

# *Pre-purchase Home Inspection Report*

Exclusively for: My Client

Sample of a 51 year old 1,600 square foot house



Prepared by:

California Real Estate Inspection Association Master Inspector

***Steve Garcia Inspections***

*Building Inspections Since 1986*

[www. \*InspectionsBySteve.com\*](http://www.InspectionsBySteve.com)

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## REPORT SCOPE & DEFINITIONS

Thank you for selecting me to provide your property inspection. My business is mostly through referrals and I would appreciate you recommending my service to your family, friends and associates who may be in need of my services.

I am a Master Inspector of **CREIA** (California Real Estate Inspection Association) established in 1976, the first and largest professional inspection organization in the State of California for property inspectors.

This report describes the property conditions on the date of the inspection, beyond the **CREIA** standards, due to who I am as a person, my experience with over 9000 building inspections, and my education. My evaluation and documentation of the property is based upon building standards with respect to quality and workmanship allowing for reasonable wear and tear. The building Codes are one source I take into account, although my inspections are not a Code Compliance inspection or local city/municipality ordinance compliance inspection.

Inaccessible areas and cosmetic considerations are specifically excluded from the inspection. My inspection is not technically exhaustive and does not include tests such as an appropriate specialist might perform on any given system with specialized tools. I test components with normal operating controls and do not breakdown nor take apart any system other than front covers of electrical panels and furnaces/heating units. My fees do not include any guarantees or warranties either expressed or implied.

Some features are not inspected, for instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. I cannot judge what I cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. I do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which in my judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review the inspectors standards of practice and code of ethics please visit [www.creia.org](http://www.creia.org)

**My services are to assist you, so please call me if you have any questions. (714) 264-5071**

I serve Orange, Los Angeles, Riverside and San Bernardino Counties.

### I provide for my clients

#### Over 800 hours of College Education pertaining to Building/Home Inspection:

Council of American Building Officials (CABO) 1&2 Family Dwelling Codes  
 American Disability Act (ADA) Handicap Building Requirements  
 Commercial Mechanical Inspection  
 Residential Mechanical Inspection  
 HVAC 100-Refrigeration Principles  
 Air Conditioning Operation /Service  
 Air Conditioning /Air Balance  
 Concrete and Masonry Inspection  
 Steel & wood Frame Inspection  
 Fire /Life and Safety Codes  
 International Building Codes  
 California Building Codes  
 California Energy Codes  
 Uniform Building Codes  
 Construction Inspection  
 Plumbing Inspection  
 Electrical Inspection

#### Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector  
 Energy Inspection and Rating by the California State Energy Commission

This report was prepared for my client, participants in this transaction may call me before the close of this transaction. Any disputes regarding the information contained in this report please document the dispute in writing and send to 16652 Dolores Lane, H.B. CA. 92649-3367.

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Building Inspection Technology by Coastline Community College  
 Building Anchorage Systems by Simpson Strong-Tie

**Membership in:**

The International Association of Plumbing and Mechanical Officials (IAPMO)  
 The International Association of Electrical Inspectors (IAEI)  
 The California Real Estate Inspection Association (CREIA)  
 Indoor Air Quality Association (IAQA)

**Over 30 years Experience in:**

New Construction Quality Control Monitoring (Builder and Buyer)  
 Commercial and Residential Building Construction  
 Class Action Construction Defect Litigation  
 Building Inspection  
 Home Inspection

**I have over 2000 hours of Inspection profession associated continuing education  
 at conferences, seminars and other educational meetings**

This report exceeds the CREIA Standards of Practice for some systems and components

## CODE DEFINITIONS

### SAFETY

#### CONCERNS

**[SC] Safety Concerns:** Conditions noted that may pose a physical danger or hazard to health. These conditions warrant immediate further evaluation and corrections by an appropriate specialist, from the appropriate trade, using approved materials /methods, with full signed documentation describing the work that was completed, and the present condition of the component /system before the completion of this transaction.

### FURTHER

#### EVALUATION

**[FE] Further Evaluation:** Items noted that warrant a degree of examination beyond this generalist inspection, by an appropriate specialist from the appropriate trade using approved materials /methods, with full signed documentation describing the present condition of the component /system, including cost estimates, corrective measures and life expectancies.

### CORRECTIONS

#### RECOMMENDED

**[CR] Corrections Recommended:** Items identified that should be made right, through maintenance, repair, replacement or some other method of correction. All corrections should be done by an appropriate specialist from the appropriate trade, using approved methods /materials, with full signed documentation describing the work that was completed and the present condition of the component /system before the completion of this transaction.

### RECOMMENDED

#### UPGRADE

**[RU] Recommended Upgrades:** Inspector recommends component /systems to be updated to current standards. Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. All upgrades should be done by an appropriate specialist from the appropriate trade using approved methods and materials.

## INSPECTION INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the Home/Building and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the Inspector, based upon visual impressions of the conditions that existed at the time of the inspection only.

Systems, conditions and environmental evaluation which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells ( water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Should any disagreement or dispute arise as a result of this inspection /report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company Steve Garcia Inspections to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Should repairs be necessary they should be performed by an appropriate specialist in the appropriate trade and that all work complies with applicable building codes, including governmental permits, inspections with final signatures.

Buyer should obtain from Seller receipts for repairs performed by others or seller, a written statement indicating the date and details of repairs performed by others or seller. Buyer should verify the conditions of systems or components that were repaired.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. I do not cover all the items in the state form; and some items may not be inspected.

**NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.**

It is the Clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The Client is to personally perform a diligent visual inspection of the property after the Seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the Sellers evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact me immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database [www.consumerenergycenter.org](http://www.consumerenergycenter.org) California Department of Consumer Affairs: [www.dca.ca.gov/energychallenge.htm](http://www.dca.ca.gov/energychallenge.htm) Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

## CLIENT & SITE INFORMATION

**FILE/DATE/TIME** This is a preliminary report before the recommended specialist evaluation /reports.

File # 110810

Date of inspection: August 11, 2010

Time of inspection: 11:00 AM - 4:30 PM.

**CLIENT'S NAME** Good client.

**INSPECTION  
ADDRESS**

Sunny CA.

**WEATHER/SOIL**

Weather conditions during the inspection: clear, 74 - 78 degrees, and the ground was dry.

## BUILDING CHARACTERISTICS

**MAIN ENTRY** Faces: East.

**DESCRIPTION** 51 year old, 1 story, single-family residence.

**TYPE OF  
STRUCTURE**

Wood frame building with stucco exterior walls, on a raised concrete foundation, with a wood shake roof.

## UTILITIES

All three utilities were on during the inspection.

## OTHER INFORMATION

**PEOPLE  
PRESENT**

People present: Buyer /listing agent and client /buyer.

**BUILDING  
OCCUPIED**

The building was vacant at the time of inspection.

**INSPECTED BY**

Steven William Garcia.

## INTRODUCTORY NOTES

**IMPORTANT  
INFORMATION**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building front door.

[NOTE] Line item numbers within report are for reference and identification purposes only.

[NOTE] Photographs, when used, are simply a tool to convey my findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] Regardless of the age of the building I recommend inquiring about all permits and inspection records with final signatures from the Department of Building and Safety with authority of jurisdiction for any alterations, additions and repairs that may have been made to the building.

[NOTE] Buildings built before 1978 may have materials /products in them that contain some amounts of asbestos or lead. Determining the presence of these materials /products is beyond the scope of this inspection /report. Information related to these materials /products can be found in the "Homeowners/Buyers Guide to Earthquake Safety & Environmental Hazards" pamphlet.

## SITE & HARDSCAPE

### SITE, HARDSCAPE & COMPONENTS

#### 200 SITE GRADING

**Description:** Near level site.

[CR] The grading at the right side is not adequately sloped away and to the street. It is important the surface grade be sloped away from the building to prevent moisture accumulation next to the foundation, which may effect the foundation.



Right side of the house and garage.

#### 201 SITE DRAINAGE

**Description:** Grading surface water runoff only.

The exposed areas of the surface drainage appeared functional, with the exception of the grading noted above.

[RU] The addition of surface drains, or concrete is recommended to collect and remove excess water at the right side.

[RU] Roof gutters and downspouts are not provided to control roof water runoff. I recommend installing roof gutters and downspouts routed away from the house and directed to the street or into a drainage system.

The site should be evaluated during or after a heavy rain, for grade corrections and gutter installation /downspout location.



View at the right side of the house.

#### 202 DRIVEWAY / PARKING

**Description:** Concrete and brick. The concrete driveway is functional, with exception.

[FE] The brick and concrete is a bit uneven.



**203 WALKWAY(S)**

The concrete and flagstone walkways are functional.

**204 MAIN ENTRY**

**Description:** Stone /slate appears to have been placed on top of the original concrete steps and landing.

[FE] This installation has caused the landing surface to be above the building wall frame mud sill improperly.

[FE] The slate tiles sounded hollow when walked or tapped on as if they are not bonded to the concrete.

**205 PATIO(S)**

**Description:** Concrete patio and block surface.

[CR] The concrete is cracked and uneven up to 3/8".

[CR] Broken /loose blocks are evident at the corner /edge.



Expansion joints were not installed.

**206 PATIO / DECK COVER(S)**

**Description:** Metal cover is attached to the fascia board.

[FE] Moisture stains are evident below the cover connection.

[FE] Paint is chipping off the underside of the cover. Lead base paint is a health concern.

[FE] The metal support posts are rusting.



**208 STEPS & STAIRS**

[FE] The front entry stairs rise is a bit uneven. The steps appear to exceeds the 3/8" allowed variance. This condition is a potential trip hazard.

**212 ROOF GUTTERS**

[RU] There are no rain gutters to control roof water run-off. I recommend installing rain gutters and downspouts, and connecting into a drainage system.

The garage gutter is only provided above the driveway.

**213 DOWNSPOUTS**

[CR] The garage downspout is damaged, rusted out with a hole.

[CR] The downspout terminates next to the garage. Downspouts should be routed sufficiently away from the building to prevent puddling and saturation of the soil adjacent to the foundation.



**214 FENCES & GATE(S)**

**Description:** Concrete block walls and wood fencing at the rear.

The block walls and gates are functional, with exception.

[CR] The metal gate is rusted, and the block column at the left gate is not secured.

[CR] I recommend the foliage be removed from the rear fence to prevent moisture damage, for maintenance and to reduce the weight placed onto the supporting fence posts.

**217 LANDSCAPING**

[CR] Maintenance, trimming or removal of vegetation is needed at the front left of the house to prevent overgrowth and encroachment onto the building.

[CR] The rear left tree appears to be planted too close to the block wall and fence. The electrical service conductors are improperly in the tree. I recommend considering removal, as the tree continues to grow in size damage may occur to the wall, and the service conductors are in the tree.



**NOTES**

[FE] Sprinkler systems are outside the scope of this inspection. I recommend that an Irrigation Specialist evaluate the entire system prior to the completion of this real estate transaction.

