

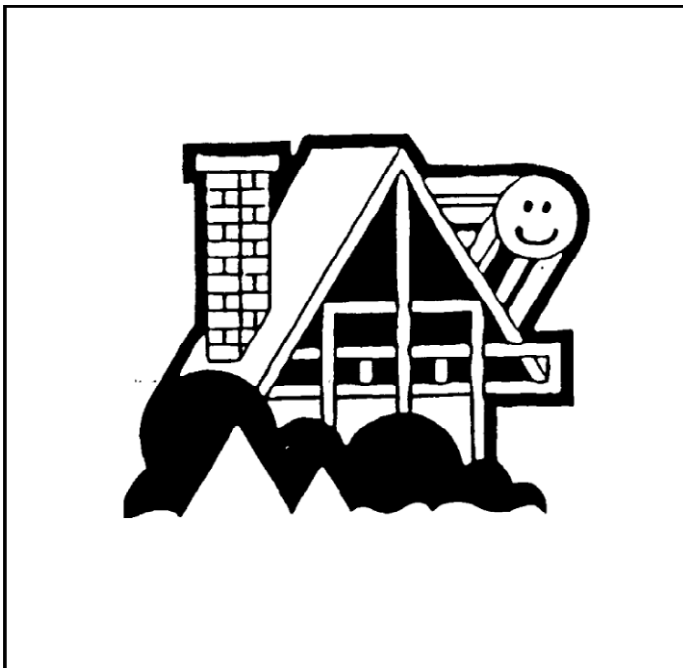
# GREENS

Greens Building Inspections, LLC  
Commercial and Residential

- Building
- Electrical
- Plumbing
- Mechanical



## INSPECTION REPORT



Address: \_\_\_\_\_

Main Entry Faces: \_\_\_\_\_

Type of Bldg: \_\_\_\_\_

Stories: \_\_\_\_\_

Water Source: \_\_\_\_\_

Sewage Disposal: \_\_\_\_\_

Space Below Grade: \_\_\_\_\_

Garage: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_

Phone: (530) 895-3660

Email: [greensinspections@gmail.com](mailto:greensinspections@gmail.com)

**GREENS**

**Greens Building Inspections, LLC**  
**Commercial and Residential**



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**STRUCTURAL**

**1. FOUNDATION**

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**2. FLOOR**

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**3. WALL**

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**4. CEILING**

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**5. ROOF**

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**6. ANCHORAGE**

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**7. OTHERS**

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**ELECTRICAL**

**1. SERVICE**

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**2. SERVICE PANEL AMP**

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**3. GROUND (equip)**

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**4. 220 VOLT RECEPTACLES**

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**ELECTRICAL (Continued)**

**5. SWITCHES/RECEPTACLES**

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**6. G.F.I. PROTECTION**

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**7. SMOKE DETECTORS/CARBON MONOXIDE/ALARM SYSTEMS**

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**8. ATTIC VENTILATION**

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**9. OTHERS**

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**POTABLE WATER SYSTEM**

**1. FIXTURES**

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**2. WATER HEATER**

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**3. PIPING & FITTINGS (general condition)**

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**4. FLEX CONNECTIONS/VALVES**

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**5. OTHERS**

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**DRAINAGE, WASTE & VENT**

**1. PIPING & FITTINGS**

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**2. DRAINAGE**

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**3. VENT TERMINATION**

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**4. CLEANOUTS**

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**5. OTHERS**

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**FUEL GAS SYSTEM**

**1. GAS PIPING (general condition)**

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**2. VALVES**

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**3. STOVE CONNECTION**

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**4. HEAT/A.C. CONNECTION**

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**5. WATER HEATER CONNECTION**

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**6. POOL OR SPA HEATER CONNECTION**

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**7. OTHERS**

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## HEATING & AIR CONDITIONING

### 1. TYPE

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### 2. BTU RATING

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### 3. DISCONNECTS

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### 4. THERMOSTAT

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### 5. VENT CLEARANCE

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### 6. VENT TYPE

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### 7. VENT TERMINATIONS

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### 8. COMBUSTION AIR OPENINGS

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### 9. DUCT TYPE

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### 10. FIREPLACE (type)

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### 11. FIREPLACE \ WOODSTOVE (clearance)

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### 12. OTHERS

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## SOLAR SYSTEMS (energy conservation)

### 1. GLAZING

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### 2. WATER HEATING

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### 3. INSULATION (type and R value)

