Property Inspection Report

Prepared for
John and Jane Buyer

Inspection Address
1234 Any Street
Oakland, CA 94661

February 8, 2005

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John and Jane Buyer

INSPECTION ADDRESS
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Oakland, CA 94661

AGENT INFORMATION
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INSPECTION DATE AND TIME
February 8, 2005 2:00 PM

INTRODUCTION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. This report should not be used in lieu of the real estate standard disclosure statement.

The report may make note of systems or components that may require maintenance or have a recommendation for upgrading. As the building standards change many of the building practices commonly used are revised or stopped; these changes are frequently mentioned in home inspection reports and shouldn't reflect negatively on the property. A common area mentioned is the maximum spacing on railing, which has slowly decreased from 6 inches to the current 4 inches. So what was built to the standards at the time is no longer conforming. While immediate repair may not be required, consideration should be given to the upgrades during the next remodel or renovation.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report was prepared for the sole use by the above named client and their agent, if an agency contract exists. Any other parties desiring information regarding this property should obtain an inspection and report from their own contractor.

Photos, when used in this report, are to aid in the description and understanding of systems in areas not readily accessible. Areas that frequently generate photos include crawlspaces, roofs and attics.

As a courtesy, our inspector may identify systems or components that have been the subject of product recalls. A determination of whether all systems in the house are free from any recalls is beyond the scope of this inspection. We recommend home owners check the government's consumer protection site for recall information. The site can be found at http://www.cpsc.gov.

Report Definitions

New Condition - Components found in a new house or a component that has just been installed and still has labels. We recommend all installation materials be read regarding any warranties by the manufacturer or installing contractor.

Relatively New - This component has been recently installed and has seen little or no wear. We recommend all installation materials be read regarding any warranties by the manufacturer or installing contractor.

Minor Wear - This component is in good condition with some signs of wear. We recommend that the manufacturer's installation manuals be found to continue a regular maintenance schedule.

Moderate Wear - This component is in good condition with signs of average wear and aging. It appears to be in the middle of its typical lifespan.

General Wear - This component is functional, with signs of wear and possibly some minor damage. It is beyond the middle of its typical lifespan. Any damage or changes in function should be repaired or serviced to maintain the life expectancy.

Poor Condition - The component is near its useful life span. While possibly functional, it may not perform at its optimal or desired level. If it is still functional, servicing and further evaluation by a licensed technician is recommended. Upgrading or replacement should be considered as a future investment.

Beyond the Expected Life Span - Manufacturers often have an expected amount of time that the average component will function. This component has exceeded that statistical lifespan. It is continuing to function and may function for some time with proper servicing and maintenance. We recommend a licensed technician service this equipment and that a regular maintenance schedule be established. The future replacement or upgrading of this component should be recognized.

Table of Contents

GENERAL INFORMATION

Property Information

PROPERTY INFORMATION

This building is a single-family residence.

STORIES

This building is a single-story structure.

ENTRY FACES

The front entry faces west.

DESCRIPTION ORIENTATION

This report describes this building as viewed from the street. All references to the terms left, right, front and rear are made from this point of view.

SITE GRADE

The building site appears relatively level.

ENVIRONMENT CONDITIONS

The sky was overcast and the weather was dry at the time of our inspection. The temperature at the start of the inspection was in the high 50s.

The soil conditions were damp.

FURNISHINGS

The building interior was furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection. These areas should be examined after the furnishings have been removed.

AGE

This building appears to have been constructed in or around 1950.

ADDITIONS / MODIFICATIONS

Various modifications have been made to this building since its original construction, including additions at the rear. We recommend a permit history be obtained from the local building department to determine if modifications to this building were made with proper permits.

Utility Services

During an emergency situation you may need to know where to shut off the gas, water or electrical system. Below are those utility systems and their control locations. It is suggested that you know where these controls are and how they operate.

WATER SOURCE

The property uses public water. The house shut-off for the water is located at the exterior front.

There is usually a city water meter and shut-off located by the sidewalk in front of houses. These meters require a "curb key" to shut them off. It is not recommended that this be used to turn the water off to the house, as they aren't made for frequent use.

ELECTRICAL METER & MAIN

The main electrical panel is located at the exterior right side.

GAS METER

The emergency shut-off for the gas line is located at the exterior left side. The shut-off for the main gas

is located on the riser pipe between the meter and the ground. The valve should be turned 90 degrees either direction to turn off the gas.

SEWAGE DISPOSAL

The property uses public sewage system. The sewer clean-out is located in the crawlspace at the right side.

Other Information

HOUSE OCCUPIED?

The house is currently occupied.

PEOPLE PRESENT

There was no one present during the inspection.

Report Information

MOVING IN

After moving into a new house we recommend that all exterior locks be either replaced or re-keyed. Any alarm systems or electronically keyed doors should also have their codes changed.

SIDING & TRIM

Address

VISIBILITY PROBLEMS

A readily visible street address was not seen on the front of the house. We recommend the installation of an easy to read address at the front of the house where it can be seen by any emergency vehicle. Numbers should be at least 3 inches in height and at a height that a fire truck, ambulance or police vehicle would be able to find at night.

Siding

STUCCO

The building siding is primarily stucco. Stucco consists of cement and sand plaster, reinforced with wire mesh, and installed over a water-resistant membrane. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched.

We observed stucco cracking in several places. The stucco also shows substantial cracking in areas. Periodic repair of stucco cracking should be expected as part of routine maintenance.

In older buildings, the bottom of the stucco often extends below the soil level and may conceal decay or pest activity. These areas should be checked periodically for damage or pests.

We observed several indications of previous stucco repair and we recommend a history of these repairs be obtained.

WOOD SIDING

There is horizontal wood siding at the front under the gable end. It has signs of moderate wear.

GENERAL SIDING CONDITIONS

There are several holes and gaps in the siding and trim. We recommend all openings in the building exterior be repaired to prevent rainwater and/or animal entry.

The sealant used around the main electrical service panel is generally worn and may allow water entry

into the wall. We recommend repair or replacement of the sealant by a qualified contractor.

Exterior Paint

PAINT

For the most part, the paint has signs of moderate wear. The paint is peeling in several places at the trim, windowsills, and siding. We recommend the peeling surfaces be scraped, sanded, caulked, primed, and painted as needed.

The windowsills are unpainted in several places and we recommend painting as needed.