**BUILDING ENVELOPE & COMPONENTS**

**BUILDING WALLS & SIDINGS**

**310**

**DESCRIPTION**

Stucco and wood above the garage and right of the entry.

**311 WOOD SIDING**

The wood siding appeared functional, with exception.

[CR] The wood siding lacked adequate clearance from the front stone, and paint is chipping off.

**312 STUCCO SIDING**

The stucco siding appeared functional, with exceptions.

[FE] The stucco color coat is worn off at the front left.

This building was constructed in an era before weep screeds were installed at the bottom edge of the stucco siding, to separate the stucco from the grade /soil. The stucco lacks a drainage plane. This condition does not allow moisture to dry, causing the stucco to blister and flake off. I recommend minimizing moisture around the building to help protect the



stucco and the building from moisture damage.

**322 COMMENTS** [FE] The right side added tool box has a wood shingle roof. The shingles appear weathered but functional. The low slope surface is not approved for the shingles. The shingles and wall connection is not sealed.

I recommend drilling vent holes at the bottom and top of the tool box doors.



## TRIM & EAVES

### 324 TRIM & MOULDINGS

The visible exterior trim materials appeared functional, with exception.

[CR] There are damaged/deteriorated trim materials at the garage door jamb.

### 325 EAVES / SOFFITS

The eaves materials appeared functional, with exceptions.

[FE] The front eave is moisture damaged/deteriorated.

[CR] The front left overhang support post base is moisture damaged, and not supporting the overhang as intended.

### 326 FASCIAS

The visible fascia materials appeared functional, with exceptions.

[CR] The fascia at the left side is weathered, the paint is chipping off and damaged.

[CR] There are insect damaged fascia boards at the front.

## WINDOWS & DOORS

### 327 EXTERIOR WINDOWS CONDITIONS

**Description:** Single pane wood double hung windows.

The windows viewed from the exterior appeared functional, with exceptions.

[CR] Moisture damage at the 3/4 bathroom window sash.

[CR] The glazing putty is damaged/deteriorated/missing at a number of the windows.

[CR] The kitchen window screens is damaged.

### 328 INTERIOR WINDOWS OPERATION

The windows were functional, with exceptions.

[CR] The kitchen and front center bedroom windows were difficult to open/close. The bedroom window appears to have been replaced.

### 329 EXTERIOR DOOR CONDITIONS & OPERATION

**Description:** Original metal /aluminum sliding glass door, and updated composite material at the laundry room.

The exterior doors are functional, with exceptions.

[CR] The side door weather strip at the bottom is torn, and the wood sill needs finishing.

[SC] The sliding door is an older type that did not have safety glass when it was installed, which is a safety hazard if broken.

[RU] I recommend replacing the glass with tempered safety glass, or installing a safety film on the inside surfaces for safety.

## GARAGE

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### GARAGE

#### 401 EXTERIOR

[FE] The stucco siding at the base has moisture stains at the right side. Roof gutters should be installed to prevent water from splashing onto the stucco wall.



#### 402 ROOF / FRAMING

**Description:** Conventional framed roof rafters and wall ties are functional.

#### 403 INTERIOR / WALLS

Exposed wall framing is functional, with exceptions.

[CR] Insect damage is evident on every wall of the garage.

**405 FIRE-RESISTIVE WALL(S) / SEPARATION**

The plaster firewall separation appeared functional, with exceptions.

[CR] Gap at the top of the wall should be sealed, visible day light from the attic space is evident.

**406 CONCRETE SLAB**

The garage slab is functional, with 1/8" cracks present.

**407 VENTILATION**

Vents are provided at the right side wall.

[RU] Air vent opening is recommended to be installed at the roof ridge to provide remove of possible contaminated air from exhaust fumes.

**408 OVERHEAD DOOR(S)**

**Description:** Metal sectional insulated door was functional, with exceptions.

[CR] The door is lacking interior manual operating lifting /closing handles, and the door does not stay up properly as required when disconnected from the opener.

The door is bent a bit at the bottom.

**409 AUTOMATIC DOOR OPENER(S)**

The automatic garage door opener was functional, with exception.

[SC] The auto-reverse safety system failed to function. The door did not reverse when it hit an object in its path while closing. Adjustment should be made to the auto-reverse sensitivity force-setting for safety.

**411 EXTERIOR PEDESTRIAN DOOR**

The panel door is functional, with exception.

[RU] Gap at the bottom of the exterior door. I recommend installing a door shoe and threshold.

## ROOFING SYSTEMS

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### DESCRIPTION

#### 501 INSPECTION METHOD

I walked on the roof at the rear only to inspect the chimney and roofing components. The roofing material is weathered /damaged and was walked carefully to prevent additional damage.



Front left view of the roof.

#### 502 ROOF COVERING(S)

Wood shake over the original wood shingle roofing material.

The wood shake roof is approximately 25 to 30 years old.



Front center view.

#### 504 INSPECTOR NOTES

[CR] The roof ridge is separated and damaged.





## ROOFING MATERIALS

### 508 WOOD SHINGLES

[FE] The roof appeared to be old and showed signs of advanced deterioration. It appeared to be at the end of, or extended beyond its useful life.

[CR] [RU] There are a number of wood shakes that are damaged, deteriorated through, slipped out of place, wrapped and exposed underlayment is evident. These conditions are conducive to roof leaks.



Front south facing side.

516 COMMENTS The antana should be removed.



Rear view of the roof.

## FLASHINGS

### 517 DESCRIPTION

Metal valley flashings, wall flashing and jack flashings.

[RU] Kick-out flashing is lacking at the front above the window. It is important to divert water away from the wall.



Install kick-out flashing.



