

# Khoo Inspection Services

**B.L. No:**  
**Inspector:**



## Property Inspection Report

**Client(s):**  
**Property address:**  
**Inspection date:** Tuesday, October 25, 2016

This report published on Friday, October 28, 2016 2:20:08 PM PDT

The service agreement and its limitations located at the end of this report are considered to be legally binding between all parties upon the acceptance of this report and receipt of payment.

I have made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call me.

This inspection complies with the International Association of Certified Home Inspectors (InterNACHI) Standards of Practice (see, <http://www.nachi.org/sop.htm>). This report is primarily intended to identify major defects within a structure that significantly affect its habitability or that will be costly to repair; however, minor defects and those which might affect the client's day-to-day life in the house may be noted in this report. Cosmetic items such as minor damage to molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been

mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

Areas of the property that are excluded due to lack of access are vulnerable to infestation and damage from wood destroying insects and organism, which may also health risks.

I pledge to give you a complete and unbiased inspection of the property you are considering buying or selling that will exceed all standards.

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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

-  **Safety** Poses a risk of injury or death
-  **Repair/Replace** Recommend repairing or replacing
-  **Repair/Maintain** Recommend repair and/or maintenance
-  **Minor Defect** Correction likely involves only a minor expense
-  **Evaluate** Recommend evaluation by a specialist
-  **Comment** For your information

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### Roof

**Roof inspection method:** Traversed

**Roof type:** Cross gable and flat

**Roof covering:** Asphalt composition shingles and EPDM (ethylene-propylene-diene monomer)

**Estimated age of roof:** 1 year

**Gutter & downspout material:** Aluminum

**Roof ventilation:** Adequate

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1)  There were no visible issues with the roof.

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### Attic

**Inspection method:** Viewed from hatch; stored items prevented movement into the attic space

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling beams

**Insulation material:** Mineral wool loose fill

**Insulation depth:** 5 inches

**Insulation estimated R value:** 17

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2)  The ceiling insulation's R rating is significantly less than what's recommended for this area which is R 30. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.

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3)  The clothes dryer flexible ventilation duct is partially detached from the roof vent. This will allow excessive moisture to buildup in the attic. Recommend the duct is reattached to the vent.



**Photo 3-1**

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4)  No insulation is installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency.

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### Electric service

**Primary service type:** Overhead

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 200

**Service voltage (volts):** 120/240

**Location of main service switch:** Main service panel located on the west side of the structure.

**Location of sub panels:** Laundry area.

**Location of main disconnect:** Middle breaker in main service panel

**Service entrance conductor material:** Aluminum

**System ground:** Concrete encased electrode

**Main disconnect rating (amps):** 125

**Branch circuit wiring type:** Copper

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**Solid strand aluminum branch circuit wiring present: No**

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5)    It appears that the sub-panel located in the laundry area has its neutral bar grounded (see attached photo). If this is the case, then a potential hazard for electric shock exists. Grounding should only exist in the main service panel. The National Electrical Code (NEC) has prohibited re-grounding the neutral after the service since the 1923 edition. Exceptions have been made for dryers and ranges that use the neutral as a grounding means, and for separate buildings. However, those loopholes have been effectively closed in the 1996 and 1999 editions of the NEC. Recommend that a qualified electrician evaluate the bonding and remove the screw is necessary.



**Photo 5-1**

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Water heater

**Estimated age:** 5 years

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 50

**Manufacturer:** General Electric

**Model:** GEUN0211U19952

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6)  There were no visible issues with the water heater.

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Heating and cooling

**Estimated age:** 13 years

**Primary heating system energy source:** Natural gas

**Primary heat system type:** Single wall mount

**Primary A/C energy source:** Electric

**Primary Air conditioning type:** N/A

**Manufacturer:** Empire

**Model:** GWT-50-2

**Last service date:** Not tagged

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7)  The furnace was shut off at the time of the inspection. For example, the gas supply was shut off, the pilot light was out, and/or the electric supply was turned off. As a result, the inspector was unable to fully evaluate this unit.

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#### Rough plumbing and laundry

**Location of main water shut-off valve:** Front of structure

**Location of main fuel shut-off:** On gas meter located at the east side of the structure

**Water service:** Public

**Service pipe material:** Copper

**Supply pipe material:** Galvanized steel

**Vent pipe material:** Galvanized steel

**Drain pipe material:** Galvanized steel and some plastic

**Waste pipe material:** Not visible

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8)  The clothes washer and dryer operated normally.

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9)  Water pressure is just a little below 40 psi. 40-80 psi is considered to be the normal range for water pressure in a home. While the flow appeared to be adequate, the galvanized piping will continue to show less water pressure in the future to the point the flow is inadequate for normal use. The estimated time before a replacement of the supply line is necessary is 10 years.