Trim

TRIM

The garage door trim is loose and we recommend it be properly secured or replaced.

Eaves

EAVES

Several fascia boards are damaged and we recommend they be repaired or replaced as needed.

DECKS & WALKWAYS

Porch

TYPE

There is a concrete porch at the front. It has moderate wear.

CONCRETE

The porch is constructed of concrete supported by wooden framing. Concrete, brick, tile, and other masonry stairs, landings, and decks are often supported by wood framing. A membrane is typically placed over the framing to prevent moisture entry and damage. The framing beneath should be regularly checked for signs of water penetration. Any cracks or openings in these surfaces should be caulked or filled to prevent water entry.

CONCRETE SUPPORT

There are cracks in the concrete in several places. We recommend the cracks be sealed to prevent water entry.

We observed possible signs of settling in this area. Future settling and movement in this area should be expected. Adjacent porches and walkways may tilt or settle away from the building, often because their footings or supports are not adequate. Rainwater may enter gaps created by the settling, resulting in additional movement or possible framing damage. Any gaps should be caulked or sealed to prevent water entry. Any substantial settling that creates a hazard to foot traffic should be repaired.

STAIR HANDRAILS

The railing openings are too large according to modern safety standards. We recommend proper railings be installed as needed for safety.

Staircases with four or more steps (or risers) should have handrails that are between one and one-half and two inches wide and that are shaped so that the handrail can be readily grasped. This requirement, while often ignored, is important for safe stairway usage. Handrails should be installed so that they are 34 to 38 inches above the leading edge of the stairway treads.

Handrails should return to the railing, post, or to the floor. They should not end in a projection that could be hooked by clothing or other items. Large railing openings, which may allow a child to fall through, should be modified for safety. Modern standards call for openings to be less than four inches in diameter.

The standard has been recently changed to four inches as it is found that many children can easily slip through a five-inch opening.

Porch #2

TYPE

There is a concrete porch at the left rear. It also has moderate wear.

CONCRETE

The porch appears constructed of steel-reinforced concrete with an open area below.

ACCESS

The area beneath was inaccessible to our inspection and defects may be present that were obscured from view.

Staircase

TYPE

There is a wood staircase and concrete landing at the right rear.

CONCRETE

The landing appears constructed of steel-reinforced concrete with an open area below.

STAIR CONCERNS

The steps are uneven, creating potential trip hazards, and we recommend they be modified as needed to provide a consistent height at each step. Individual steps in staircases should have a consistent height and depth for safe use. The difference between one step and any other step in the same staircase should not be more than three-eighths inch. Uneven steps are a potential trip hazard and should be corrected.

The wood stairs have open risers which are no longer a standard practice due to trip hazards and concerns for children falling through the stairs. During the repair or future replacement of the stairs we recommend modification of the open risers.

STAIR HANDRAILS

The railings are loose and we recommend they be repaired or reinforced.

The railing openings are too large according to modern safety standards. We recommend proper railings be installed as needed for safety.

Walkways

CRACKS

There are several typical cracks in the front walkways.

GROUNDS

Grading and Drainage

LOW AREAS

There is a negative slope at the rear, which can direct the flow of surface water toward the foundation or into the garage and could contribute to a defective drainage condition. For proper drainage, surfaces should slope away from the foundation. We recommend this area be monitored and the grading be corrected if necessary.

Landscaping

PLANTS & TREES

Plants are growing against the exterior in several places and we recommend they be removed or trimmed away from this building to prevent damage and insect entry.

Portions of the building exterior were inaccessible to our inspection and unobserved defects may be present in areas obscured by plant growth.

ON-GRADE STAIRWAYS

There is a concrete staircase on grade at the rear. It is generally worn. Several of the steps are uneven and loose, creating potential trip hazards, and we recommend modification to provide a consistent height at each step.

Retaining Walls #1

TYPE

There is a concrete block retaining wall at the rear. It has signs of moderate wear.

MISCELLANEOUS

The wall is not provided with sufficient barriers or guardrails to prevent a fall. We recommend adequate safety barriers be installed as needed.

Fencing

FENCING

There is wooden fencing at the sides and rear. Portions of the fencing are covered with plant growth and were not accessible to our inspection. The fencing is damaged in several places and we recommend the damaged fencing be replaced.

GATES

The left gate is difficult to operate and we recommend repair or adjustment as necessary for convenient operation.

The side gates were locked at the time of our inspection and were not inspected.

Exterior Structures

MISCELLANEOUS STRUCTURES

There is a detached building at the rear, which we did not inspect.

ROOF

Roof Access

ACCESS

We inspected the roofing system from its surface after obtaining access with a ladder.

Roof

ROOF TYPE(S)

The main roof on this building is composition shingle, with moderate wear.

The rear addition has a gravel built-up surfaced roof. A front valley has smooth-surfaced, built-up roofing material. Both are generally worn.

COMPOSITION SHINGLE

Several shingles are damaged.

FASTENERS

There are several exposed nails. We recommend the exposed nails be sealed, removed, covered, or otherwise properly repaired by a qualified roofer. With time, exposed nails will rust and loosen and may cause leakage.

GRAVEL-SURFACED, BUILT-UP

A built-up roof or "BUR" (multiple layers of asphalt and felt) may have a gravel covering to protect the roof surface from the sun. These surfaces should be examined periodically to be sure the membrane is covered. It may be necessary to occasionally add gravel or redistribute existing gravel to maintain protection of the surface. Perimeter areas may be exposed and may wear out sooner than the covered portions. Exposed areas can be re-coated every few years with hot or cold asphalt or other suitable coatings to extend the life of the roof surface.

Worn built-up roofing

The gravel is not properly embedded in several places, leaving the membrane exposed. We recommend coatings be applied as needed to protect the roof surface from the sun, and the gravel be properly distributed.

The asphalt surfaces are exposed in several places at the roof perimeter. We recommend the exposed perimeter areas be coated to provide protection from sun damage.

The roof membrane is damaged in several places.

Moss is growing on the roof surfaces in several places. Moss should be removed periodically as part of routine roof maintenance. Moss will trap moisture that can damage the roofing material. Substantial moss growth can be removed by a company that specializes in cleaning roofs.

GRAVEL-SURFACED, BUILT-UP ROOF RECOMMENDATIONS

We recommend examination and repair by a qualified roofing contractor.