**518 FLASHINGS** Some of the flashings are rusty. I recommend they be cleaned, painted with an oil based rust inhibitor and/or replaced as needed.



**519 INSPECTOR RECOMMENDS** Recommend re-caulking and maintain the chimney flashing.



**PENETRATIONS / VENT PIPES**

**520 PENETRATIONS** The visible roof penetrations appeared functional. Maintain the mastic /tar around the pipes and jack flashings.

**521 GAS FLUE PIPE(S)** [CR] The furnace jack flashing is oversized for the flue.



# ATTIC(S)

## ACCESS OPENING(S) & ACCESSIBILITY

**600 ATTIC OPENING(S)** Access: Hall pull-down stairs.

**601 ATTIC ACCESS** The attic is fully accessible.

**602 COMMENTS** [SC] Excessive rodent droppings are in the attic insulation and on the furnace, ducts and cooling coil.



Excessive rodent droppings on insulation.

## FRAMING

**603 DESCRIPTION** Conventional framed roof rafters and ceiling joist, with spaced roof deck sheathing.

**604 ATTIC FRAMING** The visible areas of the attic framing appeared functional, with exception.

[FE] The rear perlin support struts angle are over 45 degrees.



**611 INSPECTOR RECOMMENDS** [SC] [CR] The rodent condition is a health concern. The rodent droppings should be removed by a certified abatement company.



Rodent droppings on the A/C cooling coil.

## VENTILATION

613

### DESCRIPTION

**Vent types:** Eave /soffit and gable vents only.

[RU] I recommend installing turbine roof vents close to the ridge. During the winter the turbines could be covered with heavy mill plastic trash bags to prevent the attic heat from escaping. This will keep the heat in the house during the winter months.

614

### VENTILATION

[RU] The attic has minimal ventilation.

This condition could be conducive to moisture build-up in the winter and excess heat build-up in the summer, depending on the location of the building and roofing material.

## INSULATION

617

### DESCRIPTION

**Materials:** blown-in, rockwool, approximate thickness in inches: 0-1" only.

618

### INSULATION CONDITIONS

[RU] The attic space has minimal insulation installed. I recommend installing additional insulation for energy efficiency as an upgrade.

[RU] The furnace return air duct chase is not sealed with insulation. The screen appears to have been installed to keep rodents from entering the interior.



Return air duct chase not sealed/insulated

619 COMMENTS

[FE] Suspect asbestos duct material is torn off the ducts and laying on the attic insulation.



## FIREPLACE(S) & CHIMNEY(S)

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### FIREPLACE

**701 UNIT TYPE** Wood or gas burning masonry fireplace is set up for wood burning at this time.

The gas valve trim is not secured.



**705 FIREBOX** The fireplace and visible areas of the flue appeared functional, with exceptions.

**[CR]** The upper inside front corners of the firebox are soiled. I recommend cleaning and parg coating for a smooth surface.



**706 DAMPER** **[SC]** When a gas log setup or lighter is installed in the fireplace, the flue damper should be blocked/clamped in the open position to prevent products of combustion from spilling out into the room if the damper was not opened.



**707 HEARTH EXTENSION** The hearth extension is in place as required.

**709 INSPECTOR RECOMMENDS**

**[FE]** I recommend an inspection by a qualified fireplace specialist. My inspection of the chimney flue is limited to the readily visible portion from the firebox only. A qualified fireplace specialist will remove the spark arrestor /hood, use a specialized video camera as needed to evaluate the flue.

### CHIMNEY

**711 CHIMNEY** The masonry chimney exterior appeared functional. The mortar cap appears to have been recoated.



**712 SPARK ARRESTOR**

There is a spark arrester and hood installed.




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## FOUNDATION /SLAB & OR SUB-STRUCTURE

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**UNDER-FLOOR VENTILATION**

**800 VENTILATION CONDITIONS**

The crawl space ventilation appeared functional. The exterior vents should be kept in good repair and clear of vegetation.

[CR] The vent screen at the water heater cabinet is missing.

**FOUNDATION & COMPONENTS**

**801 FOUNDATION TYPE(S)**

Raised concrete perimeter foundation, concrete interior stem walls and wood beams supported by concrete piers and wood posts.

**802 FLOOR FRAME DESCRIPTION**

Floor joists and 1X6 board subfloor.

**805 FOUNDATION/STEM WALLS**

The visible foundation areas of the structure appeared functional.

The concrete foundation has common hairline and/or small cracks. This type of cracking is often a result of shrinkage of materials, and usually does not affect the strength of the foundation.

**808 FRAMING**

The visible floor framing appeared functional.

**811 FLOOR JOISTS**

The visible areas of the floor joists appeared functional.

## 812 FLOOR BEAMS

The visible areas of the support beams appeared functional.

[FE] Notched beam for the 3/4 bath shower drain pipe.

[RU] The beams are in acceptable condition other than noted above. However no gussets or mechanical connectors were installed on the post-to-beam connections at the time of construction. I recommend the installation of mechanical connectors as a seismic upgrade.



Notched beam.

## 813 SUBFLOOR

The visible areas of the sub-flooring appeared functional, with exception.

[FE] Moisture stains with some deterioration of the sub floor below the full bathroom. Suspected plywood sheathing is evident below the toilet.



View below full bathroom toilet.

## 814 INSPECTOR RECOMMENDS

I recommend evaluation of the sub floor and joists suspected dormant material.



## UNDER-FLOOR ACCESS OPENING(S)

816

**ACCESSIBILITY** The crawl space is generally accessible.

## FOUNDATION /WALL ANCHORING

817

### ANCHORING & BRACING

Foundation anchor bolting is visible at the unfinished walls in the garage and crawl space wall frame mud sill.

