEAR TO BE LOW FLOW TYPE.**

Poor Plumbing: **SLIGHT LEAK IN SINK WASTE LINE, RECOMMEND REPAIR.**



Good Electrical: **EXCEPTIONS: THREE PRONG OUTLETS TESTED NOT GROUNDED, NTBS.**

Poor GFI(s): **GFI DOES NOT OPERATE, NTBS.**

Not Rated Heating: **(NONE).**

#2 Bathroom

Good Ceiling:

Good Walls:

Not Rated Floor: **(TILE).**

Good Windows:

Good Doors: **EXCEPTIONS: RUB ON JAMB/FRAME.**

Good Counter Top:

Good Cabinets:

Good Sink/Basin:

Good Mirrors:

Good-Fair Bath Tub: **HOT AND COLD WATER VALVE REVERSED, NTBS. STOPPER DOES NOT OPERATE.**



Good-Fair Shower: **DIVERTER VALVE DOES NOT OPERATE PROPERLY, ALLOWING ONLY PARTIAL FLOW TO SHOWER HEAD. ALSO SEE BATH TUB NOTE.**



Bathroom (Continued)

Good Shower Wall:
Good Shower Enclosure:
Good Toilets: NOTE: APPEAR TO BE LOW FLOW TYPE.
Good Plumbing:
Good Electrical: EXCEPTIONS: THREE PRONG OUTLETS TESTED NOT GROUNDED, NTBS.
Poor GFI(s): GFI DOES NOT OPERATE, NTBS.
Not Rated Heating: (FORCE AIR).

Kitchen

Kitchen

Good Ceiling:
Good Walls:
Not Rated Floor: (TILE).
Good Windows:
Good Counter Tops:
Good Cabinets:
Good Sink:



Poor Dishwasher: UNIT DOES NOT DRAIN, RECOMMEND FURTHER INSPECTION. NOTE: A FULL CYCLE IS OFTEN NOT POSSIBLE DURING THE INSPECTION, THEREFORE WE CAN NOT COMMENT ON THE FULL EXTENT OF ITS FUNCTION OR THE ABILITY TO CLEAN.
Fair Air Gap Present: MISSING, NTBS. DISHWASHER WASTE LINE MUST LOOP FROM HIGHEST POINT OF SINK TO LOWER DRAIN.
Good Plumbing/Fixtures:



Good Range: (GAS).
Good Oven: (GAS).
Good Fan and Hood: (DUCTED).
Good Electrical: EXCEPTIONS: 2 THREE PRONG OUTLETS TESTED NOT GROUNDED, NTBS.
Poor GFI(s): GFI DOES NOT OPERATE, NTBS.

Laundry Room/Area

Laundry Room/Area

Laundry Room/Area (Continued)

Not Rated Laundry Room Note: IN GARAGE.



Good Dryer Vent:

Not Rated Laundry Plumbing: NOTE: NO LEAK OBSERVED AT THE TIME OF INSPECTION.

Not Rated Laundry Waste Line: NOTE: PRESENT, NOT TESTED.

Not Rated Dryer Gas Line: NOTE: PRESENT, NOT TESTED DUE TO POSITION OF WASHER/DRYER.

Good Electrical: NOTE: 220V OUTLET AVAILABLE.

Hallway

Hallway

Good Ceiling:

Good Walls:

Not Rated Floors: (LAMINATED WOOD).

Good Closets:

Good Electrical:

Good Smoke Detector:

Good CO Detector:

Attic

Attic

Good Structural: EXCEPTIONS: SOME STAINS TO SHEETING AREAS.



Good Insulation: (LOOSE FILL).

Good Ventilation:

Poor Duct Work: SOME DAMAGED AND SEPERATED DUCTWORK OBSERVED, RECOMMEND REPAIR. NOTE: POSSIBILITY OF ASBESTOS LIKE MATERIAL PRESENT, NOT TESTED.



Not Rated Attic Electrical: SEE ACCESS NOTE.

Poor Access: LIMITED INSPECTION DUE TO LOW VERTICAL CLEARANCE AND INSULATION, VIEW FROM ACCESS OPENING ONLY. ANY ATTEMPT TO ACCESS COULD CAUSE DAMAGE IN AREAS.

Good Access Cover:

Not Rated Access Location: AT HALL.