SMOOTH-SURFACED BUILT-UP

These surfaces are not protected from sun damage and we recommend proper, compatible roof coatings be applied.

SMOOTH-SURFACED BUILT-UP ROOF RECOMMENDATIONS

We recommend the roof be repaired by a qualified contractor.

Roof Flashings

FLASHINGS

The roof flashings are primarily sheet metal. Sheet metal, rolled roofing materials, or sealing compounds such as mastic, are the typical flashing materials used to prevent water penetration at roof surface connections and penetrations. Flashings need periodic maintenance and should be inspected annually.

A sheet metal diverter, or "kick-out," that directs roof water into the rain gutters and away from the siding is missing and we recommend a diverter be installed as needed.

MASTIC

Mastic has been used at several roof-flashing connections. Mastic is a general term for fibered roofing

cement, which is a thick roofing patching compound. Mastic is considered a temporary method to seal connections. Mastic dries out and cracks, typically requiring a new application every two to four years. Painting the mastic can help protect it from the sun and give a better appearance. The best procedure is to replace old metal flashings when a new roof is installed. It is common practice in some areas to leave old flashings in place and to cover them with mastic when applying new roofing over an existing roof surface.

The mastic is worn in several areas and we recommend these areas be properly sealed to prevent leakage.

Roof Drainage

GUTTER TYPE(S)

The rain gutters are sheet metal. They have signs of moderate wear.

GUTTERS CONDITIONS

Debris and debris have accumulated in several places. Rain gutters should be cleared periodically as part of routine maintenance.

DOWNSPOUT TERMINATION

The flexible plastic drainpipes extend across walkways, causing potential trip hazards, and we recommend these hoses be rerouted for safety.

SUBSURFACE PIPING

Several roof drainage downspouts are directed into subsurface drain lines. Roof drainage downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface-mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to be sure the drains are free flowing.

Flexible corrugated plastic tubing has been used for subsurface drainage piping. This material, while common, is more susceptible to clogging and is more difficult to clean out than the preferred rigid smooth wall plastic piping.

We recommend periodic inspections be performed to assure the roof drainage systems function properly. Observing roof and foundation areas during or shortly after heavy rains is a good way to find deficiencies in the roof and area drainage systems.

ATTIC

Attic

ATTIC ACCESS

The attic access is in a hall ceiling. We entered the attic by way of a ceiling-mounted pull-down staircase. Our inspection of this area was limited by items stored in the attic. Our inspection of the attic framing and other items was limited to the central area.

FRAMING

The attic is framed with 2x4 rafters and ceiling joists. The rafters are overlaid with board sheathing.

CONDITIONS

There are several stains on the roof framing, which indicate previous or active leakage.

Several aspects of the attic framing are outdated and the framing appears undersized by modern standards. We recommend the attic framing be examined and reinforced as needed by a qualified contractor before new roofing or other weight is placed on the framing.

ATTIC VENTILATION

Only minimal ventilation is provided to the attic area and we recommend the attic ventilation be upgraded when a new roof surface is installed. Adequate attic ventilation is important to prevent the accumulation of moisture, which can cause decay and damage, and to prevent excessive attic temperatures. Improved ventilation can reduce attic and interior room temperatures.

INSULATION

The attic is insulated with fiberglass batts that are rated at R-19. We suggest additional insulation be installed to reduce energy costs and to increase comfort. The standard for new construction is eight to twelve inches of insulation sufficient to achieve an insulating value of R-30 or R-35. The attic wiring should be checked by an electrician before insulation is added.

The insulation coverage is uneven and we recommend insulation be added or the insulation be redistributed as needed to provide even coverage.

The insulation is installed with the vapor barrier facing on the wrong side, away from the conditioned space or interior. An inverted vapor barrier can allow moisture to collect in the insulation and may lead to framing damage. One method to prevent moisture accumulation is to cut slits in the paper or foil backing. In moderate climates, vapor barriers typically have little effect, and correction of an inverted vapor barrier is usually not necessary.

Wood scraps and other construction debris have been left in the attic. We recommend they be removed.

The attic insulation is partially covered with flooring and we were not able to determine the coverage, thickness, or condition in these areas.

ELECTRICAL

Electrical wiring has been placed on the top of the framing near the attic access opening without proper protection. We recommend proper protective strips be installed to protect the wiring near the access opening.

STRUCTURE

Structure Type and Access

TYPE

This building is a wood-framed structure.

ACCESS LOCATION

Subfloor accesses are at the right and right rear exterior. One is in the garage.

The right subarea access door is damaged and we recommend it be repaired or replaced.

The right rear subarea access door is loose from its hinges and we recommend it be repaired or replaced.

The garage subarea access door is substandard and we recommend a new, properly framed subarea door, with hinges and a latch, be installed to allow for convenient access, which is necessary for routine maintenance.

OBSERVATION

We inspected the subfloor areas by crawling beneath the accessible portions of the building floors.

Our ability to fully examine the foundation and substructure framing was limited by ducting, pipes, wall surfaces, insufficient clearance, and other obstructions to our view. Access is often obstructed by

insufficient clearance beneath the floor framing, by ducting, pipes, stored items, finished wall surfaces, or other obstructions to visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.

Approximately 70% of the foundation was visually accessible during our inspection.

Foundation

TYPE

This building has a raised perimeter concrete foundation with intermediate foundation walls and intermediate pier supports. The foundation appears to be relatively modern in design and may have internal steel reinforcing. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

MODIFICATIONS

Several structural modifications have been made to this foundation. We recommend a history of structural modifications be obtained. All building permits, plans, and specifications should be obtained if possible. Several foundation walls have been added.

CONCRETE CONCERNS

We observed several cracks in the foundation walls, which appear typical for a building of this type and age. Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

We observed efflorescence in several places. Efflorescence is a white powdery deposit that occurs on masonry or concrete and indicates the presence of moisture in contact with the masonry or concrete. Minor efflorescence is common even in new construction. Substantial efflorescence indicates a defective drainage condition.

The concrete surfaces show deterioration in several places. Concrete deterioration and surface spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals, which expand and cause surface crumbling, or spalling. Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, concrete can deteriorate to the point where replacement becomes necessary.

Framing

FLOOR FRAMING

The floor framing system has both one-inch thick (nominal) decking boards and plywood decking installed over two-inch thick (nominal) joisting, supported by perimeter concrete walls and intermediate concrete walls and piers.

