

Inspection Report



This inspection performed in accordance with current "Standards of Practice" of the California Real Estate Inspection Association.

*This inspection report
prepared specifically for:*

Dianna Jackson (Trustee)
3445 Gilbert
Cayucos, CA 93430



Inspected by: **Gregory S. Terry**

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PROPERTY / CLIENT INFORMATION

Report Date: 7/19/2016

Customer File # 14492

: Dianna Jackson (Trustee)

Address:

Phone:

Fax:

Email:

Inspection location: 3445 Gilbert Cayucos, CA 93430

Send report to: Tim Bryan RE/MAX Parkside Real Estate

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: West

Bedrooms: 4

Full Baths: 2

Estimated Age: 38

Vehicle Garages: 2 Car

Half Baths: 1

Type Structure: Single Family Home

Approx. Sq Footage:

3/4 Baths:

Stories: 3

Type Foundation: Substructure

Soil condition: Dry

Weather: Overcast & Fog

Temp: 60-65

Date: 7/19/2016

Time:

Unit occupied: yes

Client present: yes

Attendees: Owner / List Agent @ End

General Overview:

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company listed above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance of this report has the effect of all parties agreeing to hold harmless the inspector and the corporation.

Inspector: _____

Gregory S. Terry

REPORT LIMITATIONS

This report has been prepared for the use of the client indicated above is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	Most Acceptable	Recommend further evaluation by a Roofing Contractor	Potential Leak
2 Ventilation:	Acceptable		
3 Flashings:	Acceptable		
4 Skylights:	Defective	Repair - See Comments Below	Maintenance Item
5 Chimneys:	N/A		
6 Gutter svstem:	Acceptable		
7 :			
8 :			

INFORMATION

9 Main roof age: <u>10 Years Old (Estimate)</u>	14	Ventilation: <u>Eaves & Gables</u>
10 Other roof age: <u>10 Years Old (Estimate)</u>	15	Chimney: <u>None</u>
11 Inspection method: <u>Walked entire roof</u>	16	Chimney flue: _____
12 Roof covering: <u>Fiberglass Shingle</u>	17	Gutters: <u>Aluminum</u>
13 Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable, Hip & Low Slope</u>

ROOF COMMENTS

19 **General Note: Our roof inspection is to report on the type and condition of the roofing material, missing and/or damaged materials and attachments. (Excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have concrete tiles, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damage caused after the tent is removed and prior to close of escrow.**

1.) There is evidence of past leaks with water stains on the ceilings in the master bedroom, the NE bedroom addition and in the enclosed deck off the master bedroom. Most of these leaks appear to have been from prior to the installation of the current roof however; there has been patching on the current roof above the NE bedroom addition indicating leaks above this room have been recent. The patching appears to be amateur in nature and may still be subject to leaks. This condition is recommended to be evaluated by a qualified and licensed Roofing Contractor prior to close of escrow.

2.) The skylight dome above the enclosed deck is cracked and needs to be replaced.

INSPECTION PHOTOS

Roof

#R6



Cracks in the skylight dome.

Roof

#R7



Amateur patching on the roof.

Roof

#R9



Evidence of roof leak in the upstairs NE bedroom addition.

Roof

#R10



Evidence of roof leaks inside the enclosed deck.

Roof

#R11



Evidence of leaks at the skylight above the enclosed deck.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Acceptable		
2 Trim/fascias/soffits:	Acceptable		
3 Veneer:	N/A		
4 Doors:	Most Acceptable	Repair - See Comments Below	Moderate Concern
5 Windows:	Most Acceptable	Repair - See Comments Below	Moderate Concern
6 Hose faucets:	Acceptable		
7 Electrical cable:	N/A		
8 Exterior electrical:		See the Electrical Page	

INFORMATION

9 Siding type:	Cement Board	13 Window Type:	Fixed/Sliding & Single Hung
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Aluminum & Vinyl
12 Door type:	Wood/Glass, Metal & Sliders	15 Electric service cable:	Overhead

EXTERIOR COMMENTS

16 Information Note: There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however, variations in light, time of day, weather and dirt/salt on the windows can mask this problem. In this particular case the windows were coated with salt/dirt and it was overcast conditions at the time of inspection. For a definite guarantee to detect all failed windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Glazing Contractor.