[RU] Foundation anchor bolts are only securing the mud sill, not the wall frame. I recommend seismic connections between the building wall framing and the foundation using approved hardware and methods as an upgrade for earthquake safety.



## UNDER FLOOR INSULATION

### 820 INSULATION CONDITIONS

[RU] Insulation has not been added /installed between the floor joists and below the floor for energy conservation.

## PLUMBING SYSTEMS

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### WATER SERVICE

#### 900 MAIN SHUTOFF LOCATION

The main water shutoff valve was not completely turned off to test. This type of valve could break or leak if shutting off completely.

[RU] I recommend replacing the main water supply valve with a 1/4 turn ball valve.



#### 901 MAIN WATER SERVICE LINE

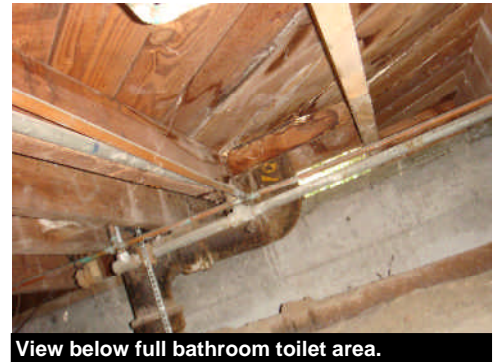
Materials: 1" Copper pipe visible below the main water supply shutoff valve.

### WATER SUPPLY PIPING

#### 904 DESCRIPTION

Materials: Copper piping has been added replacing the original abandoned galvanized pipes.

I recommend removing all of the abandoned galvanized pipes to prevent any contact with the copper pipes, to be sure galvanized pipes are not in use, and for working access.



**905 WATER PIPING CONDITIONS**

The visible water supply piping appeared functional.

[RU] The hot water supply pipes in the craw space are not insulated. I recommend insulating the hot water supply pipes to help minimize heat loss.



View below kitchen. Corroded cast iron.

**906 HOSE FAUCETS**

The accessible hose faucets /bibs were functional, with exceptions.

[CR] At the front of the garage is a capped copper pipe with an improper galvanized plug. The plug should be replaced with brass.

[RU] There are no anti-siphon backflow preventers on the exterior hose faucets /bibs. I recommend installing these devices to prevent water in the hose from entering the building water supply.

**907 INSPECTOR RECOMMENDS**

[CR] The static water pressure was measured at an exterior hose faucet and was 84 PSI which exceeds the 80 PSI maximum. This condition is conducive to plumbing leaks (pipes and faucets). A pressure regulator should be installed as required to limit the water pressure to or below 60 PSI, or appliance design limits.



**WASTE DRAIN & VENT PIPING**

**908 UNDER FLOOR DRAIN PIPING DESCRIPTION**

Materials: Cast iron and galvanized steel piping.



Rusted drain pipe below the 3/4 toilet.

**909 DRAIN PIPING CONDITIONS**

[CR] There is corrosion and rust on the drain piping, no leakage evident at this time.

[FE] The fixture drain pipes /waste pipes drained when tested, no blockage or slow drains were evident at this time. Drain and sewer lines have been known to block at any time. I recommend having a video camera inspection be performed on the drain /waste and sewer piping system prior to close of this transaction.



**Rusted drain pipe below the full bathroom.**

**910 UNDER SINK /BASIN DRAIN PIPES**

The visible drain pipes were functional, with exceptions.

[RU] Drain pipes at the laundry sink, and full bathroom basin are corroded /rusted . See laundry and bathroom sections.



**View of the tub drain.**

**911 DRAIN / WASTE VENT PIPING**

The visible areas of the vent pipes appeared functional, with exception.

[CR] The laundry drain pipe in the craw space is improper. The drain trap and venting should be identified and evaluated. The drain pipe should be corrected for proper draining.



**Laundry improper drain pipe installation.**

**912 INSPECTOR RECOMMENDS**

[RU] The cast iron pipes are apparently at the end of life. I recommend replacing the corroded and rusted pipes.



**Metal is breaking off the cast iron pipe.**

**FUEL-GAS SYSTEM**

**913 GAS METER & SHUTOFF LOCATION**

The gas meter and shutoff valve are located at the left side of the house.

[RU] The main gas supply shutoff was not operated. There is no emergency shutoff wrench present. I recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.



**915 FUEL-GAS PIPING**

The visible areas of the gas piping appeared functional, with exception.

[FE] The abandoned gas supply pipe and valve in the hall cabinet where the original furnace was has a gas smell.

I recommend the gas valve be removed and a left /right nipple used to connect the pipes, if the pipes are not removed.





# WATER HEATER(S)

## WATER HEATER INFORMATION

**1001**

**LOCATION(S)**

The 50 gallon 21 year old natural gas water heater tank has been re-located into an exterior closet at the left side.

## WATER HEATER CONDITIONS

**1008 TANK(S)  
CONDITIONS**

The water heater tank appeared functional, no leakage noted at this time.

The tank straps are installed improperly. See below.



**1009 WATER  
SUPPLY /  
CONNECTORS**

[CR] The water supply valve and cold connector are corroded. Replace the valve with a ball valve.

[CR] The water supply connectors are not insulated. I recommend insulating the exposed water piping to minimize heat loss.



**1010 TANK  
VENTING  
SYSTEM(S)**

[CR] The improper single wall flue vent pipe does not extend the minimum of 1 foot above the roof surface as required.

**1011  
COMBUSTION  
AIR OPENINGS**

Combustion air supply for the water heater is present.