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### 4. WEATHER STRIPPING

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### 5. OTHERS

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## ADDITIONAL COMMENTS

**Upon inspection of this property, the following items were noted:**

### MAIN HOUSE

- 1) **Wall:** A small portion (approximately 4 feet) of the exterior siding is missing from the lower portion of the exterior north wall of the home (wood framing exposed due to condition above). Replacement of the missing siding or installation of other means of providing adequate weather protection in this location is required.
- 2) **Roof:** The storm collar flashing around the furnace vent pipe roof penetration is displaced from the top of the roof jack flashing (approximate 1 inch gap between storm collar and top of flashing). The storm collar must be properly repositioned and secured/sealed to prevent water intrusion due to windblown rain (evidence of past water intrusion visible from attic area due to condition above). A small portion of the roof jack flashing serving the furnace vent is “lifting” and should be properly resecured/sealed to prevent possible water intrusion due to windblown rain. There is evidence of slight past water intrusion around the water heater vent pipe roof penetration (possibly older stains – penetration has been resealed). **Note:** There were no apparent missing shingles or evidence of possible current leaks into the other accessible portions of the attic area except as mentioned above. If an opinion as to the condition/life of the roof covering and/or repair of the conditions mentioned above is desired, suggest contacting a licensed roof contractor.
- 3) **Receptacles:** The receptacle in the attic area adjacent the heat/AC unit has been detached from its electrical box (reason unknown). The receptacle must be properly resecured to its box to prevent possible problems (energized portions exposed). The cover plate is missing or has not yet been installed on the receptacle in the underfloor area attached to one of the center support posts.
- 4) **Breaker:** The connecting bar/tie clip is missing from the operating levers of the double pole 50-amp circuit breaker protecting a 220-volt circuit in the main electrical panel (breaker appears to supply the electrical circuit to the detached studio subpanel). The operating levers of these breakers are required to be tied/connected together to ensure the breakers will “trip” properly if the circuit is overloaded or shorted.



## ADDITIONAL COMMENTS

- 5) **Wire Protection:** A cover plate is required for the unused knockout opening in the interior cover plate of the main electrical panel (energized portions exposed). The cover plates are missing or have not yet been installed on the added overhead electrical junction boxes in the northwest portion of the original basement area (adjacent location of original floor furnace) and southeast portion of the original basement area (visible portions of exposed internal wires appeared intact at time of inspection). **Note:** Portions of the Romex type wiring in the attic area have been “marked” by rodents. Although the visible portions of the wiring appeared intact (no damaged/energized portions exposed) at the time of the inspection, provisions should be made to prevent possible future animal damage to the electrical wiring in this location (any damaged wiring would be required to be properly repaired or replaced).
- 6) **Detector:** The carbon monoxide detector is missing or has not yet been reinstalled (mounting bracket is still in place). Although not required at the original time of construction, as of July 1<sup>st</sup> of 2011 a carbon monoxide detector is required to meet State requirements. **Note:** The original interior access to the basement area has been removed and the basement area is no longer accessible (except by crawling through underfloor access and underfloor area to original basement location). An additional carbon monoxide detector is not required for the basement since it is currently not accessible/usable (if the basement is to be converted to habitable use an additional carbon monoxide detector will be required).
- 7) **Light:** The exterior light in the deck area on the east side of the home and the light in the northwest bedroom are currently non-functional (cause unknown – possible faulty bulbs).
- 8) **Strap:** The lower strap on the water heater is required to be installed a minimum of 4 inches above the burner controls to meet Code and State Earthquake Safety requirements.
- 9) **Water Valves:** The hot water valve serving the bathroom basin and exterior water valve/hose bib on the north side of the home leak around their stems when in the “on” position. **Note:** The spigot type bathtub/shower diverter valve is “worn” and does not completely divert the flow of water to the shower head (small amount of water continues to flow from tub spigot when valve is in the “shower” position). The decorative trim ring





## ADDITIONAL COMMENTS

is missing or has not yet been installed on the recessed water valve box in the laundry area (condition does not affect the operation of the valves).