However, if the client(s) find the flow to be inadequate, recommend having a qualified plumber evaluate and repair as necessary. Installing a pressure boosting system is one possible solution. For information, visit:

<http://www.google.com/search?q=low+water+pressure>

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#### Fireplace and chimney

**Fireplace type:** Masonry

**Chimney type:** Masonry

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10)  Many of the fireplace bricks are broken and/or the joint mortar is deteriorated. Approximately six bricks appear to be in need of repair or replacement. A qualified contractor should evaluate and make repairs as necessary.



## Photo 10-1

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### Exterior

**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame

**Wall covering:** Stucco and T1-11 wood siding

**Driveway material:** Poured in place concrete

**Sidewalk material:** None

**Exterior door material:** Solid core wood

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11)    Two exterior electrical receptacles, one on the west side and one on the south (rear) of the structure are not grounded and appear to have no GFCI protection. Additionally, the weather-proof cover for the receptacle on the west side of the structure is missing. These are all safety issues and recommend they are evaluated and repaired by a qualified electrical contractor.



Photo 11-1



Photo 11-2

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12)   The driveway has moderate cracks and/or deterioration in one or more areas. A qualified contractor should evaluate and repair or replace driveway sections as necessary.



Photo 12-1

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13)  The metal roof of the metal shed located on the northeast corner of the structure leaks because of a detached section of ridge. Additionally, the shed doors are missing and the structure is in overall poor condition. Recommend replacing the shed as it appears to be beyond its intended service life.



**Photo 13-1**



**Photo 13-2**

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14)  Splash blocks and/or downspout extensions are missing for most of the structures gutters. This can lead to foundation subsidence and intrusion of wood destroying insects. Recommend installing splash blocks and/or downspout extensions where they are missing. A few example photos are below.



**Photo 14-1**



**Photo 14-2**

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15)  There is an old and unused main service panel containment box on the west side of the structure which has not been weather-proofed. For example, there is an empty opening for the meter which can allow water to enter the box and further into the interior of the walls. Recommended minimally to close the meter opening, but it would be best to have a qualified contractor remove the old service panel containment box and repair the exterior wall accordingly.



**Photo 15-1**

16) **i** Most of the fencing and gates are in fair condition. Fencing and gates will need to be replaced within 5 years.



**Photo 16-1**



**Photo 16-2**

**Photo 16-3**



**Photo 16-4**

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### Kitchen

17)    None of the three electric ground fault circuit interrupter (GFCI) receptacles that serve the sink countertop are operating correctly. This is a safety hazard due to the risk of shock. A qualified electrician should repair so that all receptacles that all of these receptacles have functioning GFCI protection.

18)   There are a few small chips in the countertop surfaces. While the chips are small, the clients may wish to have a contractor evaluate and replace chipped tiles if the pattern is currently available.



**Photo 18-1**



**Photo 18-2**

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### Bathrooms

19)  Caulking is deteriorated along the base of toilets and sinks and along the margins of tubs and backs splash areas in the bathrooms. The existing caulking should be removed and replaced at this time. Example photos are below.



**Photo 19-1**



**Photo 19-2**



**Photo 19-3**

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### Interior rooms

20)    All of the receptacles in the front main living areas, original bedrooms and the connector hallway have open ground, three-pronged electric receptacles. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers

- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

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21)   One three pronged electrical receptacle located on the west wall of the main living area, between the entrance to the kitchen and the hallways has hot/neutral reverse wiring. This is a shock hazard. A qualified electrical contractor should repair as necessary.



**Photo 21-1**

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22)  The deadbolt lock on the front entrance door will not close due to an alignment issue with the bolt and the strike plate. The alignment is off just a small amount so that trimming the strike plate should allow the bolt to operate smoothly. Repair should be made by a qualified contractor or service technician.

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23)  Water appears to be able to enter under the rear bedroom exterior door. This may be due to improperly installed weather stripping of stripping that is deteriorated. A qualified contractor should evaluate and repair as necessary.



**Photo 23-1**

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24)  Most of the sliding closet doors in bedrooms are either missing hardware or are warped. Recommend replacing the closet doors at this time.

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25)  Carpeting in the east to west running central hallway extends completely to the exterior door of the house. The area surround the entrance way will quickly stain and soil from backyard traffic. Recommend removing three feet of carpeting and replacing it with tile.



**Photo 25-1**

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26)  Floor tile grout throughout the interior space is dirty and in need of sealing. Recommend that a qualified contractor clean and reseal the tile grout at this time.

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If there are any questions or concerns regarding this report, please direct them to \_\_\_\_\_ at .