

# *Pre-purchase Home Inspection Report*

Exclusively for: Good Client

Sample of a 83 year old 1,000 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

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 #2, H.B. CA. 92649-3367.

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**Certification in:**

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

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. SCE's rebates [www.sce.com](http://www.sce.com)

## CLIENT & SITE INFORMATION

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

File # 130910

Date of inspection: September 13, 2010

Time of inspection: 10:00 AM - 3:00 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 moist to dry.

## BUILDING CHARACTERISTICS

**MAIN ENTRY** Faces: the street.

**DESCRIPTION** 83 year old, single-family residence.

**TYPE OF  
STRUCTURE**

Wood frame construction, on a raised concrete foundation, with the majority of the roof low sloped.

## UTILITIES

All three utilities were on during the inspection.

## OTHER INFORMATION

**PEOPLE  
PRESENT**

**People present:** listing agent, buyer's agent, client and plumbing contractor camera / scoping the drain lines.

**BUILDING  
OCCUPIED**

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors were restricted by furniture or personal belongings. I recommend inspecting in closets, cabinets, blocked walls, floors, windows, receptacles and behind appliances when vacant.

**INSPECTED BY**

Steven William Garcia.

**COMMENTS**

Where noted, material defects in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the Condition Code section of page 3 of this report. I recommend all maintenance, repairs, or corrections be made by the appropriate specialist in the appropriate trades using approved methods prior to the close of this transaction.

## 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] I recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[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.

[CR] The grade at the rear adjacent to the garage left side door is improper and a low point.

[CR] The grade /hardscape at the left side of the house is above the house foundation mud sill improperly. A concrete curb has been added due this condition. The bottom of the foundation vent is 6" above the wall frame / mud sill. The curb does not correct the improper drainage condition.



The house foundation adjacent to the the left sidewalk has excessive efflorescence from moisture. See picture 211 below.

#### 201 SITE DRAINAGE

**Description:** Grading surface water runoff only. No visible landscape drains.

[CR] The surface drainage appeared functional at the front and right side of the house only. The grading noted above is improper for proper drainage.

[CR] The improperly sloped grading noted above will cause water to puddle next to the building and garage.



[FE] The site should be evaluated during or after a heavy rain, for grade corrections, drainage installation and downspout termination.

The picture shows the grade slope to the garage, and the roof downspout does not terminate to the alley as it should.

**202 DRIVEWAY / PARKING**

[CR] The concrete driveway is broken with cracks are up to 1/2".



**203 WALKWAY(S)**

The right side walkway is functional with cracks evident.

[CR] Signs of puddling water is evident at the left walkway.



**204 MAIN ENTRY**

The tile entry/porch appeared functional.

**205 PATIO(S)**

The front patio tiled surface is functional.

**207 WOOD DECK(S)**

[FE] The underside of the deck and framing is not accessible or visible to inspect.

[FE] Lag screws into the house wall frame rim joist are visible in the crawl space.



## 208 STEPS & STAIRS

**Description:** Concrete steps at the right side and tile front entry steps are functional.

[SC] The deck wood steps rise is improper and uneven. The steps exceeds the 3/8" allowed variance. This condition is a trip hazard.



**211 COMMENTS** [CR] The house foundation adjacent to the the left sidewalk has excessive efflorescence from moisture.



## 212 ROOF GUTTERS

The house and garage roof drains terminate at the left side of the buildings.

[CR] The house roof drain downspout terminates at the left fence corner. The sidewalk where the downspout terminates does not appear to slope towards the alley as it should. This is an improper downspout termination point due to the improper slope of the sidewalk.



Downspout termination point.

## 213 DOWNSPOUTS

[CR] The garage downspout terminates at a concrete curb and fence post. The grade slopes back towards the house. This is an improper termination of the downspout.



## 214 FENCES & GATE(S)

[CR] The metal gate /fence is rusted and damaged at the front.

[FE] The rear yard wood fencing is weathering, and the gate sticks on the concrete curb.

217

**LANDSCAPING**

[CR] The tree at the right side of the garage is touching or over-hanging the roof. I recommend the tree be trimmed to prevent debris from falling onto the roof.