- 10) Drainpipe:** There is a leak visible from the underfloor area at the overflow drainpipe connection to the bathtub. **Note:** There is evidence of past leaks visible from the underfloor area at the drainpipe connections from the bathtub, bath basin, and kitchen (no visible current leaks noted in these locations at time of inspection).
- 11) Pipe Support:** A portion (approximately 30 feet) of a 1 inch diameter copper water pipe in the south portion of the underfloor area lacks support along its length (original supports have been damaged/detached from the framing). This size pipe requires support at maximum of 5 foot intervals.
- 12) Drain Fitting:** The “pull up” type drain stopper serving the bathtub requires repair or replacement for proper operation (stopper currently “stuck” in closed position – drain stopper has been removed from the drain inlet but is still on-site).
- 13) Air Gap Device:** The air gap device in the drain line between the dishwasher and drain system is loose at its connection to the kitchen sink rim allowing water to leak into the cabinet below (proper securing/sealing of connection should correct this condition). **Note:** The decorative plastic cover of the air gap device mentioned above is cracked but was still in place at the time of the inspection (condition does not affect the operation of the air gap device).
- 14) Shower Door:** The lower joints of the bypass tub/shower door assembly appear to require resealing (small amount of water leaked past joints onto adjacent floor when shower spray was directed toward these locations – proper resealing of joints/connections should correct this condition).
- 15) Heat/AC Unit:** The large cover plate has been removed from the burner control compartment of the heat/AC unit in the attic area (reason unknown – access cover is still on-site in attic area). The access cover is required to be properly resecured to maintain adequate protection of the internal components (visible portions of exposed electrical



## ADDITIONAL COMMENTS

wiring/components appeared intact at time of inspection). **Note:** A general useful life expectancy for gas fired forced air furnaces is approximately 20 to 25 years. Small cracks can occur in the heat exchanger/combustion chamber of older gas fired furnaces due to common use and metal fatigue. Due to the age of the existing furnace (1991 listed on label), suggest contacting PG&E or a licensed heat/AC contractor for further evaluation/safety inspection of this unit prior to use (Greens does not inspect internal components of heat/AC units).

- 16) Duct:** Various large and small holes have been “torn/chewed” through various flexible plastic factory wrapped air handling ducts in the attic area (condition appears to have been caused by an animal). The damaged portions of the ducts must be properly repaired or replaced to prevent energy loss (large volume of air loss noted due to condition above). **Note:** Insulation was noted in the ceiling mount air register of the northwest bedroom (probably due to conditions mentioned above). Any foreign material should be removed from the air handling duct system prior to use.
- 17) Insulation:** A portion of the added underfloor insulation installed in the portion of the underfloor/basement area has been installed backwards exposing the flammable paper vapor barrier. The Building Code and manufacturer’s listing requires the vapor barrier to be placed toward the conditioned air space or be covered with non-combustible material (i.e., gypsum board, etc.). **Note:** Since the local Building Department did not require underfloor insulation at the time of construction, the insulation may be removed in lieu of the corrections mentioned above.
- 18) Exhaust Duct:** The newer flexible metal exhaust duct serving the bathroom exhaust fan has been disconnected (or not yet connected) to its roof terminal (visible from attic area only). Although not required at the original time of construction, when the newer exhaust fan was installed an exhaust duct terminating at an exterior ventilation opening was required (connection of existing exhaust duct to the roof terminal will correct this condition).

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## ADDITIONAL COMMENTS

### GENERAL NOTES – MAIN HOUSE

- a. The dirt has been over excavated from a small portion (approximately 1.5 feet) of the newer concrete foundation in the east portion of the underfloor area (a portion of a large underground drainpipe is exposed in this location indicating excavation work may have been for a past repair or installation). Since the Building Code prohibits the removal of earth within a 45 degree bearing plane of footings/foundations, this area should be properly backfilled and compacted to maintain adequate full-bearing support (no visible uneven settling noted due to condition above at the time of inspection). There is a small crack approximately 3/8th inch in width in the west concrete perimeter foundation and a small crack approximately 1/4 inch in width in the south concrete perimeter foundation (both cracks visible from underfloor area). Both cracks mentioned above are fairly uniform in width indicating uneven settling or lateral/sideways movement has not occurred in these locations. The small cracks in other portions of the foundation are commonly found in older homes due to normal curing/settling of the concrete.
- b. There are small cracks in some of the floor tiles in the kitchen and dining area (cause unknown – tiles were still solidly attached at time of inspection). The slight uneven/sloping floors noted in some locations are commonly found in older homes due to settling and do not appear to have been caused by a structural problem. Portions of the original floor framing do not meet current Code requirements but met the requirements for the original time of construction.
- c. There is evidence of past leak at the kitchen sink to countertop connection (joint/connection appears to have been properly resealed – no visible current leak noted at time of inspection).
- d. The flapper portion of the backdraft damper serving the clothes dryer duct is currently “stuck” in a partial open position due to a buildup of lint (cleaning of damper should correct this condition).
- e. The furnace filter at the return air duct register should be replaced.