Fire Safety Hazard Note: There is a double cylinder dead bolt at the front entry door. (This is the type of dead bolt that requires a key to be used from the interior of the door to unlock) This type of dead bolt is no longer permitted because the occupant can lock themselves inside creating a fire escape hazard.

1.) The lock set handle sticks at the front entry door.

Safety Hazard Note: The exterior door in the enclosed deck off the master bedroom swings outward over the stairs which is not permitted without an exterior landing. Also, there is no exterior light installed as required. This can be a falling hazard.

2.) The screen door is torn at the sliding glass door in the living room.

3.) There is one missing vent hood and one damaged vent hood on the upper exterior south wall.

4.) The center bay window in the living room is fogged. (See above Info Note)

5.) There are five damaged window screens and two missing screens.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Most Acceptable See Notes on the Foundation Page	
2	Trees & shrubs:	Acceptable	
3	Walks & Steps:	Most Acceptable Repair - See Comments Below	Safety Hazard
4	Porch/Deck:	Most Acceptable Repair - See Comments Below	Safety Upgrade
5	Driveway:	Most Acceptable Repair - See Comments Below	Maintenance Item
6	Retaining walls:	Defective Recommend further evaluation by a Structural Engineer	Moderate Concern
7	Fencing & Gates:	N/A	
8	:		

INFORMATION

9	Walks & Steps: <u>Concrete & Wood</u>	13	Porch: <u>Wood Stairs & Landing</u>
10	Patio: <u>Concrete & Wood/Trex Deck</u>	14	Location: <u>Front</u>
11	Location: <u>Front & Side</u>	15	Retaining walls: <u>CMU Block</u>
12	Driveway: <u>Asphalt</u>	16	:

GROUNDS & DRAINAGE COMMENTS

17 Soil condition and stability on sloped or steep lots is not determined or within the scope or expertise of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer.

General Note: Any reference to grading is limited to only the areas around the foundation or exterior walls. We cannot determine drainage performance of the site or site soil conditions. We do not evaluate any detached structures such as storage sheds and stables, nor mechanically or remotely controlled components such as driveway gates.

Maintenance Note: The asphalt driveway appears to be in reasonable condition but needs sealant. Cracks and general deterioration were observed.

Safety Hazard Note: The concrete walkway at the SW corner of the garage has settled and cracked. This has created a tripping hazard.

Safety Upgrade Note: The openings in the guard rails at the front entry landing and the third story west deck do not meet the current standards of 4 inches maximum. Also, the height of the rails does not meet the current standard of 42". Although the current spacing and height may have the standards at the time of original construction, upgrading to meet the newest standards is advised for safety

Safety Hazard Note: There is no railing installed along the west edge of the concrete patio on the north side of the home.

Safety Upgrade Note: The railings at front entry stairs and the rear enter wood stairs do not meet the current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, there should be no openings in the railing greater than 4 inches. Although the current spacing and height may have met the standards at the time of construction, upgrading to the newest standard is advised.

Grounds & Drainage

GROUNDS & DRAINAGE COMMENTS - Continued

- 17 1.) The CMU block wall on the east side of the home is out of plumb and there are some damaged blocks with exposed rebar at the top of the wall. The retaining wall is recommended to be evaluated by a qualified and licensed Structural Engineer prior to close of escrow.

INSPECTION PHOTOS

Grounds

#GD2



General deterioration and cracks in the asphalt driveway.

Grounds

#GD3



Damaged blocks and exposed rebar at the top of the CMU retaining wall.

Grounds

#GD4



Settlement cracks with tripping hazards at the concrete walk along the south side of the home.