Heating System

HEATING SYSTEM INFO: HEATING SYSTEMS ARE INSPECTED FOR PERFORMANCE ONLY, RECOMMEND FURTHER INSPECTION OF INTERNAL COMPONENTS INCLUDING FIREBOX FOR CONDITION AND CODE COMPLIANCE.

Heating System

Not Rated Heating System Note: IN HALL ENCLOSURE.

Not Rated Heating Type: GAS, FORCE AIR. (PIONEER).

Not Rated BTU's: 80,000.

Poor Heating Condition: DOES NOT HEAT PROPERLY, RECOMMEND FURTHER INSPECTION.

Not Rated Temp Range: STARTING TEMP: 64; OPERATING TEMP: 83.

Good Heater Electrical:

Good Enclosure:

Good Gas Valve-Gas Line: EXCEPTIONS: FLEX PIPE PASSES THROUGH WALL OF THE UNIT, NTBS.



Good Vent Pipe:



Good Combustion Air:

Good Filter:

Good Thermostat:

Good Register:

Cooling System

COOLING SYSTEM INFO: COOLING SYSTEMS ARE INSPECTED FOR PERFORMANCE ONLY. RECOMMEND FURTHER INSPECTION OF INTERNAL COMPONENTS FOR CONDITION AND CODE COMPLIANCE.

Cooling System

Not Rated Cooling System Note: SEE LIVING ROOM AND BEDROOMS HVAC SOURCE NOTE.

Water Heater

Water Heater

Not Rated Water Heater Note: AT PATIO ENCLOSURE.

Not Rated Type-Mfgr-Year: GAS, (G.E., 2009).

Not Rated Gallons: 38.

Good Unit Condition:

Good Water Heater Plumbing:

Good T.P.R.V.:

Poor Overflow Line: DOES NOT EXTEND TO EXTERIOR AND IMPROPER TYPE OF MATERIAL, NTBS.

Good-Poor Water Heater Strapping: LOOSE FROM UNIT, NEEDS TO BE TIGHTENED.

Water Heater (Continued)

Good



Good Vent Pipe:



Good Combustion Air:

Good Enclosure:

Good Base-Platform:

Roof

ROOF INFO: THE REPORT IS AN OPINION OF THE GENERAL QUALITY AND CONDITION OF ALL ROOFS. THE INSPECTOR CANNOT AND DOES NOT OFFER AN OPINION OR WARRANTY AS TO WHETHER THE ROOF HAS LEAKED IN THE PAST, LEAKS NOW OR MAY BE SUBJECT TO FUTURE LEAKS.

Roof

Not Rated Type: GABLE.

Not Rated Material(s): COMPOSITION SHINGLE.



Good Condition: EXCEPTIONS: SLIGHT DETERIORATION OVERALL. SOME EXPOSED NAILS, NTBS, NEEDS MASTIC.



Good Flashing:

Good Vents and Vent Caps:

Good Roof Drainage:

Poor Patio Roof - Cover: SOME DAMAGED AND LIFTED ROOFING MATERIAL OBSERVED, RECOMMEND REPAIR.



Garage/Carport

Garage

Not Rated Garage Note: (ATTACHED).



Not Rated Roof: SAME AS MAIN ROOF.

Good Vehicle Doors:

Good Hardware-Springs:

Good Door Opener:

Good Infrared Sensors:

Good Ceiling:

Good Walls:

Good-Poor Fire Walls: NOT FIRE RATED TYPE OF MATERIAL, NTBS.

Poor Door to Interior: NOT FIRE RATED TYPE DOOR & MISSING SELF CLOSING DEVICE, NTBS.

Good Slab: EXCEPTIONS: SOME CRACKS.

Good Electrical:

Good Plumbing:

Good Ventilation:

Exterior Items

EXTERIOR ITEMS INFO: UNABLE TO DETERMINE LEAKS IN STRUCTURE, WHICH INCLUDES ROOF, WALLS, WINDOWS, DOORS, DECKS, BALCONIES, FOUNDATIONS AND GARAGES.

Exterior Items

Good Exterior Walls: WOOD FRAME.



Good Siding: (STUCCO AND WOOD). EXCEPTIONS: SLIGHT CRACKS TO STUCCO.