GIRDER JACKS

The floor beams are supported in several places by steel jacks on concrete footings. Several jacks show minor rusting. We recommend the jacks be checked periodically and painted with a rust inhibiting paint or replaced if necessary.

WALL BRACING

The wood-framed walls above the foundation have bracing typical for buildings of this age and type. The wall framing is mostly inaccessible and we were unable to determine the extent of wall bracing.

Several of the vertical framing members, or "studs," are shorter than 14 inches and are not sheathed in

plywood as is typically required in new construction. We recommend the short subfloor area walls be reinforced as needed.

OUTDATED BRACING SYSTEMS

The stucco siding appears to have been installed directly over the framing (or studs) with no sheathing. This once-common framing system does not provide the seismic resistance of modern plywood (or structural panel) sheathed structures.

The absence of structural sheathing is less significant in single-story buildings than in larger buildings and those on steeply sloping sites. For information on whether structural reinforcing is advisable, a qualified engineer should be retained.

STAINS, DAMAGE, PESTS

We observed several stains on the subarea framing, apparently indicating previous water entry or leakage. A current pest control report should be consulted concerning the presence of decay or other moisture-related damage.

BOLTS & SEISMIC ANCHORING

The foundation is equipped with anchor bolts. Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds.

Substructure

VENTILATION

Ventilation provided to the areas beneath this building appears adequate.

EXPANSIVE SOIL, DAMPNES AND DEBRIS

The subarea soils were generally dry at the front subfloor area during of our inspection. The subarea soils were damp at the rear subfloor areas at the time of our inspection. Minor periodic moisture beneath many structures is common and should be expected. Substantial or continuous water entry, if it is found to occur, should be eliminated by installing an effective drainage system.

The soil below homes in California is typically exposed to the air to help it dry out when it gets wet or moist. Subfloor areas subject to periodic dampness and less-than-perfect ventilation are subject to excessive humidity, musty odors, and other potential mold producing conditions at various times during the year. Some experts are now of the opinion that covering the soils with plastic sheeting, and possibly poured concrete, can substantially reduce these potentially problematic conditions.

Wood scraps and construction debris, are present in the subarea. We recommend all subfloor area debris be removed.

ELECTRICAL

There are several loose wires in the subarea wiring and we recommend the subfloor area wiring be checked by a qualified electrician and properly installed as needed.

ELECTRICAL

Electrical Service

GENERAL

The main service wires run overhead above ground to this building at the right front. This wiring is typically owned and maintained by the local utility provider.

The service entry connections are wrapped with plastic tape that is exposed to the weather and may come loose over time, exposing the "hot" energized connections. We recommend the local utility company or a licensed electrician be contacted to provide safer and more permanent weatherhead connections.

Main Electrical Panel

METER

The electrical meter is at the right front.

The utility company seal, which prevents access to the meter wiring, is missing from the main panel cover. We recommend the utility company be contacted to install a proper seal.

BREAKER MAIN

The main breaker panel is at the right front.

SERVICE CAPACITY

We estimate the capacity of this system to be 200 amps.

VOLTAGE

Both 120- and 240-volt service is provided.

CIRCUIT BREAKER DISCONNECT

This panel has a 200-amp main circuit breaker disconnect.

GENERAL CONDITION

This panel is relatively new and the wiring appears properly installed.

Fuse Subpanel

LOCATION

There is a fuse subpanel in the closet in the Hallway.

Since the early 1980s, the installation of electrical panels in clothes closets or other areas where flammable materials might be stored has not been permitted by most building departments. Clothing or stored belongings may also block panel access in an emergency. Clearance should be maintained between the panel and any stored items. We recommend panel removal or relocation be considered.

FUSE TYPE

This panel has screw-in (plug or "Edison") type fuses. Fuse panels are considered outdated and some insurance companies now require upgrading to circuit breakers in order to obtain homeowner's insurance.

CONDITION

The panel wiring appears properly installed.

HOLE(S)

There are open holes, or missing "knock-outs," in the panel box and we recommend the openings be properly covered.

BONDING & GROUNDING

This panel does not have a grounding bus bar, as is typically required in modern panels. We recommend this panel be checked by a qualified electrician and a grounding bus be added if necessary.

WIRING

While inspecting this property we examined a representative sample of the switches, receptacles, and light fixtures. The ground-fault circuit-interrupters (GFCIs) found were tested using the buttons on the receptacle.

Wiring

WIRING TYPES

We observed several wiring methods, including Romex (nonmetallic-sheathed cable or NMC), flexible metal cable (BX or AC/MC) and wiring in conduit.

WIRING CONCERNS

Wiring is exposed to damage under the kitchen sink and we recommend this wiring be properly installed.

Wiring in living areas, storage areas, or accessible exterior locations should be protected from damage. Protection is typically achieved by enclosure within wall cavities surfaced with gypsum board (sheet rock) or paneling, or by placing the wiring in rigid or flexible metal conduit. Metal-sheathed cable (BX) or flexible metal conduit can be used in dry areas. Moisture-tight conduit should be used at exterior locations.

Fixtures

LIGHT FIXTURES

The kitchen pantry closet has an exposed bulb light fixture. Incandescent light fixtures should be used in closets only when located over the door or on the ceiling and at least twelve inches from storage areas. Exposed bulbs and pendant lights should not be used. We recommend fluorescent lights be used in closets for fire safety, as they are cooler and require less clearance from storage areas.

Several light fixtures are missing and the wiring is exposed at the open electrical boxes. We recommend fixtures be installed as needed.

Several light fixtures appear nonfunctional and we recommend they be checked and repaired as necessary. We were unable to determine whether the fixture bulbs are burned out or whether they are controlled by switches we did not locate.

PADDLE FANS

A ceiling fan has been installed in the living room. Ceiling paddle fans typically require special boxes for support and should not be supported solely by a lighting receptacle box. In most installations, an inspector cannot directly view the box supporting the fan. To determine if a paddle fan is properly supported, it may be necessary to consult a qualified electrician.

Receptacles and Switches

RECEPTACLE TYPE

We observed both two-hole and three-hole receptacle outlets.

The grounding connection in a master bedroom area receptacle is faulty, possibly due to a damaged or worn receptacle. We recommend this receptacle be replaced and the ground connection be checked by a qualified electrician.

OUTLET CONCERNS

A bathroom outlet is loose and we recommend it be secured to prevent movement, which can cause breakage or loose connections in the wiring.