Grounds

#GD5



The CMU block retaining wall along the east side of the home is leaning.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	N/A	
2	Heating operation:	Most Functional	Recommend Evaluation by a licensed HVAC Contractor
3	System back-up:	N/A	
4	Exhaust system:	Acceptable	
5	Distribution:	Most Acceptable	Repair - See Comments Below
6	Thermostat:	Acceptable	
7	Gas Piping:	Acceptable	
8	Condensate:	N/A	
9	:		
10	Filter:	Acceptable	

INFORMATION

11 # Heating Units: 2	18	# Cooling Units: 0
12 Heating Types: Forced Air & Direct Vent	19	A/C Types: _____
13 Heating Ages: 7-8 each (Estimate) years	20	A/C age: _____
14 Heating Fuels: Natural Gas	21	Filter: Disposable Media - Base of Heater
15 Distribution: Ductwork	22	Heat Source Mfr. York & Williams
16 Duct Insulation Type: Fiberglass	23	A/C Source Mfr. _____
17 Gas Shutoff Location: SW Wall		

HEATING & COOLING COMMENTS

24 **Our inspection of the HVAC systems is limited to the normal functions of the systems. Independent evaluations including adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests coolant charge, line integrity, air balance or evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.**

1.) **The direct vent heater in the upstairs NE bedroom addition is inoperable. This needs to be repaired by a licensed HVAC Contractor.**

2.) **Part of the return air duct to the forced air furnace in the garage is not insulated.**

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Acceptable		
2 Waste/vent pipes:	Acceptable		
3 Funct'l water flow:	Acceptable		
4 Funct'l waste drain:	Acceptable		
5 Well system:	N/A		
6 Septic system:	N/A		
7 Water heater:	Most Acceptable	Repair - See Comments Below	Safety Hazard
8 TPR Valve:	Present	Repair - See Comments Below	Safety Hazard

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper & Part PEX	15	Septic location:	N/A
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	SW Wall	17	Water Heater Mfr.:	Maytag
13	Well location:	N/A	18	Water Heater Gallons:	40
				Age:	14 years
			19	Water Heater Fuel:	Natural Gas

PLUMBING COMMENTS

20 The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting on the water heater is not advised and can be a scalding hazard. We recommend that the temperature setting on the hot water heater be checked at move-in for safety.

Shut off valves and angle stops at kitchen or bathroom sinks and toilets are not tested due to the possibility of leaking.

Information Note: The water pressure was measured at 45 psi. This is within a normal and acceptable range.

Information Note: The water heater is older and may have a limited life expectancy.

Safety Hazard Note: The water heater is not braced. Recommend installing a state approved earthquake restraint strapping system.

Safety Hazard Note: The discharge pipe for the TPR valve has been installed with PVC piping which is not rated for this use. It is recommended to be replaced with an approved pipe. Also, the pipe should terminate at the exterior of the home.

Information Note: There is a water softener system and reverse osmosis system installed in this home. These systems are inspected for leaks however, chemical testing of the water and operation of the units is outside the scope of this inspection.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Most Acceptable	Repair - See Comments Below	Maintenance Item
2 Ground:	Acceptable		
3 GFCI:	Most Acceptable	Repair - See Comments Below	Safety Hazard
4 Amperage:	Acceptable		
5 Wiring:	Most Acceptable	Safety Hazard - Advise repairs by an Electrical Contractor	Safety Hazard
6 Outlets:	Acceptable		
7 Lighting:	Most Acceptable	Repair - See Comments Below	Minor Concern
8 :			

INFORMATION

9 Amps: 100	14 Branch circuit wiring: Copper
10 Volts: 110/220	15 Grounding: Water Pipes
11 Main box location: SW Wall	16 Ground fault protection at: Master Bathroom, 1/2 Bathroom, Exterior and Kitchen
12 Main Disconnect: At Main Panel	17 Main box type: Breakers
13 Main service conductor: Copper	18 Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

19 **Information Note:** There is furniture and storage throughout the home and garage which may conceal faulty wiring and restricts the ability to test all of the outlets.

Safety Hazard Note: The overhead electrical service conductors are laying on the roof and are in contact with the aluminum gutter. The service conductors are required to be a minimum of 18 inches above the roof.

Maintenance Note: The circuit breakers in the main electrical panel are not fully labeled.

Safety Hazard Note: There is no GFCI protection for the outlet in the first floor bathroom.

Safety Upgrade Note: There is no GFCI protection for the outlets in the garage due to the age of this home. Recommend upgrading for safety.

1.) The closet ceiling light in the SE bedroom is inoperable. (Bulb?)

2.) The fixture globe is missing in the closet ceiling light in the downstairs center hall bedroom.

