



# Home Inspection Report

Van Nuys, CA

**Inspection Date:**  
April 12, 2010



**Prepared For:**

**Prepared By:**  
Camco Inspections

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**Report Number:**  
41210

**Inspector:**  
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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality home. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. *Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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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.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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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

**Major Concern:** The heating/AC system is inoperable, it may be wiser to replace the system than repair it.

### SAFETY ISSUES

**Safety Issue:** The electrical panel is manufactured by Zinsco, this company has had some recalled panels and breakers. Please have checked by qualified electrical professional

**Safety Issue:** Large non tempered glass windows are very dangerous.

### REPAIR ITEMS

- **Repair:** There is a section of roof shingles that is puckered on the overhang at the rear
- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.
- **Repair:** Localized rot was observed in the soffit and/or fascia (the wooden board to which the gutter is typically fastened).
- **Repair:** Localized evidence of rot was visible at window sills. Repairs should be undertaken in when painting.
- **Repair:** The air conditioning system was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate of this condition and the remedies available.
- **Repair:** There is a leak under the bath sink.
- **Repair:** There is a corroded pipe under the house, looks like a clean out extension.
- **Repair:** The GFCI outlet in the bath is inoperable, the wall lights may be connected to this issue.

- **Repair: Recessed lights are inoperable in the living room and den. Some lights are pulled from the ceiling mount.**
- **Repair: The outlets and lights in the garage are inoperable.**
- **Repair: The extension cord system for the pond/waterfall is inoperable and improper.**
- **Repair: The electrical outlet box for the oven/stove is broken.**
- **Repair: The ceiling fan in the living room is inoperable.**
- **Repair: The electric over/stove was disconnected.**
- **Repair: The sliding glass door latch need repair or replacement**

**Repair:** There is a new hole in the concrete near the water main, possible leak in that area.

#### **IMPROVEMENT ITEMS**

- **Improve: The ridge caps are worn and should be replaced.**
  - **Improve: There is an area where the ducting is separating from the FAU**
  - **Improve: There are loose fittings at the electrical masts where the power lines connect at the roof.**
  - **Improve: The swimming pool electrical is operable but obsolete. Recommend upgrade for pool electrical.**
  - **Improve: There is an area on the window frame in the back bedroom that is stained and the wood is moist**
- Improve:** The bath cabinet is warped at the base, water damage from leaking drainage pipes.

#### **ITEMS TO MONITOR**

#### **DEFERRED COST ITEMS**

Water heater

### **THE SCOPE OF THE INSPECTION**

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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.

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

#### **WEATHER CONDITIONS**

Wet weather conditions prevailed at the time of the inspection.

#### **RECENT WEATHER CONDITIONS**

Wet weather conditions have been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Crawl Space Configuration
<b>Floor Structure:</b>	•Wood Joist
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters

## STRUCTURE OBSERVATIONS

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### General Comments

No major defects were observed in the accessible structural components of the house.

### RECOMMENDATIONS / OBSERVATIONS

#### Foundation

- **Monitor:** Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

#### Crawl Space

- **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.

#### Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

#### Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.

#### Wood Boring Insects

- **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

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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

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Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•None
Method of Inspection:	•Walked on roof

## ROOFING OBSERVATIONS

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### General Comments

The roof coverings are old and are at or near the end of its useful life.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Improve:** The ridge caps are worn and should be replaced.
- **Repair:** There is a section of roof shingles that is puckered On the overhang at the rear



## LIMITATIONS OF ROOFING INSPECTION

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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.

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Stucco
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Asphalt •Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Steel
<b>Surface Drainage:</b>	•Level Grade
<b>Fencing:</b>	•Wood •Masonry

## EXTERIOR OBSERVATIONS

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### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

#### Exterior Eaves

- **Repair:** Localized rot was observed in the soffit and/or fascia (the wooden board to which the gutter is typically fastened).



- **Monitor:** Water staining was observed on the eave. This suggests that the roof may be leaking in this area. Repair may be needed.