An outlet in the kitchen has an uncovered hole and we recommend the hole be covered to prevent unwanted entry.

ADAPTERS

Two prong outlet adapters are being used in several places in the kitchen. These adapters allow a three-prong plug to be inserted into two-hole outlets, bypassing the grounding required for safety. We recommend properly grounded three-hole outlets be installed in locations where appliances with three-prong plugs are to be used.

GFCIs

Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location such as for laundry equipment). Recent regulations require GFCI protection at all kitchen countertop and wet bar receptacles. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to assure the devices are functioning properly.

We located only a single outlet with GFCI protection in the bathroom. GFCIs are relatively inexpensive and provide an important margin of safety. We recommend ground fault circuit interrupter protection be added as necessary to meet modern safety standards.

SWITCHES

A switch in the master bedroom closet is loose and we recommend it be securely installed to prevent movement, which can cause breakage or loose connections in the wiring.

Exterior Electrical

EXTERIOR LIGHTS

The front exterior light fixture does not have a globe and we recommend a suitable globe be installed.

A light at the right side is missing its cover, which may allow water entry and damage to the fixture or wiring. We recommend repair or replacement of the fixture.

Electrical General

GENERAL

The use of childproof covers prevented examination of several outlets. We recommend further examination of the outlets once access is gained.

PLUMBING

Main Water Supply

MAIN SHUTOFF VALVE

The main shutoff valve for the water supply is located at the front. This valve is not in an easily accessible location. We recommend a new main valve be installed where it can be easily reached in an emergency.

MAIN INCOMING PIPING

The supply piping leading to the main valve is three-quarter-inch diameter copper. The water supply piping has been reduced to one-half-inch diameter after the main, which will significantly reduce water flow. We recommend three-quarter-inch copper piping be installed to feed the main distribution pipes and the water heater.

WATER PRESSURE

We measured the water pressure at 40 pounds (PSI). Pressures between 40 and 80 pounds are

considered to be in the normal range.

Interior Water Piping

TYPE

Both copper and galvanized steel piping have been used in the water supply piping system. Mineral deposits and rust tend to accumulate in galvanized piping, resulting in reduced water flow. The extent to which this occurs depends on the type of water and the age of the piping. In the course of remodeling, it is generally best to replace older galvanized piping with copper, at least in the portions that are modified.

WATER FLOW AT FIXTURES

We observed a noticeable drop in the water flow at several plumbing fixtures when two or more valves were operated at the same time.

PIPING ACCESS

It appears that a no-burst flex line has been installed through the subfloor to supply water to the dishwasher. This also means the shut-off for the water is located in the subfloor area. We recommend the line be properly installed.

COPPER TO GALVANIZED CONNECTIONS

There are several direct connections between copper and galvanized piping in the subarea. A direct connection between these two metals may cause rust or corrosion in the galvanized piping. The standard procedure is to install brass pipes, brass fittings, or dielectric unions to separate copper from galvanized steel. We recommend proper, non-corrosive fittings be installed as needed to properly separate galvanized and copper piping.

PIPING SUPPORTS

Several subarea water supply piping supports are missing. We recommend proper piping supports be installed as needed.

Exterior Piping

SPRINKLERS / IRRIGATION

The PVC plastic piping used in the irrigation system is exposed to sunlight at the front. Plastic piping breaks down from exposure to sunlight, and should be wrapped or painted for protection.

Waste Piping System

TYPE

The waste piping system has cast iron, galvanized steel and ABS plastic piping.

ACCESS, FLOW, LEAKS

The waste drainage system appears to function properly.

OPEN WASTE

There is an open waste pipe in the rear subarea. We recommend the open pipe be capped off to prevent the escape of sewer gas (potentially combustible methane) from the sewer system.

Open waste line

CLEANOUTS

There are several cleanouts for the waste piping system in the subfloor area.

Gas

METER LOCATION

The gas meter is located at the left side.

SHUTOFF VALVE

The gas shutoff valve is on the vertical pipe to the left of the meter.

WATER HEATER

Water Heater

LOCATION & TYPE

There is a gas-fired water heater in the garage. The capacity is 30 gallons. It has signs of moderate wear.

WATER HOOKUPS

The water heater has rigid water supply piping instead of the flexible connectors typically required in new installations. We recommend approved flexible water supply connectors be installed as a safety upgrade. Rigid water supply connections may break during earthquakes.

TPR

The water heater has a temperature and pressure relief (TPR) valve. A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

The TPR discharge piping is too short. We recommend proper TPR discharge piping be installed for safety.

SEISMIC RESTRAINTS

The water heater has only one restraint and we recommend a second strap be installed. Further

information regarding strapping water heaters can be found from the state of California at http://www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing01.31.02.pdf . We recommend checking with the local city and county building departments because some jurisdictions no longer allow the use of plumbers tape when strapping the water heater.

VENT

The water heater vents into transite (cement asbestos) flue piping. These flues are considered outdated. The installation of new sheet metal flue piping is often required in new installations.

TOP IMPROPER

The vent piping terminates too close to a wall and we recommend it be properly extended.

HEATING AND AIR CONDITIONING

Furnace

FURNACE

There is a gas-fired, forced-air furnace in the subarea. It has signs of minor wear. The BTU input capacity is rated at 80,000 BTUs.

OPERATION

We operated the heating system and it appeared to function properly.

HEAT EXCHANGER

The heat exchanger is a metal chamber that encloses the flame and transmits heat to the circulating air. Heat exchangers should be carefully examined as part of routine servicing. Only a small portion of a typical heat exchanger is accessible to visual inspection and unobserved holes or cracks may be present.

The heat exchanger in the furnace was not accessible to visual inspection.

FURNACE VENTING

The furnace is equipped with a fan-powered, induced-draft, venting system.

The purpose of the inducer, or fan, is to draw the exhaust fumes through a complex heat exchanger, increasing furnace efficiency. Induced draft furnaces of this type are typically rated in the plus 80% efficiency range, and are often referred to as "Plus-80" systems. The heat from burning natural gas and the noncombusted gases, or fumes, are drawn through tube-like, or serpentine, heat exchangers that have a large surface area. More efficient furnaces tend to operate at higher internal temperatures and the heat exchangers are exposed to moisture created by natural gas combustion. These conditions have led to premature heat exchanger failure in some older furnaces after only five or ten years of use. These heat exchangers are almost completely inaccessible to inspection without furnace disassembly. We recommend annual inspections of these furnaces be made by a qualified heating contractor. Some manufacturers are covering the cost of heat exchanger replacement and we suggest copies of any warranties be obtained for future reference.