INSPECTION PHOTOS

Electrical

#EL8



The support bracket for the overhead electrical wires has failed with the wires laying on the roof.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1	Walls/ceiling/floor:	See the Interior Page	
2	Doors & windows:	Acceptable	
3	Heating & cooling:	See the HVAC Page	
4	Cabinets/shelves:	Acceptable	
5	Sink plumbing:	Acceptable	

APPLIANCES			
6	Disposal:	Functional	
7	Dishwasher:	Functional	Moderate Concern
8	:		
9	Exhaust fan:	Functional	
10	Microwave:	Functional	
11	:		
12	:		
13	Range/oven:	Functional	
14	Gas or electric?	Both	

LAUNDRY			
15	Walls/ceiling/floor:	See the Interior Page	
16	Doors & windows:	See the Interior Page	
17	Washer plumbing:	Acceptable	
18	Sink plumbing:	N/A	
19	Cabinets/shelves:	Acceptable	
20	Heating & cooling:	See the HVAC Page	
21	Drvr vent:	Acceptable	
22	:		
23	:		
24	Drvr service:	Acceptable	
25	Gas or electric?	Both	

KITCHEN AND LAUNDRY COMMENTS

26 Inspection of the kitchen components is limited to the built in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Stored personal items can restrict viewing of cabinet interiors and should be checked during your final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.

Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at www.cpsc.gov or www.recalls.gov

Kitchen & Laundry

KITCHEN AND LAUNDRY COMMENTS - Continued

- 26 **Repair Note:** The dishwasher drain line is directly connected to the sewer line. This is considered a cross connection and it has the potential for sewage backups to contaminate the potable water. This is recommended to be corrected by a qualified and licensed Plumbing Contractor.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:		See the Interior Page	
2 Doors & windows:		See the Interior Page	
3 Heating & cooling:		See the HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable		
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 13 # of 3/4 baths:

BATHROOM COMMENTS

14 Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only. All areas under sinks may not be visible due to stored items and should be checked during your final walkthrough prior to close of escrow.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Most Acceptable	Repair - See Comments Below	Maintenance Item
3 Heating & cooling:		See the HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	N/A		
6 Fireplace/woodstove:	Acceptable		
7 Smoke detectors:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
8 CO detectors:	Not Present	Repair - See Comments Below	Safety Hazard
9 Stairs/balcony/rails:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
10 :			

INFORMATION

11 Rooms inspected:			
Bedrooms #: 4	12	Walls & Ceilings Type: Drywall, Wood Paneling & Acoustical Panels	
Living Room	13	Floors: Carpet, Vinyl, Wood & Tile	
Dining Room	14	:	
Laundry Room	15	:	
Enclosed Deck Room	16	:	

INTERIOR ROOM COMMENTS

17 **Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishings at the interior of the home can conceal physical or moisture damage. Recommend checking carefully on your final walkthrough. Any concerns should be reinspected prior to close of escrow.**

Information Note: Smoke detectors were present in the following locations at the time of inspection: The upstairs hall and the downstairs hall.

Safety Recommendation: The smoke detectors are tested at the time of inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all the smoke detectors during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission. Also, any older ionization type smoke detectors should be replaced with new ones that are photoelectric and meet the National Fire Protection Agency (NFPA) current standards.

Safety Upgrade Note: Recommend installing smoke detectors in all of the bedrooms.

Safety Hazard Note: There is no carbon monoxide detector installed in the home as required.

- 1.) The cover is missing for the door bell chime.
- 2.) There are small animal scratches in the door trim at the downstairs center hall bedroom.
- 3.) The door in the downstairs hall bedroom strikes the header so it will not close.
- 4.) The sliding glass door in the master bedroom binds in the track.

Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17 **Safety Upgrade Note:** The railings at the interior stairs or the stairs to the garage do not meet the current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, there should be no openings in the railing greater than 4 inches. Although the current spacing and height may have met the standards at the time of construction, upgrading to the newest standard is advised.