**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

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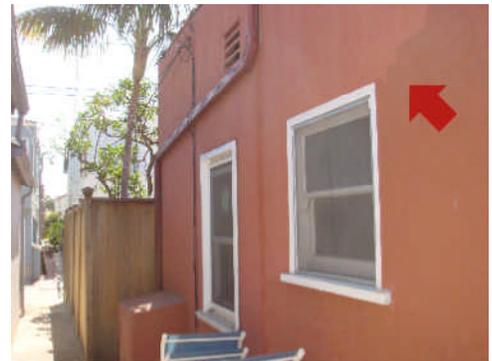
**BUILDING WALLS & SIDINGS**

310

**DESCRIPTION**

Stucco.

[FE] The stucco at the rear left appears to have two paint colors, and the downspout appears to have been recently relocated. I recommend the home owner be consulted as to the paint colors.

**312 STUCCO SIDING**

The stucco siding appeared functional, with common cracks, and with exceptions.

[FE] The stucco siding at the left side has evidence of past repairs. I recommend the home owner be consulted as to this condition noted.

[CR] Wires are sticking out of the stucco wall at the left side, and water stains are evident below the roof. The roof should have a drip edge flashing or the roofing material should have extend past the stucco. The interior wall is moisture damaged at this area.



[CR] There are gaps between the stucco siding and pipes. All gaps and voids should

be sealed properly.

This house 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.

**321 FLASHINGS** [FE] There is no metal flashing installed behind the siding and on top of the door and window trims.

The caulking and paint at the heads of the trims should be maintained.



**322 COMMENTS** The suspected pot shelf at the front of the house has a tile top. The tile grout should be sealed with a grout sealer.

The shelf framing /structure is not visible. The grout sealer may prevent moisture from entering the material below.



## TRIM & EAVES

### 324 TRIM & MOULDINGS

[CR] The rear garage door exterior trim is worn, weathered and the paint is chipping off.

[CR] The kitchen door stucco molding is moisture damaged.

[CR] The exterior cabinet doors and stucco trim for the electric panel and gas meter are moisture damaged, with broken hinge at the gas meter.



## WINDOWS & DOORS

### 327 EXTERIOR WINDOWS CONDITIONS

**Description:** Updated dual pane vinyl double hung windows, and one original single pane double hung bathroom window.

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

[CR] The bathroom window pane is cracked/broken.

[CR] The living room screen is damaged.

### 328 INTERIOR WINDOWS OPERATION

The accessible windows were functional, with exception.

[CR] Paint is chipping off the right bedroom window.

### 329 EXTERIOR DOOR CONDITIONS & OPERATION

**Description:** The kitchen door is a wood door with window. The bedroom has an updated vinyl dual pane door and side light.

[CR] The kitchen exterior door is damaged with excessive deterioration.

[FE] The bedroom door is functional, with exception. The bottom weather strip has slight damage, and a doggie door has been installed into the side light.



## GARAGE

### GARAGE

#### 400 INFORMATION

The garage roofing material is only sealed with mastic at the house stucco wall.

[CR] The mastic is starting to peel off. The mastic will need to be maintained.



**401 EXTERIOR**

**Description:** The low sloped roofing material has been updated with a suspected single-ply torch applied modified bitumen.

The roof is functional. The roof only has one drain, and the tree drops debris that could plug the drain. Keep the tree cut back.

**402 ROOF / FRAMING**

The original 2X4 roof rafters appear to sag a bit. The updated roofing material is not a heavy material. I recommend only one roofing system /material be installed on this framing system.

[CR] Two of the roof rafters have been notched improperly up to 3/4". The door opener track and the separated electrical conduit are hung from one of the notched rafters!

[CR] Areas of the framing has insect damage and moisture damage to the rear door jambs.

**403 INTERIOR / WALLS**

Exposed wall framing appears functional, with exceptions.

[FE] I recommend the rear door framing be evaluated and updated for seismic movement.

[FE] The exposed /visible wall sill plate has been bolted.

**404 INTERIOR CONDITIONS**

[FE] The interior of the garage slab /foundation and walls are partially blocked with personal belongings.