VENT TYPE(S)

The furnace vents into transite (cement asbestos) flue piping. These flues are considered outdated and are not approved by many furnace manufacturers and building departments. The installation of new, sheet metal flue piping is often required in new installations.

Older non-metal flue systems utilizing brick, clay tile, or cement asbestos materials do not perform as well as modern, double-wall metal piping systems. These materials heat up more slowly, which reduces the flow of flue gases, often causing carbon monoxide spillage or leakage and corrosion of metal vent connectors.

FILTER

The furnace filter is behind the hall floor air return grill. Air filters prevent the accumulation of dust and dirt on the blower fan blades, which can significantly reduce efficiency. Air filters should be checked monthly and changed or cleaned, depending on type, as necessary. A clogged air filter can lead to reduced airflow over a furnace heat exchanger, resulting in premature heat exchanger cracking or failure.

This filter is reusable. We recommend the filter be checked monthly and washed or vacuumed at least twice a year for efficient furnace operation.

Ducting

GENERAL

Warm air is distributed to the conditioned spaces through a flexible ducting system.

INSTALLATION IMPROPER

The subfloor area ducting is very close to the soil in several places and may be in direct contact. We recommend the subfloor area ducting be supported above the subfloor area soils.

ADEQUACY

A determination as to whether adequate heating is provided to all the interior spaces is beyond the scope of this inspection.

INTERIOR

Smoke Detectors

GENERAL

We observed several smoke detectors. We strongly urge all property residents to test smoke alarms by pressing the test button as soon they move into a new property and again each month. Most batteries should be changed every six months. This is easy to remember if you change batteries at the same time as you adjust your clocks for daylight savings time semi-annually.

Smoke detectors should be installed on every floor and in hallways near sleeping areas. Most jurisdictions now require smoke detectors also be installed in each bedroom in new construction or when modifications exceeding $1,000 in value are made. Direct-wired smoke detectors should also have backup batteries so they will function in a power outage. Fire extinguishers should be provided in kitchens and garages for emergency use. We also suggest carbon monoxide detectors be installed in buildings with gas-fired heating systems.

Walls, Ceilings, and Floors

GENERAL

The interior wall and ceiling surfaces are primarily sheet rock (gypsum board). Several interior walls are covered with paneling.

CRACKS

There are several cracks in the interior surfaces. Surface cracking is common and periodic repair should be expected as part of routine maintenance.

FLOORS

The floor surfaces, in general, show minor wear. We observed sloping or unevenness in the floors, which is not unusual in buildings of this type and age.

We observed squeaking near the bathroom floor. We recommend all of the floors be checked for unusual noises and repaired as needed.

Windows

DUAL-GLAZED

The windows are the dual-glazed or double-pane, energy-efficient type.

Dual-glazed windows reduce energy loss and noise transmission. A common problem with dual-glazed windows is a failure in the seals, which allows moisture entry and allows condensation or fog to form between the panes of glass. This condition is often not visible during our inspection and can occur at different times due to changes in temperature. It is possible to have each window tested for seal failure. This determination is beyond the scope of our inspection. The only effective repair is typically windowpane replacement. Newer windows may be covered by the manufacturer's warranty.

OPERATION

Several windows were obstructed by furnishings and were not accessible to our inspection. The windows we operated functioned properly.

GLASS

A windowpane in the garage door is cracked and we recommend new glass be installed.

Doors

OPERATION

A door master bedroom drags on the floor and we recommend it be repaired to operate freely.

DOOR STOPS

A bathroom door does not have a stop and we recommend one be added to protect the walls.

LATCHES, KNOBS, AND LOCKS

The front exterior door has an inside key lock and we recommend it be replaced with a thumb latch. Deadbolts and other locks with removable inside keys can prevent escape in a fire emergency and are prohibited in many jurisdictions. Always leave inside keys in the locks when the building is occupied.

FIREPLACE

Fireplace and Chimney #1

TYPE

There is a masonry fireplace in the living room. It has signs of moderate wear.

FIREBOX TYPE

The brick firebox has signs of moderate wear.

FIREBOX CONDITION

There are several minor cracks in the firebox.

The mortar between the firebox bricks is soft in several places. Soft mortar is typically caused by moisture in the brickwork and is common in older fireboxes. As the mortar weakens it becomes less able to hold the bricks in place. Large gaps in the mortar should be repaired to safely contain the fire in the firebox. A common repair method for deteriorated mortar is to "repoint" the brickwork by removing the soft mortar and replacing it with fire clay mortar. Small mortar cracks can be patched with silicate cement formulated especially for fireplace repairs. A qualified contractor should be retained to determine the appropriate repair method.

THROAT

The area above the firebox has not been fully "parged," or covered with mortar, to provide a smooth transition between the firebox and the bottom of the chimney. The exposed brickwork in this area can trap soot or combustible creosote, creating a potential fire hazard. We suggest the throat area be fully

parged as part of any future fireplace repairs.

DAMPER

The fireplace has a damper. The purpose of a damper is to block the flow of warm room air up the chimney when the fireplace is not in use. An open flue is comparable to an open window and will substantially reduce heating system efficiency. Dampers should be kept closed when fireplaces are not in use.

There are gaps around the damper which may allow the escape of the interior conditioned air. We recommend the gaps be sealed for energy efficiency.

HEARTH EXTENSION

The portion of the hearth that extends into the room is too small by modern standards. Persons using the fireplace should take special care to keep burning materials well inside the fireplace.

The hearth extension is supported by wooden framing. The framing below the hearth has come loose in the subarea. We recommend the loose support framing be removed and the hearth be properly supported by a qualified contractor.

Hearth settling

CHIMNEY TYPE

The fireplace has a brick chimney. Modern brick or concrete block chimneys are lined with clay tile or concrete sections mortared together. The purpose of the liner is to contain a potential chimney fire. Liners and the mortar that join them together may deteriorate with age and use, reducing their effectiveness. Flue liners are not typically accessible to visual examination. Tall chimneys that extend above the roofline may need to be braced to prevent movement, which can break the mortar, bricks, or liner. All older chimneys should be carefully checked by a qualified chimney contractor before building a fire (or before the close of escrow). Any flue that is inaccessible may contain a defective flue liner or the liner may have been omitted.