Good-Fair Eaves And Fascia: SOME DETERIORATION OBSERVED, RECOMMEND FURTHER INSPECTION.



Good Paint:

Good Windows: (DUAL PANE). NOTE: DUAL PANE WINDOW AND DOOR SEALS THROUGHOUT HOME ARE NOT PRESSURE TESTED.

Lots and Grounds

LOTS AND GROUNDS INFO: VISUAL INSPECTION ONLY, UNABLE TO DETERMINE PROPER SLOPE IN ALL AREAS.

Lots and Grounds

- Good Driveway: (CONCRETE). EXCEPTIONS: SOME CRACKS.
Good Retaining Walls: (BLOCK).
Good Patio-Decks: (PAVERS).



- Good Fence-Walls: (WOOD). EXCEPTIONS: SOME DETERIORATION TO WOOD MATERIAL OBSERVED.
Fair Gate(s): (WOOD). DOES NOT OPERATE PROPERLY, NEEDS ADJUSTMENT.

Plumbing

PLUMBING INFO: UNABLE TO DETERMINE BLOCKAGE OF WASTE LINES. EXTERNAL INSPECTION OF VISIBLE PLUMBING ONLY. NO DESTRUCTIVE TESTING. SEPTIC SYSTEMS NOT INSPECTED.

Plumbing

- Good Exterior Plumbing:
Not Rated Main Water Valve: (NORTH SIDE). NOTE: VALVE IS NOT TURNED BY INSPECTOR.
Good Main Water Pressure: 50 PSI, WITHIN NORMAL RANGE OF 50-90 PSI. NOTE: NO PRESSURE REGULATOR VISIBLE.
Not Rated Supply Lines: (COPPER, WHERE VISIBLE).
Not Rated Waste Lines: NOTE: NOT INSPECTED.
Not Rated Main Gas Valve: (SOUTH SIDE). NOTE: NOT EQUIPPED WITH SEISMIC SAFETY VALVE.



- Not Rated Sprinkler System: NOTE: SPRINKLER NOT VISIBLE.

Electrical

ELECTRICAL INFO: INTERNAL WIRING CANNOT BE VIEWED/ INSPECTED. LIMITED TO OUTLETS, SWITCHES AND WIRING WHERE VISIBLE OR NOT BLOCKED/OCCUPIED. RANDOM SAMPLING OF SWITCHES AND OUTLETS, NOT ALL SWITCHES AND OUTLETS ARE TESTED.

Electrical Panel

- Good-Poor Entrance Wires: (OVERHEAD). 1 DAMAGED AND LOOSE WIRE TIE DOWN OBSERVED, RECOMMEND REPAIR.



- Not Rated Amps-Volts: APPROXIMATELY 100 AMP SERVICE.

Electrical (Continued)

Good Main Panel: (SOUTH SIDE).



Not Rated Panel Wiring: SECURED, UNABLE TO INSPECT.

Good Breakers:

Not Rated Ground-Bound: UNABLE TO VIEW.

Good-Poor Exterior Electrical: IMPROPER AND SPLICED WIRES OBSERVED AT PATIO, NTBS.



Foundation

Foundation

Not Rated Slab on Grade: NOTE: SLAB NOT VISIBLE DUE TO FLOOR COVERING, DO NOT INSPECT FOR CRACKS, SHIFTING OR SEPARATION. INSPECTOR DOES NOT LIFT OR REMOVE ANY FLOOR COVERING.

Good Foundation Perimeter: NOTE: LIMITED INSPECTION DUE TO SOIL, VEGETATION AND STUCCO. UNABLE TO DETERMINE SETTLING OF FOOTINGS.

Summary

Living Space

1. Living Room, Living Space Floor: (LAMINATED WOOD). SOME DETERIORATION AND GAPS BETWEEN BOARDS OBSERVED, POSSIBLE WATER DAMAGED, RECOMMEND FURTHER REVIEW.
2. Enclosed Patio, Living Space Floor: (LAMINATED WOOD). UNFINISHED FLOOR OBSERVED, RECOMMEND FURTHER REVIEW.