**1012 ENERGY  
SOURCE(S)**

The gas shutoff valve and flexible gas connector appeared functional.

**1013 TANK "T &  
P" SAFETY  
RELIEF  
VALVE(S)**

[SC] The temperature & pressure relief valve discharge line is missing. An approved discharge line that extends to the exterior and terminates close to the ground facing downward should be installed.

**1014 SEISMIC SAFETY STRAPS**

[SC] The water heater seismic strapping is installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement.

[CR] The straps should be fastened properly and installed one third from the top and bottom. The top strap is loose could be pulled out of the wall with the hand. Tanks are filled with water and very heavy.



**1015 CONTROL(S)**

[CR] The temperature control knob is missing. The temperature control was set in the "normal range" and the water at the faucets is warm/hot.



**1019 ENCLOSURE**

[CR] The enclosure is not secured to the wall and has moisture /insect damage.



**1020 COMMENTS**

[CR] The wood shake cabinet roof is damaged and an improper material for the cabinet top slope.



View also of the single wall vent flue.



## HEATING & A/C SYSTEMS

### HEATING UNIT(S) / FURNACE(S)

**1101**

**DESCRIPTION**

23 year old 90,000 btu. forced air natural gas fired furnace has been added into the attic.

**1105 RETURN AIR FILTER(S)**

Washable filter is located in the return air plenum.

[SC] The filter cover is missing, the filter is soiled, and the plenum /insulation is soiled with rodent droppings. This condition is a health concern.



**1106 UNIT(S) CONDITIONS**

[FE] The furnace operated, although due to conditions noted and/or age of furnace I recommend a full evaluation and corrections by an appropriate professional in the appropriate trade.

**1107**

**THERMOSTAT(S)**

The thermostats operated the furnaces and A/C units as required.

**1108 VENTING SYSTEM(S)**

[FE] The metal vent flue is rusted below the cap above the roof. The vent system should be evaluated due to this condition.



**1110**

**BURNER(S)**

The burners operated properly.

**1111 FAN(S) / HOUSING(S)**

[SC] Dust /debris is built up on the fan, motor and in the fan compartment. I recommend having the fan removed and cleaned by a heating contractor /professional for health.



View of the soiled fan blades.

**1112 HEAT EXCHANGER(S)**

[NOTE] The heat exchanger is not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

**1113 AIR SUPPLY PLENUM(S)**

[CR] [RU] The air supply metal is damaged, corroded and soiled from the added humidifier and rodents. The plenum should be replaced.



**1115 ENERGY SOURCE CONNECTIONS**

[CR] The furnace gas flex connector is not hard piped through the furnace housing.



Gas flex connector in contact with housing

**1116  
COMMENTS**

[CR] The humidifier water supply is a tubing and 1/4" needle valve tap that has been installed into the faucet water supply pipe. This is a substandard valve /installation.

I recommend removing the valve /clamp and tubing.

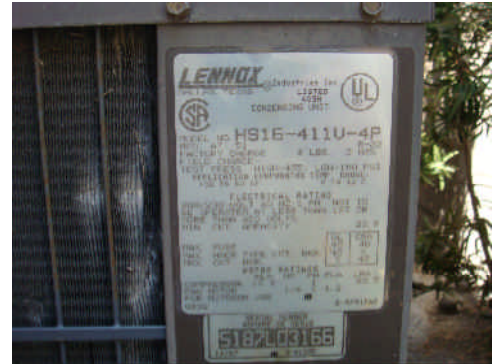


View of the clamp and tubing.

**AIR CONDITIONING UNIT(S)**

**1117  
LOCATION(S)**

The 23 year old Lennox unit has been added at the right side of the house.



**1120 SYSTEM  
TYPE(S)**

"Split system" The condensing unit is at the exterior and the evaporator /cooling coil is connected to the furnace as visible in the picture.

[CR] I recommend the coil be removed and cleaned outside due to the soiled system /fan blades and excessive rodent droppings for health!



**1122  
CONDENSING  
UNIT(S)**

The condensing unit is functional, with exceptions.

[CR] The coil fins have some damage, are soiled and inside base of the condensing unit is soiled. This condition reduces the units overall performance.

There is inadequate clearance form the wall and condensing unit. This condition restricts the air flow and reduces the overall performance.

**1123 SYSTEM  
CONDITION(S)**

The system responded to normal operating controls and a temperature differential between the supply and return air grills is within the normal range of (18 - 22) degrees.

**1124  
CONDENSATE  
DRAIN(S)**

The visible areas of the condensate drain lines appeared functional.

**1125  
CONDENSOR(S)  
ELECTRICAL**

An electrical fused disconnect is present and adjacent to the condensing unit.

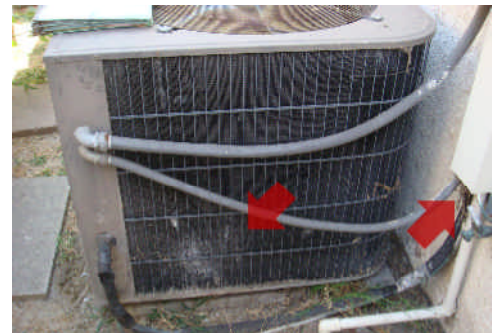
[CR] The fuses in the electrical disconnect have a higher amperage rating than specified on the condensing unit ID tag.

Replace the fuses with 40 amp. fuses.

**1126  
REFRIGERANT  
LINES**

[CR] The line set is laying on the ground improperly. The lines should be separated from the soil, and the damaged insulation replaced.