#### Windows

- **Repair:** Localized evidence of rot was visible at window sills. Repairs should be undertaken in when painting.

#### Fencing

- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.
- Repair:** There is a new hole in the concrete near the water main, possible leak in that area.



## LIMITATIONS OF EXTERIOR INSPECTION

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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.

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



# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Service Drop:</b>	•Overhead
<b>Service Equipment &amp; Main Disconnects:</b>	•Fuses •Breakers
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Repair:** The gfci outlet in the bath is inoperable, the wall lights may be connected to this issue.

**Repair:** Recessed lights are inoperable in the living room and den. Some lights are pulled from the ceiling mount.

**Improve:** The swimming pool electrical is operable but obsolete. Recommend upgrade for pool electrical.

**Repair:** The outlets and lights in the garage are inoperable.

**Repair:** Several exterior light are inoperable. Check bulbs 1st

**Repair:** The extension cord system for the pond/waterfall is inoperable and improper.

**Repair:** Several exterior outlets were inoperable.

**Safety Issue:** The electrical panel is manufactured by Zinsco, this company has had some recalled panels and breakers. Please have checked by qualified electrical professional. Open breaker slot.

**Repair:** The ceiling fan in the living room is inoperable.

**Repair:** The electrical outlet box for the oven/stove is broken.

**Improve:** There are loose fittings at the electrical masts where the power lines connect at the roof.

## LIMITATIONS OF ELECTRICAL INSPECTION

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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

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Payne                      roof mount exterior unit    gas

## HEATING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Major Concern:** The heating system is inoperable, it may be wiser to replace the system than repair it.

**Improve:** There is an area where the ducting is separating from the FAU



## LIMITATIONS OF HEATING INSPECTION

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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.

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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**Energy Source:** •Electricity  
**Central System Type:** •Air Cooled Central Air Conditioning

## COOLING / HEAT PUMPS OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Repair:** The air conditioning system was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate of this condition and the remedies available.
- **Deferred Cost Item:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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

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## INSULATION / VENTILATION OBSERVATIONS

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### General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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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

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**Main Water Valve Location:**

**Water Heater:**

•Gas

**Drain, Waste, & Vent Piping:**

•Plastic •Cast Iron

## PLUMBING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Repair:** There is a leak under the bath sink.

**Repair:** There is a corroded pipe under the house, looks like a clean out extension.



### 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.

## LIMITATIONS OF PLUMBING INSPECTION

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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.
- 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

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<b>Wall And Ceiling Materials:</b>	•Drywall •Paneling
<b>Floor Surfaces:</b>	•Carpet •Tile
<b>Window Type(s) &amp; Glazing:</b>	•Sliders
<b>Doors:</b>	•Wood-Solid Core •Sliding Glass

## INTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Safety Issue:** Large non tempered glass windows are very dangerous.

**Improve:** Most window screens are missing.

**Repair:** The sliding glass door latch needs repair or replacement

**Improve:** There is an area on the window frame in the back bedroom that is stained and the wood is moist

**Improve:** The bath cabinet is warped at the base, water damage from leaking drainage pipes.



## LIMITATIONS OF INTERIOR INSPECTION

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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

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Tested waste disposer, microwave

## APPLIANCES OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Repair:** The electric over/stove was disconnected.

## LIMITATIONS OF APPLIANCES INSPECTION

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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.

# Swimming Pool

## DESCRIPTION OF SWIMMING POOL

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- |                   |             |
|-------------------|-------------|
| <b>Pool Type:</b> | •in ground  |
| <b>Heater:</b>    | •none       |
| <b>Filters:</b>   | •de         |
| <b>Pumps:</b>     | • operating |

## SWIMMING POOL OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Monitor:** The pool plaster is stained with a greenish hue, this is caused by chemicals in the copper pipes.

**Monitor:** Past plumbing repairs are noted from deck cement cuts.

**Monitor:** The filter is operable but and older unit.

## LIMITATIONS OF SWIMMING POOL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter(s) and heating system(s) are not inspected.

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



# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

#### **PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



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