The garage interior should be inspected when the personal belongings are removed and vacant.

[FE] The suspected added laundry machines have reduced the garage parking space to 15' from the door to the machines.



[SC] A vehicle impact barrier post is not provided in front of the gas dryer.

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

[SC] There is a large hole in the fire separation wall behind the laundry machine and joining living space.

**406 CONCRETE  
SLAB**

The visible areas of the slab is functional, with exception.

The slab does not slope towards the driveway.

**407  
VENTILATION**

Vent openings are not provided. Vents may not be needed, only one gas appliance / dryer inside.

I recommend replacing the fixed glass window with a open-able window for ventilation.

**408 OVERHEAD  
DOOR(S)**

**Description:** Metal tilt-up non-insulated door was functional, with exceptions.

[SC] The door springs are older /outdated and do not have safety restraints to help minimize damage or injury in the event of breakage. The springs should be replaced for safety.

**409 AUTOMATIC  
DOOR  
OPENER(S)**

The automatic garage door opener was operational.

[SC] Power was supplied to the garage door opener via an extension cord. This installation is improper and should be corrected.

[FE] The auto-reverse safety system was not tested to prevent damage to the opener and door.

**411 EXTERIOR  
PEDESTRIAN  
DOOR**

Updated metal doors are provided.

[FE] The right door is locked and was not tested.

The left door was operational.

## ROOFING SYSTEMS

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### DESCRIPTION

#### 500 AGE & OR DECK SLOPE

Approximate Age of roofing material is 10 - 15 years old.

Flat low slope roof deck, with a sloped tile roof at the front.



#### 502 ROOF COVERING(S)

Built-up roofing with a mineral surface cap sheet surface at the low sloped roof area.

Clay tile roofing material at the front sloped roof area and parapet wall caps.



Broken ridge tile. See notes below.

#### 503 ROOFING LAYERS

I was unable to identify the number of layers /roofing materials installed.

#### 504 INSPECTOR NOTES

[CR] The parapet walls tile caps are broken and missing.



## ROOFING MATERIALS

**510 CLAY TILES** The visible areas of the roof surface appeared functional, with exceptions.

[CR] One ridge tile is broken, and the right side rake tile installation is uneven and irregular.



**514 BUILT-UP ROOFING**

[FE] The roofing material is blistered and the mineral surface is weathered and worn off at areas.

This roofing material is at or nearing its life expediency.



**515 PARAPET WALLS**

[CR] The roofing material is separating from the parapet walls below the tile caps.



**516 COMMENTS** [CR] The roofing material and mastic /tar is separated from the left short cosmetic chimney.



**FLASHINGS****517****DESCRIPTION**

No visible metal flashing at the low sloped roofing system or the front tile roof.

The low sloped roof vents and pipes are sealed with roofing material and mastic /tar.

[FE] The tile roof to wall intersection appears to have mortar and mastic /tar with a mineral covering.

[CR] The tile roof to the wall intersection has cracked mortar and mastic sealant.



Roof to wall material, no visible flashing

**518 FLASHINGS**

[CR] There is no kick-out flashing at the tile termination and stucco wall. Void /gap evident at the right side.

**519 INSPECTOR RECOMMENDS**

[CR] The rake tiles and down-sloped edge of the roof does not have flashing or underlayment over the edge /stucco wall.



Irregular uneven rake tile installation.

## 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)

The updated living room furnace exhaust flue pipe and weather cap is functional.

[FE] The older wall furnace vent flue and cap is rusted.

[FE] The two wagon caps are rusted. One wagon cap function is unknown, and may have been for a water heater in the kitchen.



## ROOF DRAINAGE

### 525 GUTTERS

The house roof drain is rusted. Paint the metal with a oil based rust inhibitor.



**527 COMMENTS** There is only one 4" roof drain at the left side. The roof drain area should be kept free of debris and wires.



## ATTIC(S)

### ACCESS OPENING(S) & ACCESSIBILITY

**600 ATTIC  
OPENING(S)**

Access: 1 opening at the rear right bedroom closet.

