

Property Inspection Report



17526 GLENTHRONE ST.
LA PUENTE, CA 91744

Prepared for: **TAWEI JAO**

Prepared by: **VIP Inspection Service**
333 W.GARVEY AVE. #54
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 2971
Inspection Date 04/30/2012
Inspector Name HENRY FAN
Company Name VIP INSPECTION SERVICE
Address 333 W.GARVEY AVE. #54
City MONTEREY PARK State CA Zip 91754
Inspection Company Phone 866-441-3621 Fax 626-593-6598

Client Information

Client Name TAWEI JAO

Property Information

Property Address 17526 GLENTHRONE ST.
City LA PUENTE State CA Zip 91744
Contact Name JANE HWANG
Phone 626-524-2925 Fax
Amount Received \$180
Others Present BUYER'S AGENT & BUYER Property Occupied NO
Start Time 1200PM End Time 130PM
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:
Good Walls: EXCEPTIONS: SOME PATCHWORK.
Not Rated Floor: (TILE).
Good Windows:
Good Doors:
Good Electrical: EXCEPTIONS: 2 OUTLET(S) TESTED NOT GROUNDED.
Good-Fair Ceiling Fan: MAKES IRREGULAR NOISE.
Not Rated HVAC Source: (WALL A/C). UNPLUGGED, UNABLE TO INSPECT, RECOMMEND FURTHER REVIEW.

Bedroom

W., #1 Bedroom

Good Ceiling:
Good Walls:
Not Rated Floor: (CARPET).
Good Windows:
Good Doors:
Good Closets: EXCEPTIONS: STRIKE PLATE/BOLT NEEDS ADJUSTMENT.
Good Electrical: EXCEPTIONS: OUTLET(S) TESTED NOT GROUNDED.
Good Smoke Detector:

S/W, #2 Bedroom

Good Ceiling:
Good Walls:
Not Rated Floor: (CARPET).
Good Windows:
Good Doors:
Good Closets:
Good-Fair Electrical: 1 OUTLET DOES NOT OPERATE. THREE PRONG OUTLET(S) TESTED NOT GROUNDED, NTBS.
Good Smoke Detector:
Not Rated HVAC Source: (FORCE AIR).

S/E, #3 Bedroom

Not Rated Bedroom Note: NOTE: THIS APPEARS TO BE AN ADDITION, UNKNOWN IF PERMITTED OR TO CODE COMPLIANCE.
Good Ceiling: EXCEPTIONS: SOME PATCHWORK.
Good Walls:
Not Rated Floor: (CARPET).
Good Windows:
Good-Fair Doors: INTERIOR AND EXTERIOR DOOR RUB ON CARPET, NEEDS ADJUSTMENT.
Good Closets:
Good Electrical: EXCEPTIONS: OUTLET(S) TESTED NOT GROUNDED.

Bedroom (Continued)

Good Ceiling Fan:
Good Smoke Detector:

Bathroom

Bathroom

Good Ceiling:
Good Walls:
Not Rated Floor: (TILE).
Good Windows:
Good Doors:
Good Counter Top:
Good Cabinets:
Good Sink/Basin: EXCEPTIONS: MISSING STOPPER(S).



Good Mirrors:
Good-Poor Shower: NO HOT WATER FLOW, RECOMMEND FURTHER REVIEW.



Good Shower Wall:
Good Toilets: NOTE: APPEAR TO BE LOW FLOW TYPE.
Good-Poor Plumbing: SEE SHOWER NOTE.



Good Electrical:
Good GFI(s):

Kitchen

Kitchen

Good Ceiling:
Good Walls:
Not Rated Floor: (TILE).
Good Windows:
Good Doors:
Good-Poor Counter Tops: 1 WOOD COUNTERTOP LOOSE FROM WALL, NTBS, SAFETY CONCERN.
Good Cabinets:
Good Sink:



Good Disposal:
Good Plumbing/Fixtures:



Not Rated Range: NONE.
Not Rated Oven: NONE.
Good Fan and Hood: (DUCTED).
Good Electrical: EXCEPTIONS: 2 THREE PRONG OUTLET(S) TESTED NOT GROUNDED, NTBS.
Good-Poor GFI(s): 3 OUTLETS NOT GFI PROTECTED, NTBS.

Laundry Room/Area

Laundry Room/Area

Not Rated Laundry Room Note: IN EXTERIOR.



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: GAS LINE CAPPED.

Laundry Room/Area (Continued)

Good Electrical: NOTE: 110V OUTLET AVAILABLE.

Hallway

Hallway

Good Ceiling:
Good Walls:
Not Rated Floors: (TILE).
Good Closets:
Good Electrical:
Good Smoke Detector:
Good CO Detector:

Attic

Attic

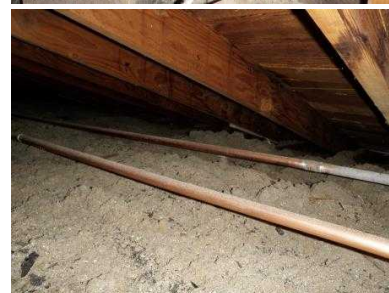
Good Structural: EXCEPTIONS: SOME STAINS TO SHEETING AREAS.



