

**REPORT ON A  
BUILDING INSPECTION CONDUCTED AT**

**4765 Frieda Drive  
Los Angeles, California 90065**

**PREPARED FOR THE EXCLUSIVE USE OF  
James Orso**

**22-14**

**BY  
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**10 NOVEMBER 2022**

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**PLEASE READ THE INSPECTION AGREEMENT FOR  
EXCLUSIONS AND LIMITATIONS TO THIS REPORT**

**4765 FRIEDA DRIVE**

**INSPECTION PERFORMED FOR JAMES ORSO**

**ON THE DAY OF THIS INSPECTION, 10 NOVEMBER 2022, THE WEATHER WAS CLEAR. THERE HAD BEEN SUBSTANTIAL RAIN SEVERAL DAYS BEFORE. PRESENT WAS JAMES ORSO AND DAN JORDINELLI.**

**INTERIOR SUMMARY:**

**THIS APPROXIMATELY 1790 SQUARE FOOT ONE STORY WITH A TWO ROOM AND HALF BATH BELOW, SINGLE FAMILY RESIDENCE ORIGINALLY BUILT IN ABOUT 1941 APPEARS TO BE WELL CONSTRUCTED FOR ITS TIME. THE FOUNDATION IS A RAISED, CONCRETE PERIMETER AND POSTS AND PIER TYPE. WHICH APPEARED TO BE MOSTLY PLUMB AND LEVEL. (SEE NOTE UNDER BASEMENT AREA) THE HOUSE WAS BOLTED TO THE FOUNDATION AS TYPICAL WHEN BUILT. THE FLOORS AND DOORWAYS APPEARED TO BE MOSTLY PLUMB AND LEVEL. THE WINDOWS THROUGHOUT APPEARED TO BE GOOD QUALITY DOUBLE PAINED REPLACEMENT WINDOWS. THE WALLS AND CEILINGS APPEARED TO BE IN GENERALLY GOOD CONDITION WITH SETTLEMENT PLASTER CRACKS IN A NUMBER OF ROOMS. THE PLUMBING APPEARED TO BE UPGRADED COPPER AND APPEARED TO BE IN GOOD CONDITION WITH NO ACTIVE LEAKS IN NOR UNDER THE HOUSE AT THE TIME OF INSPECTION. THE WATER PRESSURE THROUGHOUT WAS GOOD.**

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## 4765 FRIEDA DRIVE

### INTERIOR SUMMARY, CONTINUED:

THE ELECTRICAL PANEL APPEARED TO BE ADEQUATE FOR THE HOUSE SIZE, WITH A MIXTURE OF ROMEX (SHEATHED CABLE), ALUMINUM AND STEEL FLEX. THERE WERE A FEW ELECTRICAL ISSUES. (SEE NOTES UNDER "ELECTRICAL"). SMOKE DETECTORS WERE INSTALLED THROUGHOUT THE HOUSE AND SOME APPEARED TO BE FUNCTIONAL. THE ROOF APPEARED TO BE IN SERVICEABLE CONDITION FROM THE GROUND LEVEL. (INSPECTOR DOES NOT WALK ROOFS.) SEE NOTES UNDER "ROOF"

### KITCHEN AND DINING ROOM:

THE WATER PRESSURE IN THE KITCHEN WAS GOOD. THE CABINETS APPEARED TO BE IN GENERALLY GOOD CONDITION, THE APPLIANCES APPEARED TO BE IN GOOD CONDITION AND WORKING. THE KITCHEN COUNTERS WERE A GRANITE TYPE AND IN GOOD CONDITION. THE ELECTRICAL OUTLET TO THE RIGHT OF THE SINK WAS A G.F.I.C. REQUIRED PROTECTED OUTLETS. THE OUTLET ON THE LEFT OF THE SINK WAS NOT. THERE WAS A DROP CEILING IN THIS KITCHEN AND THE PLASTER CEILING ABOVE WAS NOT INSPECTED. THERE WAS AN OPENING WHERE THE ABOVE STOVE EXHAUST VENT MEETS THE CEILING. THIS COULD BE A POTENTIAL RODENT INTRUSION ISSUE.