[CR] The coolant lines wall flashing is not sealed where they entered the building to prevent rodent access.



Visible coil damage.

**AIR SUPPLY SYSTEMS**

**1128 DUCT  
TYPE(S)**

Plastic covered and insulated flexible ducting has been added.

[SC] [RU] The original ducts are manufactured with a material that may contain asbestos. This duct material is like cardboard, and are damaged from rodents. Rodents appear to have eaten into the ducts.



Soiled ducts from rodents. Health concern.



**1129 DUCT CONDITIONS**

[SC] [RU] The ducts /system should be replaced for health, due to the conditions and rodent damage /contamination.



**1130 REGISTERS & GRILLS**

[CR] The air register/grills have loose screws.

The hall return air is soiled and should be cleaned.

[RU] I recommend installing filters /grills at this location to prevent the return air and duct from becoming soiled.



View in the hall return.

**1131 INSPECTOR RECOMMENDS**

The heating and A/C system should not be used especially with children in the house, without first removing the ducts, cleaning the furnace and cooling coil.



Damaged suspect asbestos on metal duct.

**1132  
COMMENTS**

[RU] The return air duct is soiled, I recommend replacing the duct when the air supply ducts are replaced.



## ELECTRICAL SYSTEMS

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### POWER COMPANY SERVICE CONDUCTORS

**1200  
CONDUCTOR  
SERVICE  
DESCRIPTION**

Overhead service conductors, 120 /240 Volt.

[SC] The electrical service conductors are improperly in the tree. I recommend considering removal, as the tree continues to grow in size the service conductors will be in the tree.

**1201  
CONDUCTOR  
CONNECTION  
POINT**

The overhead service wires and weather-head appeared to be functional, with exception.

[RU] The overhead service entrance cables are hung too low over the roof.



### SERVICE EQUIPMENT

**1203 CAPACITY** The electrical system capacity may be adequate for some occupants, although not all.

Today this is the minimum size panel one could install on a single family home.



### SERVICE EQUIPMENT GROUNDING

#### 1206 GROUNDING & BONDING

[SC] The visible grounding and bonding connection is on an abandoned pipe below the kitchen.

[CR] A ground rod below the panel should be installed for proper grounding, and a bonding conductor should be attached to the updated copper pipes.



### MAIN SERVICE PANEL

#### 1208 MAIN PANEL & LOCATION

The original 100 amp. panel is located at the rear left of the house.

[SC] Added telephone and cable ground /bond wiring is connected to the exterior of the panel improperly.

#### 1209 DISCONNECTS / CIRCUITS

[RU] The panel has 8, 110 volt circuit breakers, and 4, 220 volt circuit breakers.

Today kitchen, just kitchens are required to have 4, 110 volt circuit breakers.

#### 1210 MAIN PANEL

[SC] The outer front cover hinges are bent / damaged. The cover is not secured properly.

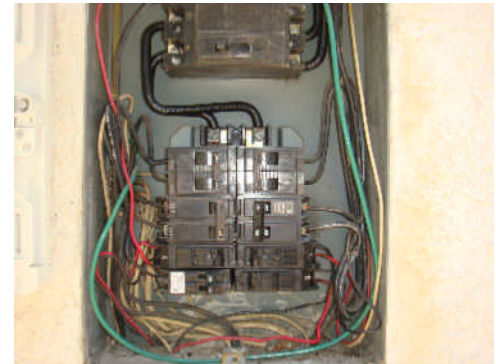
[CR] The breaker cover securing screw is missing.

[CR] A number of the circuit breakers are not labeled or labeled properly. The circuit breakers should be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.



**1211  
WORKMANSHIP**

**[SC]** Breaker amperage exceeds wire capacity. Install proper size breaker.



**CIRCUIT WIRING METHODS**

**1219  
DESCRIPTION**

Branch circuit wiring is copper 120 /240 volt.

Branch circuit wiring is in original metal flex conduit, older cloth insulated added wiring is evident in the craw space, and added non-metallic sheathed cable is the attic.

**[CR]** The cloth insulated wiring in the craw space is feeding the rear right bedroom and not secured.



**Unsecured older added wiring.**

**1220 CIRCUIT  
WIRING**

The visible areas of the original branch circuit wiring appeared functional.

**[FE]** The original wiring does not have a visible separate ground wire in the room receptacles. The metal flex appears to be used as a ground. Today only 5' of flex conduit could be used as a ground conductor.

**[CR]** Two junction boxes without covers are evident in the attic.

**[SC]** Improper exposed wiring splicing is evident in the attic above the 3/4 bathroom.



**A/C metal flex is not secured & open J box**

**1221  
INSPECTOR  
RECOMMENDS**

**[SC]** Improper exposed wiring splicing above the 3/4 bathroom should be corrected, and the added fan wiring /installation evaluated.



The added wiring over 3/4 bathroom.

## RECEPTACLES & LIGHT FIXTURES

**1224 SWITCHES** The switches are functional.

**1225 RECEPTACLES** The receptacles are functional, with exceptions.

**[SC]** The rear left bedroom receptacle is damaged and scorched.

**[RU]** The majority of the bedroom and room receptacles are two slot ungrounded.

**[SC] [RU]** The kitchen, garage and exterior receptacles are not GFCI protected. This condition is a safety hazard.

**1226  
LUMINARIES  
[LIGHTS/  
FIXTURES]**

The luminaries [lights] are functional.

## KITCHEN & LAUNDRY

### KITCHEN

**1300 COUNTERTOP(S)** **[CR]** The tile grout is missing. I recommend re-grouting to prevent moisture and debris intrusion between the materials.