The attic space was only visible from the opening due to the low sloped roof framing.



**602 COMMENTS** [SC] The kitchen vent duct is separated. This condition is potential a fire safety hazard.



## FRAMING

603

### DESCRIPTION

Conventional framed roof rafters and ceiling joist, with 1"x 6" roof sheathing boards.



605 ROOF  
RAFTERS

The very limited visible areas of the rafter framing appeared functional.

607 ROOF DECK  
SHEATHING

The very limited visible areas of the roof sheathing appeared functional.

608 PURLINS  
SUPPORTS

The limited visible areas of the purlins and braces appeared functional, with exception.

[FE] One visible purlin has a sag adjacent to a knot.



610 CEILING  
JOISTS

The very limited visible areas of the ceiling joists appeared functional.



**611 INSPECTOR  
RECOMMENDS**

[FE] I recommend the electrical wiring be inspected at the kitchen additions /alterations, and the furnace gas vent flues installation.

**VENTILATION****613****DESCRIPTION**

Vent types: Wall vents.

**614****VENTILATION**

The visible attic ventilation appeared adequate for this location, with exception.

[CR] The vent screens are damaged, deteriorated and missing. The screens should be replaced with 1/4" screen mesh to prevent birds, rodents or other animals from entering the attic space.

**INSULATION****617****DESCRIPTION**

None. Insulation should not be installed in this attic due to the original knob & tube wiring.

I recommend board insulation be installed onto the roof deck before re-roofing if the knob & tube wiring is not replaced.

I also recommend a torch applied modified bitumen roofing material with a smooth surface to coat with a reflective material.

## FOUNDATION /SLAB & OR SUB-STRUCTURE

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**UNDER-FLOOR VENTILATION****800****VENTILATION  
CONDITIONS**

[FE] The crawl space ventilation is minimal due to modifications to the structure and/or the type of construction. Proper ventilation is vital for moisture control.

## FOUNDATION & COMPONENTS

801

### FOUNDATION TYPE(S)

Raised concrete perimeter foundation with interior wood beams supported by concrete piers /wood posts, and a center concrete stem wall.



Excessive efflorescence at left foundation

### 802 FLOOR FRAME DESCRIPTION

Wood beams, floor joists and 1X6 board subfloor.

805

### FOUNDATION/ STEM WALLS

The visible foundation areas of the structure appeared functional, with exceptions.

[FE] The concrete foundation has evidence of cracking possibly due to settlement/movement and/or seismic activity.

[CR] There is a condition known as efflorescence on portions of the foundation walls. This is a salt deposit left when moisture in the foundation evaporates. It indicates that the foundation is experiencing wet and dry cycles. I recommend the exterior grading and drainage be improved to divert moisture away from the foundation.



View of the center stem wall /framing.

807 PIERS

The visible areas of the piers and posts appeared functional.



View of piers, posts at front right girder

**808 FRAMING** The visible floor framing appeared functional, with exceptions.

[CR] Moisture damage is evident below the bathroom at several locations.



**809 MUDSILLS** [CR] The visible mud sill at the left side on the foundation appears to be lifting on the inside / opposite side of the rim joist bearing point.

[FE] The mud sill appears to have moisture damage at areas, and lacking section of the sill at the left side.

[RU] The mud sill is not bolted down to the foundation. I recommend blocking, metal fasteners and hold downs /bolts.



**811 FLOOR JOISTS**

The visible areas of the floor joists appeared functional, with exception.

[CR] The floor joists under the bathtub has been notched and cutoff /supported improperly.



**812 FLOOR BEAMS**

[RU] The beams are in acceptable condition. However the shims are crushed, and no gussets or mechanical connectors were installed at the post-to-beam connections. I recommend the installation of mechanical connectors is recommended as a seismic upgrade.

**813 SUBFLOOR** [CR] Moisture stains, damage and notched framing is evident below the toilet.

The tile flooring around the toilet is uneven from movement.



**814 INSPECTOR RECOMMENDS** [CR] I recommend drainage improvements at the left and rear of the house /foundation.



**815 COMMENTS** View of electrical metal flex conduit on the soil improperly, and foundation /crawl space limited access adjacent to the water heater.