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## 4765 FRIEDA DRIVE

### KITCHEN AND DINING ROOM, CONTINUED:

THE SLIDING GLASS DOOR AND SCREEN LEADING ONTO THE DECK NEEDED ITS TRACK CLEANED AND LUBRICATED.

### LAUNDRY ROOM AND PANTRY

THE WATER PRESSURE IN THE LAUNDRY ROOM APPEARED TO BE GOOD WITH NO ACTIVE LEAKS UNDER THE SINK. THERE WAS WHAT APPEARED TO BE SOME PREVIOUS WATER DAMAGE BEHIND THE WASHER / DRYER AREA BUT THE MOISTURE METER SHOWED NO MOISTURE PRESENT. THERE WAS SOME PLASTER CRACKING OBSERVED. THE ELECTRICAL OUTLET NEAR THE SINK WAS A FUNCTIONAL GFCI REQUIRED TYPE. THE FLOOR ON THE WEST SIDE APPEARED TO HAVE A SLIGHT SLOPE. (SEE NOTES UNDER BASEMENT / CRAWL SPACE). THERE IS A DISUSED WATER HEATER VENT IN THE CEILING, LIKELY TO CONTAIN ASBESTOS. THIS DOES NOT PRESENT A HAZARD AS LONG AS IT IS NOT DISTURBED, AND IF IT IS REMOVED, IT SHOULD BE REMOVED BY A QUALIFIED AND CERTIFIED ASBESTOS CONTRACTOR.

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### BEDROOMS AND BATHROOM AND HALLWAY:

SMOKE DETECTORS IN BEDROOMS AND ADJACENT HALL WERE INSTALLED AND FUNCTIONAL. ELECTRICAL OUTLETS WERE ALL GROUNDED AND GFCI OUTLET WAS INSTALLED AND FUNCTIONAL IN THE BATHROOM. THE WATER PRESSURE IN THIS BATHROOM WAS GOOD WITH NO ACTIVE LEAKS. THE TOILET WAS A LOW FLOW TYPE. THE OLDER TYPE FLOOR HEATER IN THE HALLWAY HAS BEEN CONVERTED TO A RETURN AIR INTAKE WITH THE NEWER HVAC UNIT. THE FLOORS AND DOOR JAMBS APPEARED TO BE LEVEL.

### DEN

THERE APPEARED TO BE TWO ELECTRICAL OUTLETS ON THE NORTH WALL WHICH TESTED AS AN OPEN GROUND. THE OTHER OUTLETS IN THE ROOM APPEARED TO BE PROPERLY GROUNDED. THE FIREPLACE HAD A GAS LOG SET WHICH APPARENTLY WAS NOT USED MUCH ACCORDING TO THE OWNER. THE WALLS AND CEILING WERE A WOOD PANELING THAT APPEARED TO BE IN GOOD CONDITION. THE FLOOR AND DOOR JAMBS APPEARED TO BE LEVEL.

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### LIVINGROOM

THE FIREPLACE IN THE LIVING ROOM WAS A WOOD BURNING TYPE WITH GAS LOG LIGHTER AVAILABLE. IT HAD NOT BEEN USED FOR MANY YEARS ACCORDING TO THE OWNER AND IT HAD A FICTIONAL FLUE DAMPER. THERE APPEARED TO BE A SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. THE CHIMNEY APPEARED TO HAVE BEEN REBUILT FROM THE THROAT UP AND APPEARED TO HAVE BEEN BRACED. IT IS RECOMMENDED THAT THE CHIMNEY BE CLEANED AND PROPERLY INSPECTED BEFORE USE. THE ELECTRICAL OUTLETS ALL APPEARED TO BE GROUNDED AND THE FLOOR AND DOOR JAMBS APPEARED TO BE LEVEL.