Good Insulation: (LOOSE FILL).
Good Ventilation:
Good Attic Electrical: SEE ACCESS NOTE.



Good Attic Plumbing: SEE ACCESS NOTE.



Fair Access: LIMITED INSPECTION DUE TO INSULATION, UNABLE TO VIEW ALL AREAS.
Good Access Cover:

Attic (Continued)

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 LIVING ROOM.

Not Rated Heating Type: GAS, WALL FURNACE.



Good Heating Condition:

Not Rated Temp Range: STARTING TEMP: 75; OPERATING TEMP: 158.

Good Combustion Air:

Good Register:

Water Heater

Water Heater

Not Rated Water Heater Note: AT EXTERIOR.

Not Rated Type-Mfgr-Year: GAS, (RHEEM, 2008).



Not Rated Gallons: TANKLESS.

Good Unit Condition:

Good Water Heater Plumbing:

Good T.P.R.V.:

Good Overflow Line:

Good Water Heater Electrical:

Good

Good Vent Pipe:

Good Combustion Air:

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:

Good

Flashing:

Good

Vents and Vent Caps:

Good

Roof Drainage:

Good

Patio Roof - Cover: (ROLL COMPOSITION). EXCEPTIONS: UNEVEN IN AREAS.



Garage/Carport

Garage

Not Rated Garage Note: (CARPORT).



Garage/Carport (Continued)

Good Roof: (ROLL COMPOSITION). EXCEPTIONS: UNEVEN IN AREAS.



Good Ceiling:
Good Slab: EXCEPTIONS: SOME CRACKS.
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). EXCEPTIONS: SLIGHT CRACKS TO STUCCO.
Good Eaves And Fascia:
Good Paint:
Good Windows:

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 Patio-Decks: (CONCRETE). EXCEPTIONS: SOME CRACKS.



Good Fence-Walls: (BLOCK AND WOOD).

Lots and Grounds (Continued)

Good-Fair Gate(s): (METAL). EXCEPTIONS: PEDESTRIAN GATE 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:



Good Sprinkler System: NOTE: TIMER NOT INSPECTED.

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

- Not Rated Entrance Wires: (OVERHEAD).
- Not Rated Amps-Volts: UNKNOWN AMPERAGE. APPEARS UPGRADE IS NEEDED TO OPERATE MODERN APPLIANCES.
- Good Main Panel:



- Not Rated Panel Wiring: SECURED, UNABLE TO INSPECT.
- Good Breakers:
- Not Rated Ground-Bound: UNABLE TO VIEW.
- Good Exterior Electrical:

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.

Good-Fair Summary

Good-Fair Rating Summary: Items or areas are functioning/operating properly, but with some defects.

Note: Following items are just part of the inspection this inspector recommend to be addressed. You must read the whole report to receive the full information and limitation of this inspection.

Living Space

1. Living Room, Living Space Ceiling Fan: MAKES IRREGULAR NOISE.

Bedroom

2. S/W, #2 Bedroom Electrical: 1 OUTLET DOES NOT OPERATE. THREE PRONG OUTLET(S) TESTED NOT GROUNDED, NTBS.
3. S/E, #3 Bedroom Doors: INTERIOR AND EXTERIOR DOOR RUB ON CARPET, NEEDS ADJUSTMENT.

Lots and Grounds

4. Lots and Grounds Gate(s): (METAL). EXCEPTIONS: PEDESTRIAN GATE NEEDS ADJUSTMENT.

Fair Summary

Fair Rating Summary: Items/areas not completely functioning/operating properly. Items or areas has high potential for a defect to develop. May need attention.

Note: Following items are just part of the inspection this inspector recommend to be addressed. You must read the whole report to receive the full information and limitation of this inspection.

Attic

1. Attic Access: LIMITED INSPECTION DUE TO INSULATION, UNABLE TO VIEW ALL AREAS.

Good-Poor Summary

Good-Poor Rating Summary: Items/areas are partially functioning/operating, but have major defect or safety concern that need immediate attention.

Note: Following items are just part of the inspection this inspector recommend to be addressed. You must read the whole report to receive the full information and limitation of this inspection.

Bathroom

1. Bathroom Shower: NO HOT WATER FLOW, RECOMMEND FURTHER REVIEW.



2. Bathroom Plumbing: SEE SHOWER NOTE.



Kitchen

3. Kitchen Counter Tops: 1 WOOD COUNTERTOP LOOSE FROM WALL, NTBS, SAFETY CONCERN.

4. Kitchen GFI(s): 3 OUTLETS NOT GFI PROTECTED, NTBS.