Most older masonry fireplaces and chimneys installed before 1970 do not have steel reinforcing and do not have the same strength or resistance to earthquakes, as do modern masonry or prefabricated chimneys. Older chimneys may have been subject to multiple seismic events and often have hidden cracks, breaks, damaged flue tiles, and other weaknesses not apparent during a general home inspection. The only way to determine if a fireplace and chimney are safe to use is to have a detailed inspection of the chimney and flue interior by a qualified specialist.

CONDITION

There are several cracks in the brickwork, indicating previous movement in this area.

STRENGTH

We applied moderate horizontal pressure on the chimney and observed no indications of significant looseness or movement in the portion that extends above the roof. Other inspectors, chimney sweeps, or repair contractors may choose to apply stronger pressure on chimneys, which may actually weaken and damage the chimney. Excessive pressure, especially on older unreinforced chimneys can damage or even break them at the roofline. We suggest advising chimney repair persons or specialists to use reasonable caution when checking chimneys for damage.

We observed indications of settling in the chimney. Settling and differential movement between the chimney and the rest of the building is common in older buildings.

Minor settlement is not unusual in older masonry chimneys. Substantial settling may open cracks between the firebox and chimney, creating a potential fire hazard. Chimneys that have settled should be checked annually by a qualified chimney contractor to determine if they are safe to use. Small or moderate settling cracks in the firebox or chimney interior may be relatively simple to repair. Larger cracks or substantial settlement may require chimney replacement or removal.

We recommend the chimney and fireplace be examined by a qualified contractor.

FLUE

The flue interior was not accessible to our inspection.

TOP

We recommend the TV antenna be removed as it can damage the chimney over time.

The mortar cap is damaged and we recommend it be repaired.

CAP & SCREEN

The flue has a rain cap and spark arrester screen.

KITCHEN

Kitchen

GENERAL

While inspecting the kitchen we will typically turn on the range to test for heat, run the dishwasher and the disposal. Unless mentioned in this report, other appliances in the kitchen are not tested. Our examination of the oven does not verify the temperature or any other variables that may affect cooking.

There is a tile missing above range from the wall and we recommend replacement to improve appearance.

COUNTERTOPS

The kitchen has plastic laminate countertops that have signs of moderate wear. The countertops were not fully accessible to our inspection. We recommend they be checked for defects after the personal items have been removed.

There are gaps at the countertop to wall connection. Cracking is common in this area due to differential movement between the countertop and wall. We recommend the gaps be sealed.

KITCHEN CABINETS

The cabinets show moderate wear. The finish on the kitchen cabinets is worn and we suggest they be refinished for a better appearance.

Access to the areas below the kitchen cabinets was very limited due to stored items. We recommend further review of the area under the sink once access has been gained.

SINK

The sinks are cast iron. The sinks show moderate wear.

FAUCET

The sink faucet is the sprayer type with a flexible connector. Special care should be taken to avoid leaving this sprayer in the sink, as wastewater from the sink could be drawn into the faucet and contaminate the water supply.

FLOORING

The vinyl flooring has signs of moderate wear.

VENTILATION

Ventilation is provided by an operable window. The exhaust fan vents to the attic and we recommend extending it to the exterior to prevent excess moisture and heat buildup in the attic.

COOKING

There are two electric wall ovens. They are generally worn. The top oven did not respond to our controls. We recommend further review and repair or replacement by a qualified contractor.

DISHWASHER

The dishwasher is in relatively new condition. We did not test the dishwasher. The electrical connection for the dishwasher is not accessible. We recommend a readily accessible dishwasher receptacle be installed to allow maintenance or repair.

DISPOSER

The sink is equipped with a disposer, which has signs of moderate wear.

ELECTRICAL

There are several ungrounded two-hole receptacles. We recommend properly grounded GFCI-protected outlets be installed for safety.

Wiring is exposed to damage in the cabinet over the cooktop. We recommend proper protection be provided for safety.

The kitchen is not provided with sufficient receptacles by modern safety standards. We recommend adequate outlets be installed as needed for safety.

Appliances, such as refrigerators, computers, microwave ovens, and clothes washers typically have three-prong plugs and need conveniently placed three-hole grounded outlets. Modern kitchens require receptacles every four feet along countertops and within 24 inches of the kitchen sink. Each individual countertop area should have at least one receptacle.

LAUNDRY

Laundry

GENERAL

There is a laundry area near the kitchen. The laundry is equipped with a clothes washer and a dryer. Operation and inspection of laundry equipment is beyond the scope of our inspection.

WASHER SUPPLY PIPING

We suggest the clothes washer hose connectors be upgraded with metal-sheathed "no-burst" types to reduce the potential for hose failure.

WASHER DRAIN

The clothes washer drain is not properly vented. We recommend a proper drain vent be installed to provide for good system drainage.

DRYER POWERED BY

A 240-volt type outlet is provided for the clothes dryer.

WEATHERHOOD

The flapper inside the exterior weather cap for the clothes dryer exhaust is stuck open, which can allow insect or animal entry. We recommend the exterior weather cap be repaired or replaced.

FLOOR

The vinyl flooring has signs of moderate wear. The flooring below the appliances was not accessible to our inspection.

BATHROOMS

Hall Bathroom

GENERAL

This bathroom is located in the hallway. It has a porcelain enamel steel bathtub, ceramic tile shower walls, two cast iron sinks, a plastic laminate countertop, and vinyl flooring.

GENERAL CONDITION

The fixtures and surfaces in this bathroom show moderate wear. This bathroom has a combination shower and bathtub.

BATH TUB

The tub perimeter caulking is worn and we recommend it be carefully caulked to prevent water entry.

SHOWER

The shower tile grout is worn and we recommend it be regrouted as necessary.

Several shower tiles are cracked. We recommend periodic monitoring and repair if necessary.

The shower wall surface does not extend as high as the showerhead. The exposed wall surfaces above may be subject to water entry and damage. We recommend this area be kept well painted and caulked, or the shower surface be extended to cover the wall area that includes the showerhead.

SHOWER FAUCETS

The showerhead is loose in the wall and we recommend it be properly secured.

The showerhead leaks and we recommend repair.