### BASEMENT ROOMS AND CRAWL SPACE

THE SPRAY-ON CEILING APPEARED TO BE A CEMENTOUS TYPE WHICH MAY OR MAY NOT CONTAIN ASBESTOS, HOWEVER IT IS STABLE AND AS LONG AS IT IS NOT DISTURBED, IT PRESENTS NO HAZARD. THE VINYL TILE HOWEVER IS LIKELY TO CONTAIN ASBESTOS DUE TO ITS AGE. AGAIN, AS LONG AS IT REMAINS UNDISTURBED, IT PRESENTS NO IMMEDIATE HAZARD. THE CEILING IN THE FRONTMOST ROOM APPEARS TO BE AN ACOUSTICAL SQUARE CELOTEX TYPE.

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**4765 FRIEDA DRIVE**

**BASEMENT ROOMS AND CRAWL SPACE, CONTINUED:**

THE INNER MOST WALL SHOWED HIGH MOISTURE CONTENT, ALTHOUGH THERE WAS NO EVIDENCE OF WATER INTRUSION INTO THE ROOM. THE DOOR TO THE EXTERIOR APPEARS TO BE AN INTERIOR TYPE DOOR AND SHOULD BE AN EXTERIOR TYPE DOOR. THE ELECTRICAL OUTLET IN THIS BATHROOM WAS A FUNCTIONAL GFCI REQUIRED TYPE. THE WATER PRESSURE WAS GOOD WITH NO ACTIVE LEAKS AT THE TIME OF INSPECTION. THERE APPEARED TO BE SOME PLASTER CRACKING AND SOME TILE CRACKING IN THE STALL SHOWER. THE TOILET WAS A LOW FLOW TYPE. PART OF THIS LOWER FLOOR BASEMENT ACCESSIBLE BY WAY OF A DOOR FROM THE SECOND ROOM WAS STANDING HEIGHT AND THE REMAINDER WAS ACCESSIBLE AT VARIOUS HEIGHTS. THE SOIL UNDER THE HOUSE APPEARED TO BE DRY, WITH NO EVIDENCE OF MOISTURE SEEPAGE. THERE DID NOT APPEAR TO BE ANY ACTIVE LEAKS UNDER THE HOUSE. THE NEWER HVAC SYSTEM IS CONTAINED IN THIS AREA. IT IS RECOMMENDED THAT CARBON MONOXIDE DETECTORS BE INSTALLED IN THE LIVING AREAS BOTH DOWNSTAIRS AND UPSTAIRS. THE POST AND PIERS APPEARED TO BE MOSTLY PLUMB AND LEVEL WITH THE EXCEPTION OF ONE POST AND PIER AT THE ENTRANCE TO THE CRAWL SPACE.

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**4765 FRIEDA DRIVE**

**BASEMENT ROOMS AND CRAWL SPACE, CONTINUED:**

**THIS ASSEMBLY APPEARS TO HAVE FAILED DUE TO IMMEDIATE AREA SOIL SLIPPAGE AND IS NOT PROPERLY SUPPORTING THE GIRDER ABOVE. THIS MAY BE THE CAUSE OF THE SLOPING FLOOR IN THE LAUNDRY AREA. THE MUD SILLS ALL APPEAR TO BE BOLTED TO THE FOUNDATION. THERE ARE A NUMBER OF STEEL POSTS (WHICH APPEAR TO BE ORIGINAL) UNDER THE THE KITCHEN AREA AND THE LIVING ROOM AREA WITH STEEL I BEAM GIRDERS UNDER THE LIVING ROOM AREA. FOR FURTHER PEACE OF MIND AND TO CONFORM WITH CURRENT SEISMIC PRACTICE, THE CRIPPLE WALLS UNDER THE HOUSE MAY WANT TO BE SHEATHED. THERE IS SOME CONCRETE FLOOR CRACKING IN THE FULL HEIGHT BASEMENT AREA WHICH IS TO BE EXPECTED AND DOES NOT APPEAR TO BE A SERIOUS ISSUE. THERE IS A CONSIDERABLE AMOUNT OF DISUSED ASBESTOS PIPE IN THE CRAWL SPACE INCLUDING SOME DETERIORATED ASBESTOS PAPER, ALL OF WHICH APPEARS TO HAVE BEEN LEFT BY THE HVAC INSTALLERS. IT IS RECOMMENDED THAT PROPER BREATHING PROTECTION BE USED WHEN IN THIS AREA. THIS IS A HEALTH AND SAFETY ISSUE THAT SHOULD BE ADDRESSED. THE CRAWL SPACE VENTILATION APPEARS TO BE ADEQUATE.**