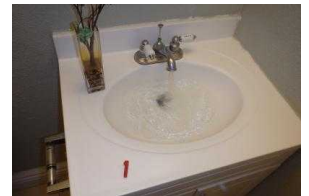


Bedroom

3. Master Bedroom Floor: (LAMINATED WOOD). SOME DETERIORATION AND, GAPS BETWEEN BOARDS OBSERVED, POSSIBLE WATER DAMAGED, RECOMMEND FURTHER REVIEW.
4. Master Bedroom Smoke Detector: MISSING, NTBS.
5. Master Bedroom HVAC Source: (FORCE AIR & WALL A/C). MISSING REMOTE TO WALL A/C, UNABLE TO OPERATE, RECOMMEND FURTHER REVIEW.
6. S/W, #2 Bedroom Smoke Detector: MISSING, NTBS.
7. W., #3 Bedroom Smoke Detector: MISSING, NTBS.

Bathroom

8. Master Bathroom Doors:
9. Master Bathroom Sink/Basin: STOPPER DOES NOT OPERATE.
10. Master Bathroom Plumbing: SLIGHT LEAK IN SINK WASTE LINE, RECOMMEND REPAIR.
11. Master Bathroom GFI(s): GFI DOES NOT OPERATE, NTBS.
12. #2 Bathroom Bath Tub: HOT AND COLD WATER VALVE REVERSED, NTBS. STOPPER DOES NOT OPERATE.
13. #2 Bathroom Shower: DIVERTER VALVE DOES NOT OPERATE PROPERLY, ALLOWING ONLY PARTIAL FLOW TO SHOWER HEAD. ALSO SEE BATH TUB NOTE.



Summary (Continued)

14. #2 Bathroom GFI(s): GFI DOES NOT OPERATE, NTBS.

Kitchen

15. Kitchen Dishwasher: UNIT DOES NOT DRAIN, RECOMMEND FURTHER INSPECTION. NOTE: A FULL CYCLE IS OFTEN NOT POSSIBLE DURING THE INSPECTION, THEREFORE WE CAN NOT COMMENT ON THE FULL EXTENT OF ITS FUNCTION OR THE ABILITY TO CLEAN.
16. Kitchen Air Gap Present: MISSING, NTBS. DISHWASHER WASTE LINE MUST LOOP FROM HIGHEST POINT OF SINK TO LOWER DRAIN.
17. Kitchen GFI(s): GFI DOES NOT OPERATE, NTBS.

Attic

18. Attic Duct Work: SOME DAMAGED AND SEPERATED DUCTWORK OBSERVED, RECOMMEND REPAIR. NOTE: POSSIBILITY OF ASBESTOS LIKE MATERIAL PRESENT, NOT TESTED.



19. Attic Access: LIMITED INSPECTION DUE TO LOW VERTICAL CLEARANCE AND INSULATION, VIEW FROM ACCESS OPENING ONLY. ANY ATTEMPT TO ACCESS COULD CAUSE DAMAGE IN AREAS.

Heating System

20. Heating System Heating Condition: DOES NOT HEAT PROPERLY, RECOMMEND FURTHER INSPECTION.

Water Heater

21. Water Heater Overflow Line: DOES NOT EXTENT TO EXTERIOR AND IMPROPER TYPE OF MATERIAL, NTBS.
22. Water Heater Water Heater Strapping: LOOSE FRON UNIT, NEEDS TO BE TIGHTENED.

Roof

23. Roof Patio Roof - Cover: SOME DAMAGED AND LIFTED ROOFING MATERIAL OBSERVED, RECOMMEND REPAIR.



Garage/Carport

24. Garage Fire Walls: NOT FIRE RATED TYPE OF MATERIAL, NTBS.
25. Garage Door to Interior: NOT FIRE RATED TYPE DOOR & MISSING SELF CLOSING DEVICE, NTBS.

Exterior Items

26. Exterior Items Eaves And Fascia: SOME DETERIORATION OBSERVED, RECOMMEND FURTHER INSPECTION.



Summary (Continued)

Lots and Grounds

27. Lots and Grounds Gate(s): (WOOD). DOES NOT OPERATE PROPERLY, NEEDS ADJUSTMENT.

Electrical

28. Electrical Panel Entrance Wires: (OVERHEAD). 1 DAMAGED AND LOOSE WIRE TIE DOWN OBSERVED, RECOMMEND REPAIR.



29. Electrical Panel Exterior Electrical: IMPROPER AND SPLICED WIRES OBSERVED AT PATIO, NTBS.