## UNDER-FLOOR ACCESS OPENING(S)

**816**

**ACCESSIBILITY** Accessed from the exterior at the left side of the house.

[CR] The access opening is undersized and was very difficult to enter and exit.

[CR] The crawl space is too low to fully enter and inspect. Only the rear left was somewhat accessible.

[FE] Only 1/4th of the crawl space could be inspected due to the low head clearance and center stem wall /framing.



[CR] Access should be made a for full inspection and maintenance needs.

## FOUNDATION /WALL ANCHORING

### 817 ANCHORING & BRACING

[RU] Foundation visible mud sill plate is not bolted.

I recommend seismic connections /hold downs between the building wall framing and the concrete foundation using approved hardware and methods.

### 818 CRIPPLE WALL(S)

Not applicable to this structure, none.

## 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

### WATER SERVICE

#### 900 MAIN SHUTOFF LOCATION

The updated main water shutoff valve is located at the front of the house, and was functional.



#### 901 MAIN WATER SERVICE LINE

Materials: 3/4", Copper pipe.

[FE] The pipe is not wrapped to protect from the soil and hardscape.

### WATER SUPPLY PIPING

#### 904 DESCRIPTION

Materials: Copper piping.

[RU] The water supply pipes are un-insulated. All exposed hot water supply pipes in the crawlspace and at the water heater should be insulated to help minimize heat loss.

## 905 WATER PIPING CONDITIONS

The visible water supply piping appeared functional, with exception.

[CR] The static water pressure was measured at an exterior hose faucet and was 85 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.

[FE] The tub spout pipe is loose in the wall.

[FE] The kitchen underside was not accessed.



View of the plumbing below the tub.

## 906 HOSE FAUCETS

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

[CR] The front hose faucet /bib handle was damaged /missing.

[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.



## WASTE DRAIN & VENT PIPING

### 908 UNDER FLOOR DRAIN PIPING DESCRIPTION

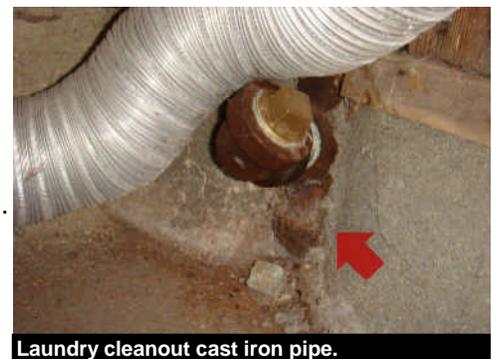
Materials: A combination of updated ABS plastic, cast iron and galvanized piping.

### 909 DRAIN PIPING CONDITIONS

The under floor /crawl space visible waste piping appeared functional, with exception.

[FE] There is corrosion and rust on the cast iron drain piping, no leakage noted.

[FE] The kitchen underside was not accessed.



Laundry cleanout cast iron pipe.

### 910 UNDER SINK /BASIN DRAIN PIPES

The visible drain pipes were functional, with exceptions.

[CR] The kitchen left sink drain is slow or blocked. The drain pipes configuration is irregular.



### 911 DRAIN / WASTE VENT PIPING

The visible areas of the vent pipes appeared functional.

## FUEL-GAS SYSTEM

### 913 GAS METER & SHUTOFF LOCATION

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

[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.

Seal the stucco wall at the gas supply pipe.



### 915 FUEL-GAS PIPING

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

[SC] The gas piping lacked adequate strapping/fastening to the structure in the crawl space.

[FE] I recommend all of the rusty gas pipes be evaluated after access is made in the crawl space.

The picture shows the cut /notched framing adjacent to the toilet water closet.



View of the gas pipes in the crawl space.

## WATER HEATER(S)

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### WATER HEATER INFORMATION

#### 1001

**LOCATION(S)** The 30 gallon 12 year old natural gas water heater tank is located in an added exterior closet at the rear.

### WATER HEATER CONDITIONS

#### 1008 TANK(S) CONDITIONS

The water heater tank was functional.