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## 4765 FRIEDA DRIVE

### BASEMENT ROOMS AND CRAWL SPACE, CONTINUED:

THERE IS ANOTHER UNDER HOUSE AREA, UNDER THE DEN AREA WHICH IS ACCESSIBLE BY WAY OF AN EXTERIOR DOOR. THE WATER HEATER IS LOCATED IN THIS AREA. (SEE NOTES UNDER PLUMBING)

### ATTIC:

THE INSIDE OF THE ROOF FROM THE ATTIC SPACES SHOWED THAT THE ROOF HAD BEEN REPLACED AND INSTALLED ON A PLYWOOD DIAPHRAGM. THERE WAS WHAT APPEARED TO BE A BLOWN IN CELLULOSE INSULATION THROUGHOUT THE ATTIC AREA. THE ATTIC VENTILATION APPEARED TO BE ADEQUATE. THERE WERE TWO OPEN ELECTRICAL JUNCTION BOXES THAT SHOULD HAVE COVERS INSTALLED. THERE IS A DISUSED HEATING VENT WHICH IS PROBABLY ASBESTOS CONTAINING, HOWEVER AGAIN, IF IT IS NOT DISTURBED, IT PRESENTS NO IMMEDIATE HAZARD.

### HVAC (HEATING, VENTING AND AIR CONDITIONING)

THE HEATING AND AIR CONDITIONING SYSTEM HAS BEEN NEWLY INSTALLED WITHIN ONE YEAR AND FUNCTIONED WHEN TESTED. IT IS RECOMMEND THAT FUNCTIONAL CARBON MONOXIDE DETECTORS BE INSTALLED IN THE DOWNSTAIRS AREA AND THE UPSTAIRS AREA. AGAIN, THE SYSTEM IS ACCESSIBLE FROM THE BASEMENT AREA.

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## 4765 FRIEDA DRIVE

### ELECTRICAL:

THE MAIN ELECTRICAL PANEL IS LOCATED ON THE EXTERIOR NORTH SIDE OF THE HOUSE. IT APPEARS TO BE ADEQUATE FOR THE SIZE OF THIS HOUSE. THERE ARE SEVERAL ELECTRICAL ISSUES TO BE ADDRESSED, INCLUDING AS STATED ABOVE, OPEN JUNCTION BOXES IN THE ATTIC, OPEN GROUND OUTLETS IN THE DEN, AN EXTERIOR ELECTRICAL BOX AT SIDE OF THE GARAGE WHICH NEEDS TO HAVE A WATER PROOF COVER INSTALLED. AND A GFCI TYPE OUTLET INSTALLED TO THE LEFT OF THE SINK IN THE KITCHEN.

### PLUMBING:

THE WATER PIPING APPEARED TO BE COPPER. IT SHOULD BE VERIFIED IF A GAS SEISMIC VALVE IS INSTALLED ON THE GAS METER, IF NOT, IT IS RECOMMENDED THAT ONE BE INSTALLED. THE WATER HEATER IS LOCATED UNDER THE DEN AREA. IT APPEARS TO BE PROPERLY SEISMICALLY STRAPPED AND HAS A PRESSURE/TEMPERATURE RELIEF VALVE INSTALLED AND PIPED TO THE EXTERIOR, HOWEVER IT IS SITTING IN WHAT APPEARS TO BE A WELL AREA, WHICH COULD ALLOW WATER TO FLOOD OUT THE BURNER AREA. THE COMBUSTION AIR VENTING APPEARED TO BE ADEQUATE.

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**4765 FRIEDA DRIVE**

**PLUMBING, CONTINUED:**

THE WATER PRESSURE IN THE HOUSE APPEARED TO BE GOOD. THE DRAIN LINES / SEWER PIPES WERE MOSTLY NEWER ABS CONNECTED IN SOME CASES TO OLDER CAST IRON SEWER PIPING (FOR EXAMPLE, UNDER THE KITCHEN SINK). IT WAS UNCLEAR WHERE THE EXTERIOR SEWER CLEAN OUTS WERE LOCATED.