Safety Upgrade Note: The pony wall in the third floor hallway above the stairwell does not meet the current standard of 42 inches in height. Although the current height of the railing may have meet the standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable	
2	Walls:	Acceptable	
3	Eaves:	Acceptable	
4	Electrical:	See the Electrical Page	
5	Gutters:	See the Roof Page	

INTERIOR

6	Walls/ceiling/floor:	Acceptable	
7	Firewall/firedoor:	Most Acceptable Fire Hazard - See Comments Below	Fire Safety Hazard
8	Doors & windows:	Acceptable	
9	Garage doors:	Acceptable See Comments Below	
10	Door openers:	Acceptable	
11	Electrical:	See the Electrical Page	
12	Heating & cooling:	N/A	

INFORMATION

EXTERIOR	INTERIOR
13 Location: Attached garage - same as house	17 Walls & ceilings: Sheet rock
14 Roof covering: N/A - House above Garage	18 Floors: Concrete
15 Roof age:	19 Garage door: Double Overhead
16 Gutters:	

GARAGE & CARPORT COMMENTS

20 **Information Note: The garage is approximately 50% blocked by the occupants storage. Check this area carefully during the final walkthrough when the garage is vacant. Any concerns should be reinspected prior to close of escrow.**

Fire Safety Hazard Note: A hole has been cut through the drywall ceiling in the garage above the water heater. This compromises the integrity of the firewall assembly required between the garage and the house.

1.) There is some general rusting on the exterior face of the garage vehicle door.

INSPECTION PHOTOS

Garage

#GC14



Hole cut through the ceiling in the garage compromises the integrity of the firewall.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	See Comments Below	
2	Framing:	Acceptable	
3	Sheathing:	Acceptable	
4	Insulation:	Acceptable	
5	Ventilation:	Acceptable	
6	Exposed wiring:	See the Electrical Page	
7	Plumbing vents:	Acceptable	
8	Chimney & flues:	Acceptable	
9	Vapor Retarder:	N/A	
10	:		

INFORMATION

11	# of Attic areas: <u>2</u>	14	Framing: <u>Truss & Conventional</u>
12	Access locations: <u>1/2 Bath & NE Bedroom Addition</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>Batts 6"</u>

ATTIC COMMENTS

- 17 **The presence of environmental hazards, materials or conditions including, but not limited to lead, asbestos, radon, toxic, combustible or corrosive contaminants is outside the scope of this inspection. If client(s) is/are are concerned regarding these matters, it is recommended to obtain the consultation services of an appropriate and qualified expert prior to close of escrow.**

Information Note: The attic spaces were inspected from the access openings only due to low clearances.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type Substructure			
1	Access: Acceptable		
2	Foundation walls: Most Acceptable	Recommend further evaluation by a Structural Engineer	Major Concern
3	Floor framing: Most Acceptable	Recommend further evaluation by a Structural Engineer	Major Concern
4	Insulation: N/A		
5	Ventilation: Acceptable		
6	Sump pump: N/A		
7	Dryness/drainage: Defective	Repair - See Comments Below	Moderate Concern
8	Floor/Slab: N/A		
9	Vapor Retarder: N/A		
10	Anchor Bolts: Acceptable		

INFORMATION

11	Foundation walls: Poured Concrete & CMU Block	14	Beams: 4X Wood
12	Floors: Dirt	15	Piers: Concrete Piers
13	Joist/Truss Detail: 2X12 @ 16" OC	16	Sub Floor: Particle Board
		17	Insulation: None

FOUNDATION COMMENTS

- 18 **Engineering analysis of a building structure can only be performed by a licensed Structural Engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of this inspection.**

Information Note: The substructure access opening is located at the exterior NW wall below the front entry landing.

1.) There is evidence of past standing water in the substructure area to 12 inches deep. This appears to be due to ground water seepage. Drainage improvements are needed.

2.) There is a large gap between the concrete foundation stem wall and the CMU block stem wall at the NW corner of the substructure area. The adjacent cripple wall is out of plumb and most of the downstairs door frames are out of square. This appears to indicate possible structural movement due to foundation settlement. The soil is very expansive below the home and the excessive ground water seepage noted above may be contributing to this condition. The foundation is recommended to be evaluated by a qualified and licensed Structural Engineer prior to close of escrow.

3.) The upstairs NE bedroom appears to have been built above an original wood deck. The structural support for this roof does not appear to meet current standards and this room appears to have been built without a permit. The structural integrity of this room is recommended to be evaluated by a qualified and licensed Structural Engineer prior to close of escrow.