The tank is approaching the end of its life expectancy due to age.

[CR] There is lint buildup that should be cleaned out for fire prevention.



#### 1009 WATER SUPPLY / CONNECTORS

The water supply connectors are functional. I recommend insulating the exposed water piping /connectors to minimize heat loss.

[CR] The water supply shutoff valve is corroded. I recommend replacing with a ball valve.



#### 1010 TANK VENTING SYSTEM(S)

The visible areas of the flue vent piping are intact and secured at the connections.

#### 1011 COMBUSTION AIR OPENINGS

Combustion air supply for the water heater is provided. See 1008 notes above.

#### 1012 ENERGY SOURCE(S)

The gas shutoff valve and flexible gas connector appeared functional.

[FE] The water heater gas supply pipe is also fed from the one gas supply line to the dryer.

Gas pipe sizing is not in the scope of this inspection.

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

[CR] The temperature /pressure relief valve discharge line is too short. An approved discharge line should be installed extending to the exterior and terminating close to the ground facing downward.



**1014 SEISMIC  
SAFETY STRAPS**

The water heater is double strapped and stabilized/blocked to resist movement.

**1015  
CONTROL(S)**

The temperature control is set in the "normal range" and the water at the faucets is warm/hot.

**1017  
PLATFORM**

The platform is functional.

**1019  
ENCLOSURE**

The enclosure is functional.

The bottom of the enclosure should be free of dryer lint.

## HEATING & A/C SYSTEMS

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

**1100  
LOCATION(S)**

There is an older wall furnace in the hall, and an updated wall furnace in the living room.

[FE] Building permits should be obtained for the installation of the two furnaces as required for safety.

**1106 UNIT(S)  
CONDITIONS**

[FE] The hall furnace gas supply valve was off, shut down, the unit is non-operational at this time.

The older wall furnace is soiled and the gas vent flue is rusted above the roof. This furnace should not be turned on without cleaning and full evaluation by a heating contractor /specialist, with written approval that the furnace is safe to operate.

The living room furnace operated.

**1107  
THERMOSTAT(S)**

The living room thermostat operated the furnace as required.

**1108 VENTING  
SYSTEM(S)**

[FE] The gas vent flues were not accessed in the attic to inspect.

**1110 BURNER(S)** The living room burners operated properly.

**1112 HEAT EXCHANGER(S)** The living room furnace heat exchanger is not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

[FE] The hall furnace is an older unit. I recommend having the furnace heat exchanger evaluated by an licensed heating contractor specialist.

**1115 ENERGY SOURCE CONNECTIONS** The gas shutoff valves and flexible gas connectors appeared functional.



Hall furnace gas valve and connector.

## ELECTRICAL SYSTEMS

### POWER COMPANY SERVICE CONDUCTORS

**1200 CONDUCTOR SERVICE DESCRIPTION** Overhead service conductors, 120 /240 Volt. 3 conductors.

**1201 CONDUCTOR CONNECTION POINT** The overhead service wires and weatherhead appeared to be functional, with exception.

[CR] Tree branches are in contact with the overhead service entrance cables.



### SERVICE EQUIPMENT

**1203 CAPACITY** The electrical system capacity appeared adequate for the structure.

## SERVICE EQUIPMENT GROUNDING

### 1206 GROUNDING & BONDING

[SC] The grounding and bonding was not visible/located ?

I recommend a ground rod be installed below the panel for proper grounding, and a bonding conductor should be attached to the copper pipes.

## MAIN SERVICE PANEL

### 1208 MAIN PANEL & LOCATION

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

### 1209 DISCONNECTS / CIRCUITS

The panel has 7, 110 volt circuit breakers, and 1, 220 volt circuit breaker for the laundry dryer.



### 1210 MAIN PANEL

[SC] The protective "dead front" cover is missing from the circuit breakers.

[SC] The outer front cover hinge is loose. The cover is not secured properly.

[CR] The circuit breakers should be labeled as required after the cover is installed.



**1211  
WORKMANSHIP**

The wiring within the panel appeared functional, with exceptions.

[FE] The bottom left circuit breaker may not be compatible to this panel. An original cloth insulated wire is connected to the 20 amp. breaker.