**ROOF:**

THE ROOF WAS OBSERVED FROM BELOW ALTHOUGH THE INSPECTOR DID NOT CLIMB ONTO THE ROOF ITSELF, THE ASPHALT SHINGLE ROOF MATERIAL APPEARED TO BE IN GENERALLY SERVICEABLE CONDITION. THERE WAS WHAT APPEARED TO BE AN OPENING IN THE TRANSITION BETWEEN THE KITCHEN ROOF AND THE DEN ROOF AS OBSERVED FROM THE UPPER DECK. THIS SHOULD BE FURTHER INVESTIGATED AND SEALED.

**4765 FRIEDA DRIVE**

**OTHER EXTERIOR OBSERVATIONS:**

**THE EXTERIOR WALLS APPEARED TO BE IN GOOD CONDITION, WITH SEVERAL AREAS OF PEELING PAINT. THE ASPHALT DRIVEWAY AND CONCRETE APRON AND GARAGE FLOOR APPEARED TO HAVE SOME (EXPECTED) CRACKING. GUTTERS WERE IN EVIDENCE AND APPEARED TO BE IN GOOD CONDITION. PERIMETER FENCING WAS A COMBINATION OF CHAIN LINK AND WOOD.**

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**DEAR JAMES:**

**MY INSPECTION REPORT IS A NARRATIVE REPORT, AND IS NOT SIMPLY A CHECKLIST OF “GOOD” “FAIR” AND “POOR” CONDITION CHECK BOXES. I FEEL A NARRATIVE REPORT MAKES FOR A MORE COMPLETE PICTURE OF THE PROPERTY. I SUGGEST WHEN READING THROUGH IT, YOU HIGHLIGHT ITEMS WITH A MARKER AND THEN YOU CAN MAKE A LIST OF ITEMS THAT YOU WANT ADDRESSED OR WISH FURTHER COMMENT ABOUT. IF YOU HAVE ANY QUESTIONS, PLEASE PHONE ME AT 818 788 6455 OR MY MOBILE: 818 259 1049**

**THANKS AGAIN FOR CHOOSING ME AS YOUR INSPECTOR!**

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## 4765 Frieda Drive

### SUMMARY LIST FOR DAN AND JAMES

THIS IS A SUMMARY LIST FOR YOUR CONVENIENCE AND DOES NOT REPRESENT THE ENTIRE REPORT. IN ORDER TO AVOID MISSING OTHER ISSUES, PLEASE READ THE REPORT IN FULL AND REFER TO OTHER INSPECTION REPORTS THAT MAY HAVE BEEN OBTAINED ON THE PROPERTY.

#### ELECTRICAL:

- 1.) INSTALL A G.F.C.I. PROTECTED OUTLET IN THE KITCHEN TO THE LEFT OF THE SINK.
- 2.) PROPERLY GROUND THE TWO OUTLETS IN THE DEN ON THE NORTH WALL.
3. INSTALL A WATERPROOF COVER ON THE ELECTRICAL BOX ON THE SIDE OF THE GARAGE.=
- 4.) INSTALL COVERS ON THE OPEN JUNCTION BOXES IN THE ATTIC.
- 5.) INSTALL CARBON MONOXIDE DETECTORS ON BOTH UPSTAIRS AND DOWNSTAIRS.

## **4765 Frieda Drive**

### **OTHER:**

**1.) REPAIR THE OPENING IN THE ROOF TRANSITION BETWEEN THE KITCHEN AND DEN ROOFS**

**2.) CLOSE OFF THE CEILING OPENING WHERE THE RANGE TOP VENT ENTERS THE ATTIC.**

**3.) REMOVE ALL LOOSE ASBESTOS MATERIAL FROM THE CRAWLSPACE AREA.**

**4.) PROPERLY REPAIR THE ONE POST AND PIER IN THE CRAWLSPACE.**

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