INSPECTION PHOTOS

Foundation

#F12



Evidence of past standing water in the substructure area to 12 inches deep.

Foundation

#F13



Gap between the concrete stem wall and the block stem wall at the NW corner of the substructure.

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report.

2 - Roof

1.) **There is evidence of past leaks with water stains on the ceilings in the master bedroom, the NE bedroom addition and in the enclosed deck off the master bedroom. Most of these leaks appear to have been from prior to the installation of the current roof however; there has been patching on the current roof above the NE bedroom addition indicating leaks above this room have been recent. The patching appears to be amateur in nature and may still be subject to leaks. This condition is recommended to be evaluated by a qualified and licensed Roofing Contractor prior to close of escrow. (This was evaluated by a Roofing Contractor and deemed acceptable. This area did not leak during these winters rains.)**

2.) **The skylight dome above the enclosed deck is cracked and needs to be replaced. (The skylight has been completely replaced)**

3 - Exterior

Fire Safety Hazard Note: There is a double cylinder dead bolt at the front entry door. (This is the type of dead bolt that requires a key to be used from the interior of the door to unlock) This type of dead bolt is no longer permitted because the occupant can lock themselves inside creating a fire escape hazard. **(This has been changed out with a proper latch)**

1.) The lock set handle sticks at the front entry door. **(This condition still exists)**

Safety Hazard Note: The exterior door in the enclosed deck off the master bedroom swings outward over the stairs which is not permitted without an exterior landing. Also, there is no exterior light installed as required. This can be a falling hazard. **(The door has been revised so now it properly opens inward.)**

2.) The screen door is torn at the sliding glass door in the living room. **(The screen door has been replaced)**

3.) There is one missing vent hood and one damaged vent hood on the upper exterior south wall. **(The missing vent hood has been replaced. The vent hood on the very upper part of the south wall is still damaged.)**

4.) The center bay window in the living room is fogged. (See above Info Note) **(This window has been replaced.)**

5.) There are five damaged window screens and two missing screens. **(All of the window screens have been replaced)**

4 - Grounds

Maintenance Note: The asphalt driveway appears to be in reasonable condition but needs sealant. Cracks and general deterioration were observed. **(The driveway has been resealed.)**

Safety Hazard Note: The concrete walkway at the SW corner of the garage has settled and cracked. This has created a tripping hazard. **(The concrete has been completely removed and a gravel walkway installed.)**

Safety Upgrade Note: The openings in the guard rails at the front entry landing and the third story west deck do not meet the current standards of 4 inches maximum. Also, the height of the rails does not meet the current standard of 42". Although the current spacing and height may have the standards at the time of original construction, upgrading to meet the newest standards is advised for safety **(This condition still exists)**

Safety Hazard Note: There is no railing installed along the west edge of the concrete patio on the north side of the home. **(This condition still exists.)**

Safety Upgrade Note: The railings at front entry stairs and the rear enter wood stairs do not meet the current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, there should be no openings in the railing greater than 4 inches. Although the current spacing and height may have met the standards at the time of construction, upgrading to the newest standard is advised. **(This condition still exists)**

5 - Grounds

1.) The CMU block wall on the east side of the home is out of plumb and there are some damaged blocks with exposed rebar at the top of the wall. The retaining wall is recommended to be evaluated by a qualified and licensed Structural Engineer prior to close of escrow. [\(See the report prepared by JK Engineering\)](#)

6 - HVAC

1.) **The direct vent heater in the upstairs NE bedroom addition is inoperable. This needs to be repaired by a licensed HVAC Contractor. [\(The direct vent heater has been removed\)](#)**

2.) **Part of the return air duct to the forced air furnace in the garage is not insulated. [\(Insulation has been installed on the return air duct\)](#)**

7 - Plumbing

Information Note: The water heater is older and may have a limited life expectancy. [\(Condition still exists\)](#)

Safety Hazard Note: The water heater is not braced. Recommend installing a state approved earthquake restraint strapping system. [\(An approved earthquake bracing system has been installed\)](#)