SHOWER ENCLOSURE

The shower door leaks and persons using the shower will need to avoid directing water flow against the door while showering. This area should be monitored for leakage and the door should be adjusted or repaired if necessary.

The mirrored shower door has a safety glass label. The other shower door does not have a clearly visible safety glass label and we assume it is not tempered glass. We recommend a tempered glass shower door be installed.

Tempered glass became commonly required in shower stalls and enclosures during the late 1960s. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.

CABINET

The cabinet shows moderate wear.

TOILET

The toilet is loose from the floor and we recommend it be properly secured by a qualified plumber.

A loose toilet can cause water leakage and damage to the flooring. The seal at the base of the toilet also prevents entry of sewer gas (methane) into the living area. The toilet base and floor connection should be caulked with a bathroom grade sealant.

WALLS & CEILINGS

Repair work appears to have been performed behind the shower and we recommend a history of leaks

be obtained from the current owner.

VENTILATION

Ventilation is provided by a fan. The fan vents into the attic. We recommend a proper extension duct be installed to vent moisture to the building exterior.

ELECTRICAL

This room has a GFCI-protected receptacle.

A second wall outlet has an open neutral and we recommend repair by a qualified contractor.

GARAGE

Garage

GENERAL

There is an attached garage at the right.

ACCESS LIMITED BY

Much of the garage interior was not accessible to our inspection due to stored personal belongings.

MOISTURE CONCERNS

There are stains on the garage ceiling and walls, apparently from leakage. We recommend a history of any leakage in this area be obtained.

VEHICLE DOOR(S)

The garage has a tilt-up style vehicle door at the front and swinging-type vehicle doors at the rear.

MANUAL DOORS

The front vehicle door is damaged and we recommend repair.

AUTOMATIC DOOR

The vehicle door opener was disconnected at the time of our inspection and we did not operate it. We recommend testing for operation and safety once it is functional.

CONCRETE FLOOR

There are several large cracks in the garage floor.

FIRE SEPARATION

The surfaces between the garage and the dwelling should be covered with 5/8-inch thick fire-rated gypsum drywall or equivalent. The joints between sections of drywall should be taped unless the joints are over framing. Any holes or openings in firewalls should be repaired. Plastic piping should not be installed through a firewall as it can melt from high heat and allow fire entry. Fire-rated surfaces might not be present between the dwelling and garage in older construction. Garages that are attached to residences and do not have adequate firewall protection should not be used for storing flammable liquids or vehicles. Fires often start in garages due to the storage of flammable liquids such as paint, solvents, or gasoline.

There are several holes in the garage fire separation surfaces. We recommend all firewall openings be properly sealed.

The door to the substructure area from the garage is not fire-rated and we recommend a proper, fire-rated door be installed. There should be a fire-rated, solid-core, self-closing door installed on any passageway between the garage and the house, attic, or subarea crawlspaces. Such doors should not have windows or pet doors. One method to provide an effective fire rating is to cover the door or opening with 5/8" fire-rated type-X gypsum board.

ENVIRONMENTAL CONCERNS

Hazardous Materials

TRANSITE

The furnace and water heater have transite vent piping.


Damaged transite piping

Transite is a rigid cement-asbestos material that is not normally considered friable. In this material, the fibers are sealed in cement and are not likely to become airborne. Painting the piping can keep fine particles or dust from coming off the surface. Transite vents are not approved by most building departments and replacement is typically required when new units are installed.

Asbestos is found on most gas heating systems installed before 1978, in older vinyl tile flooring, in some acoustic ceiling tiles, in sprayed acoustic ceilings, and in various other locations. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by painting the material. Removal or containment of these materials should only be done by properly trained and equipped professionals.

Contractors in various trades such as flooring, roofing, heating, plumbing, or electrical may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for or cost of abatement, a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

RECOMMENDATIONS

The apparent asbestos materials are damaged in several places. We recommend the apparent asbestos materials be examined and properly abated (sealed, painted, wrapped, or removed) as necessary by a qualified contractor.

Fiberglass

GENERAL

Fiberglass insulation has been installed in the attic. Fiberglass is commonly used for insulation outside or inside ducting, and in subfloor areas and attics. Fiberglass padding is also commonly used inside modern furnace blower compartments for soundproofing. Some persons are irritated by loose fiberglass fibers and there is some evidence indicating breathing glass fibers is potentially harmful. Any determination as to the presence of glass fibers in the air is beyond the scope of this inspection and any questions or concerns should be addressed to a qualified indoor air quality specialist.

SUMMARY

This summary is included to provide a convenient highlight of conditions and systems identified within this report as needing further review or service. This list is not all inclusive of components described within the preceding report. It should also not be used as a substitute for reading the entire report. There is always the potential for any unaddressed component in the report to become a more serious issue in the future.

Systems and Components Needing Attention

HEALTH AND SAFETY

INTERIOR

Doors

LATCHES, KNOBS, AND LOCKS

The front exterior door has an inside key lock and we recommend it be replaced with a thumb latch.

GARAGE

Garage

FIRE SEPARATION

There are several holes in the garage fire separation surfaces. We recommend all firewall openings be properly sealed.

The door to the substructure area from the garage is not fire-rated and we recommend a proper, fire-rated door be installed.

ENVIRONMENTAL CONCERNS

Hazardous Materials

RECOMMENDATIONS

We recommend the apparent asbestos materials be examined and properly abated as necessary by a qualified contractor.

COMPONENT CONCERNS

ROOF

Roof

We recommend the built-up roofs be examined and repaired by a qualified contractor.

ELECTRICAL

Main Electrical Panel

METER

The utility company seal is missing from the main panel cover. We recommend the utility company be contacted to install a proper seal.

WIRING

Fixtures

LIGHT FIXTURES

Several light fixtures are missing and the wiring is exposed at the open electrical boxes. We recommend fixtures be installed as needed.

PLUMBING

Waste Piping System

OPEN WASTE

There is an open waste pipe in the subarea. We recommend the open pipe be capped off to prevent the escape of sewer gas (potentially combustible methane) from the sewer system.

WATER HEATER

Water Heater

TPR

The TPR discharge piping is too short. We recommend proper TPR discharge piping be installed for safety.

SEISMIC RESTRAINTS

The water heater has only one restraint and we recommend a second strap be installed.

FIREPLACE

Fireplace and Chimney #1

STRENGTH

We recommend the chimney and fireplace be examined by a qualified contractor.