[FE] Double lugging is evident at one of the circuit breakers.



**CIRCUIT WIRING METHODS**

**1219  
DESCRIPTION**

Branch circuit wiring is original two wire aluminum clad copper cloth insulated knob & tube wiring.

Updated copper romex wiring, metal conduit and flex wiring is evident.



Original knob & tube & added wire in attic

**1220 CIRCUIT  
WIRING**

The visible areas of the branch circuit wiring appeared functional, with exceptions.

[FE] The kitchen has been remodeled with new lighting and visible wiring in the attic. The attic area over the kitchen was not accessed to inspect the wiring. There appears to be an exposed wiring splice and uncovered junction box in the attic.

[CR] Metal flex conduit should be secured and separated from the soil in the crawl space.



Romex wire spliced into knob & tube wiring

[SC] Metal conduit in the garage is separated, and the outlet junction box is not secured on the wall above the sink.

[SC] Extension cord is installed in a permanent manner at the garage improperly.

**1221  
INSPECTOR  
RECOMMENDS**

[FE] I recommend the electrical system be evaluated and corrected by a licensed electrician /specialist.

## RECEPTACLES & LIGHT FIXTURES

1222

**DESCRIPTION** [SC] Two slot receptacles at the rear exterior and bathroom.

1224 **SWITCHES** The accessible switches are functional, with exception.

[FE] I was unable to identify the kitchen switch function at the side door. I recommend consulting with the home owner.

1225

**RECEPTACLES** [SC] The front exterior, living room and bedrooms three slot receptacles are not grounded.

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

1226

**LUMINARIES  
[LIGHTS/  
FIXTURES]**

The luminaries [lights] are functional, with exceptions.

[CR] The bathroom wall fixture is not secured properly.

[RU] The garage pedestrian door is lacking lighting.

[FE] Exterior light fixtures should be sealed to the stucco walls.

1230 **PADDLE  
FAN(S)**

[CR] One kitchen ceiling fan wobbled. The fan mounting and wiring should be evaluated in the attic.

## KITCHEN & LAUNDRY

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### KITCHEN

1300

**COUNTERTOP(S)** **Description:** Tile countertops are functional.

[CR] The grout/caulking is cracked at the sink. I recommend caulking /silicone to prevent moisture intrusion between the materials.

1301 **CABINETS** The cabinets were functional.

1302 **COOKTOP** The gas range burners functioned.

1303 **OVEN(S)** The gas range oven /boiler functioned.

1304 **EXHAUST  
VENT**

The exhaust vent fan built into the microwave functioned, with exception.

[SC] The duct in the attic is separated. This condition is potential a fire safety hazard.

1305

**DISHWASHER(S)** The dishwasher functioned through the "Normal Cycle", with exception.

[CR] Water drains out of the air gap improperly when the unit is on the drain cycle. The drain hose or air gap may be plugged up.

**1306 FOOD  
WASTE  
DISPOSAL(S)**

The garbage disposal functioned, with exception.

[CR] The disposal made unusual noises.

**1308  
MICROWAVE**

The microwave oven functioned and heated a glass of water.

**1316 KITCHEN  
PLUMBING**

The faucet, sink and plumbing was functional, with exception.

[CR] The kitchen left sink drain is slow or blocked. The drain pipes configuration is irregular.

**1317  
COMMENTS**

A water filter appears to have been installed for the refrigerator. No access below the kitchen.

**LAUNDRY FACILITIES****1318 MACHINE  
PLUMBING**

The laundry faucets are in use, washing machines are not operated.

[CR] The laundry faucets are corroded.

**1319 DRYER  
ENERGY  
SOURCE(S)**

There is both gas and 220 volt electric hookups for a dryer.

[FE] The water heater gas supply pipe is also fed from the one gas supply line to the dryer.

Gas pipe sizing is not in the scope of this inspection.

[FE] The 220 volt receptacle was not accessible to test.



### 1320 DRYER VENT SYSTEM

Dryer venting is provided and terminated at the exterior.

The vent hood termination is at the base of the water heater cabinet. The water heater has lint build-up. See water heater picture.