Safety Hazard Note: The discharge pipe for the TPR valve has been installed with PVC piping which is not rated for this use. It is recommended to be replaced with an approved pipe. Also, the pipe should terminate at the exterior of the home. [\(This condition has been properly corrected\)](#)

8 - Electrical

Safety Hazard Note: The overhead electrical service conductors are laying on the roof and are in contact with the aluminum gutter. The service conductors are required to be a minimum of 18 inches above the roof. [\(This condition has been corrected\)](#)

Maintenance Note: The circuit breakers in the main electrical panel are not fully labeled. [\(This condition still exists\)](#)

Safety Hazard Note: There is no GFCI protection for the outlet in the first floor bathroom. [\(The bathroom outlet is now properly GFCI protected\)](#)

Safety Upgrade Note: There is no GFCI protection for the outlets in the garage due to the age of this home. Recommend upgrading for safety. [\(The garage outlets are now properly GFCI protected\)](#)

1.) The closet ceiling light in the SE bedroom is inoperable. (Bulb?) [\(This condition has been corrected\)](#)

2.) The fixture globe is missing in the closet ceiling light in the downstairs center hall bedroom. [\(This condition has been corrected\)](#)

9 - Kitchen & Laundry

Repair Note: The dishwasher drain line is directly connected to the sewer line. This is considered a cross connection and it has the potential for sewage backups to contaminate the potable water. This is recommended to be corrected by a qualified and licensed Plumbing Contractor. [\(This condition has been corrected with the installation of a check valve\)](#)

10 - Interior Rooms

Safety Recommendation: The smoke detectors are tested at the time of inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all the smoke detectors during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission. Also, any older ionization type smoke detectors should be replaced with new ones that are photoelectric and meet the National Fire Protection Agency (NFPA) current standards.

Safety Upgrade Note: Recommend installing smoke detectors in all of the bedrooms. (Smoke detectors have been installed in the bedrooms)

Safety Hazard Note: There is no carbon monoxide detector installed in the home as required. (A carbon monoxide detector has been installed)

- 1.) **The cover is missing for the door bell chime. (This condition has been corrected)**
- 2.) **There are small animal scratches in the door trim at the downstairs center hall bedroom. (This condition has been corrected)**
- 3.) **The door in the downstairs hall bedroom strikes the header so it will not close. (This condition has been corrected)**
- 4.) **The sliding glass door in the master bedroom binds in the track. (This condition has been corrected)**

11 - Interior Rooms

Safety Upgrade Note: The railings at the interior stairs or the stairs to the garage do not meet the current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, there should be no openings in the railing greater than 4 inches. Although the current spacing and height may have met the standards at the time of construction, upgrading to the newest standard is advised. **(This condition still exists)**

Safety Upgrade Note: The pony wall in the third floor hallway above the stairwell does not meet the current standard of 42 inches in height. Although the current height of the railing may have meet the standards at the time of original construction, upgrading to meet the newest standard is advised for safety. **(This condition still exists)**

12 - Garage

Fire Safety Hazard Note: A hole has been cut through the drywall ceiling in the garage above the water heater. This compromises the integrity of the firewall assembly required between the garage and the house. **(The hole in the drywall has been properly sealed)**

- 1.) **There is some general rusting on the exterior face of the garage vehicle door. (The garage door has been completely replaced)**

13 - Foundation

- 1.) **There is evidence of past standing water in the substructure area to 12 inches deep. This appears to be due to ground water seepage. Drainage improvements are needed. (This condition still exists)**

2.) **There is a large gap between the concrete foundation stem wall and the CMU block stem wall at the NW corner of the substructure area. The adjacent cripple wall is out of plumb and most of the downstairs door frames are out of square. This appears to indicate possible structural movement due to foundation settlement. The soil is very expansive below the home and the excessive ground water seepage noted above may be contributing to this condition. The foundation is recommended to be evaluated by a qualified and licensed Structural Engineer prior to close of escrow. (See report prepared by JK Engineering)**

3.) **The upstairs NE bedroom appears to have been built above an original wood deck. The structural support for this roof does not appear to meet current standards and this room appears to have been built without a permit. The structural integrity of this room is recommended to be evaluated by a qualified and licensed Structural Engineer prior to close of escrow. (See report prepared by JK Engineering)**