**1301 CABINETS** The cabinets were functional. One loose hinge noted.

**[SC]** Rodent droppings are evident below the sink. Rodents appear to be entering the hole in the cabinet behind the dishwasher. This condition is a health concern.



Rodents appear to enter dishwasher opening

**1302 COOKTOP** Electric cooktop functioned.

**1303 OVEN(S)** The electric oven functioned.

**1304 EXHAUST VENT** The exhaust vent fan built into the microwave functioned, with exception.  
The unit screens are soiled.

**1305 DISHWASHER(S)** The dishwasher functioned through the "Normal Cycle", no evidence leakage.  
**[CR]** The dishwasher is not secured properly.  
**[SC]** The dishwasher is connected directly to the drain pipe /garbage disposal. This installation is improper and a health concern. A required air gap device is lacking.  
**[FE]** The water supply tube appears to be undersized.



**1306 FOOD WASTE DISPOSAL(S)** The garbage disposal functioned.

**1308 MICROWAVE** The microwave oven functioned and heated a glass of water.

**[FE]** The luminaire [light] failed to function.

**1316 KITCHEN PLUMBING** The faucet, sink and plumbing was functional, with exceptions.  
The sink is slightly worn and chipped.

**1317 COMMENTS** **[FE]** Function of copper pipe is unknown.





### LAUNDRY FACILITIES

#### 1318 MACHINE PLUMBING

[RU] The laundry faucets are in use, no visible leaks, although corrosion is evident. Washing machines are not operated.

[CR] The laundry faucets are corroded. I recommend the faucets be replaced with a single lever ball valve that controls the hot and cold simultaneously to shutoff the water off after washing, to prevent the hoses from breakage and water damage.

I recommend installing a leak drain pan below the washing machine.



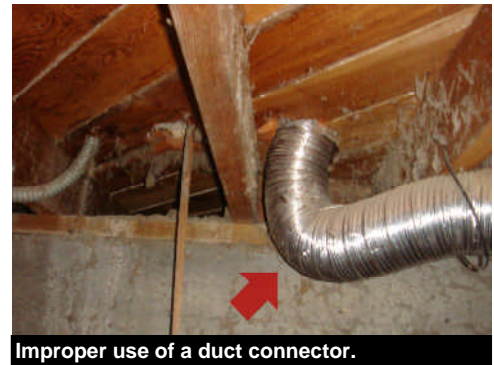
#### 1319 DRYER ENERGY SOURCE(S)

The dryer hookup is provided for an electric unit only.

#### 1320 DRYER VENT SYSTEM

[SC] The dryer vent duct is a connector. This condition is a fire safety concern.

[CR] Connectors should not be used in place of a metal smooth wall solid duct as required.



#### 1321 SINK & PLUMBING

The faucet, sink and plumbing were functional with exception.

[CR] The sink drain is corroded and rusted.





## BATHROOM(S)

### BATHROOM(S)

#### 1400 BASIN(S) & FAUCET(S)

The basins, faucets and piping were functional, with exceptions.

[CR] The hall basin faucet leaked at the right cold, and the drain pipe is corroded.



Hall bath corroded /rusted drain pipe.

1401  
**COUNTERTOP(S)** The countertop is functional.

1402  
**CABINET(S)** The cabinets are functional.

1403 **TOILET(S)** The toilets functioned.

The toilets are not caulked and sealed at the floor.

1404  
**BATHTUB(S)** The tub/shower combo was functional, with exception.

[CR] The tub shower diverter failed to fully divert all water to the showerhead.



Diverts only half the water.

1406  
**SHOWER(S)** The shower stall was functional, with exception.

Remove the hair and clean the shower stall drain.

1407  
**ENCLOSURE(S)** There is only a shower stall curtain.

**1408  
VENTILATION**

Mechanical exhaust fan in the 3/4 bathroom, and windows in the two bathrooms were all functional.

[CR] The 3/4 bath exhaust fan duct is improperly connected into the original abandoned water heater vent flue.

[SC] The transite pipe is asbestos and was broken in half to install the vent flex duct.



Broken in half transite pipe is asbestos.

**1410 CEILING  
HEATER(S)**

The bathrooms only have central heating and A/C.

## INTERIOR OF BUILDING

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**CEILINGS**

**1500 DESCRIPTION** Plaster / lath board, with sprayed on plaster.

**1501 CONDITIONS** The ceilings did not have visible defects.

**WALLS**

**1503 DESCRIPTION** Plaster / lath board.

**1504 CONDITIONS** There were no visible defects evident.

**FLOORING**

**1508 DESCRIPTION / MATERIALS** Wood and sheet vinyl.

**1511 SHEET VINYL** The vinyl flooring appeared functional.

**1512 WOOD** The visible areas of the wood flooring appeared functional, with common signs of aging and wear.

**FRONT ENTRY DOOR**

**1517 CONDITIONS** The wood and glass door is functional.

**INTERIOR DOORS**

**1520 DOOR CONDITIONS** The doors were functional, with exceptions.

[CR] The hall door rubbed the jamb /sticks and does not latch.

[CR] The kitchen and 3/4 bathroom pocket doors were off the upper track, and or very difficult to operate.

**1521 CLOSETS** The closets were functional, with exception. The front right bedroom closet door does not latch.

**SMOKE ALARMS**

**1529 LOCATIONS** Hallway and bedrooms.

**1530 SMOKE ALARM(S)** Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke, which is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

**1531 INSPECTOR RECOMMENDS** Recommend installing additional smoke detectors into the garage, laundry and dining area.

I recommend installing Carbon Monoxide detectors with the manufactures installation instructions for health and safety.