The lint is a combustible material and should not be allowed to buildup in front of the tank.

[FE] I recommend blowing the vent duct out before connecting the dryer to remove any lint that may be in the duct and hood.



### 1321 SINK & PLUMBING

[CR] The faucet leaked at the handles when operated.



## BATHROOM(S)

### BATHROOM(S)

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

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

[CR] The drain pipe is corroded, and the basin is lacking a drain screen.



1403 TOILET(S) The toilet functioned, with exception.

[CR] The toilet is loose on the floor.

#### 1404 BATHTUB(S)

The tub/shower combo was functional

[FE] The underside of the tub is rusted.



#### 1407 ENCLOSURE(S)

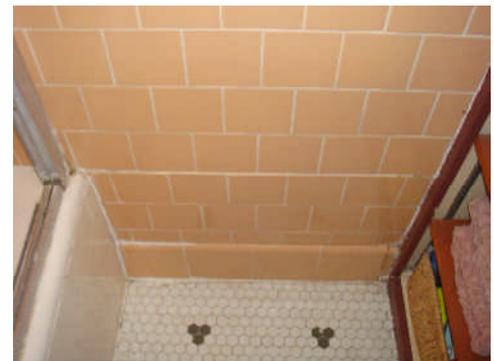
[SC] The enclosure contained the older wire embedded glass, and the glass is cracked. The enclosure should be updated with tempered safety glass.

#### 1408 VENTILATION

[CR] The bathroom window was operational, although the glass is cracked.

#### 1411 COMMENTS

[CR] The tiled wall below the window is moisture damaged and loose.



## INTERIOR OF BUILDING

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### CEILINGS

**1500**

**DESCRIPTION**

Wood lath and plaster.

**1501**

**CONDITIONS**

The ceilings appeared functional with some cracks at areas of the rooms, with exceptions.

[CR] The bathroom ceiling is blistered, the paint is chipping and peeling.



### WALLS

**1503**

**DESCRIPTION**

Wood lath and plaster.

**1504**

**CONDITIONS**

The walls appeared functional with some cracks at areas of the rooms, with exceptions.

[CR] Moisture damage and blistering is evident in the living room below and above the left window.

[CR] The hallway wall is damaged and the base board is missing.

[FE] Peeling and chipping paint in the living room.



View above living room window.

The living room front wall patching appears to be curtain rod patching. Consult the home owner.

**1505**

**INSPECTOR  
RECOMMENDS**

[FE] The cause of the living room wall blistering should be evaluated.

The home owner should be consulted as the cause of the hall wall damage.



View below living room window.

## CABINETS

1506

CABINET(S) /  
CONDITIONS

The hall cabinets are functional.

## FLOORING

1508

DESCRIPTION /  
MATERIALS

Wood and tile in the bathroom.

1512 WOOD

The visible areas of the wood flooring appeared functional, with exceptions.

[FE] The living room floor and areas of the room floors squeaked when walked on.

[FE] The hall floor is uneven.

[CR] Moisture stains and some separation of the wood is evident at the rear door.

1513 HARD TILE

[CR] The bathroom tile flooring is cracked, lifted and damaged.



## FRONT ENTRY DOOR

1517

CONDITIONS

The updated wood panel dutch door is operational.

## INTERIOR DOORS

1520 DOOR

CONDITIONS

The doors were functional, with exceptions.

[CR] The rear bedroom doors rubbed the left jamb and right door top jamb. The right door knob does not operate properly.

**1521 CLOSETS** The visible areas of the closets appeared functional, stored items are present.

**1522**

**INSPECTOR  
RECOMMENDS**

The doors should not be shaved or cut. I recommend a foundation specialist evaluate the foundation, stem wall and piers for typical settling of a house of this age.

A good foundation specialist could level the floors and door frames from below.

**SMOKE ALARMS**

**1529**

**LOCATIONS**

[RU] I recommend upgrading to the current building standards and installing smoke detectors in each of the sleeping rooms and areas adjacent to them and in all other locations recommended by the smoke detector manufacturers installation instructions.

**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**



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