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## ADDITIONAL COMMENTS

- f.** A sticky note was attached to the door of the dishwasher stating, “dishwasher does not work”. I ran the dishwasher through a full wash cycle at the time of inspection and the dishwasher appeared to function properly (purpose of note on dishwasher unknown).
- g.** There is a de-energized “dead end” Romex type wire in the northwest portion of the underfloor area (original use/purpose unknown). If re-energized additional requirements will apply.
- h.** Various walls not accessible due to furnishings/stored items.
- i.** The mineral deposits on some glazing obstructed inspection of some dual pane seals.
- j.** Various windows were not accessible for inspection due to placement of furnishings and decorative items.
- k.** Low voltage wiring not inspected.
- l.** Irrigation system not inspected.
- m.** Internal components of heat/AC unit not inspected.
- n.** Limited access to some attic areas due to placement of ducts/restricted headroom.
- o.** This agency does not inspect for manufacturer/material defects, wood destroying organisms/pests, environmental conditions (mold or mildew conditions) or other possible hazardous/toxic materials.

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## ADDITIONAL COMMENTS

### DETACHED STUDIO

- 1) **Strap:** An additional strap is required on the lower portion of the water heater to meet State Earthquake Safety requirements. The strap is required to wrap around the tank, be installed a minimum of 4 inches above the burner controls and be secured directly to framing with a minimum of 3 inch lag screws. The existing upper strap on the water heater is loose and should be properly resecured to prevent movement and meet State requirements.
- 2) **Glazing:** The right hand window lift mechanism serving the bathroom window is damaged/non-functional (window can still be opened but “binds” in frame due to condition above).
- 3) **Shower Door:** The lower joints of the  $\frac{3}{4}$  bath shower door assembly appeared to require resealing (small amount of water leaked past joints onto adjacent floor when shower spray was directed toward these locations – proper resealing of joints/connections should correct this condition). The latch side of the shower door assembly is very loose and should be properly resecured to prevent possible problems (latch side of assembly was still in place at time of inspection).
- 4) **Door:** The bathroom door requires adjustment/maintenance for proper operation (door currently “binds” on jamb and won’t open/close properly). **Note:** The doorknob lock mechanism has been installed backwards in the exterior water heater compartment door (purpose unknown). There appeared to be weather/water damage to portions of the water heater compartment door (see structural wood/pest report for specifics – Greens does not inspect for moisture related conditions/damage).

### GENERAL NOTES – DETACHED STUDIO

- a. There is a tree growing adjacent the west side of the studio. Although the visible portions of the concrete slab foundation adjacent this location appeared intact at the time of the inspection, future tree/root growth may cause displacement or damage to the concrete.

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## ADDITIONAL COMMENTS

- b.** The overhead electrical service wires serving the studio are currently “rubbing” against the tree adjacent the west side of the building. Although the outer insulation covering of these wires appeared intact (no energized portions exposed) at the time of the inspection, these wires should be repositioned away from the tree to prevent possible future damage (repositioning of the anchor securing these wires to the east side of the main house should correct this condition).
- c.** The hot and cold water lines are reversed at the water valve serving the shower.
- d.** The window screen of the window in the west wall of the main living area is bent/damaged but was still in place at the time of the inspection.
- e.** There is evidence of slight past water intrusion into the exterior water heater compartment (possibly due to windblown rain through the combustion air openings installed in the compartment door).
- f.** A ½ inch diameter water pipe has been utilized for the main water supply to the studio. Although a ¾ inch diameter pipe is generally installed for detached structures, the existing ½ inch pipe appears to be adequate for the existing studio demands (only slight drop in water pressure noted when multiple fixtures were in use simultaneously).
- g.** Various walls not accessible due to furnishings/stored items.
- h.** The gas supply to the wall heater was “off” at the time of the inspection and the wall heater was not inspected for operation.
- i.** Internal components of heating and cooling units not inspected.
- j.** The attic area was not accessible for inspection (attic access not required for attic areas with less than 30 inches headroom).

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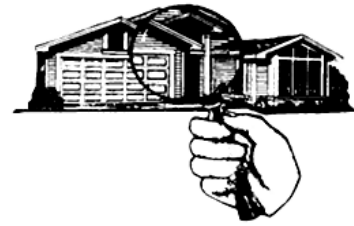


**ADDITIONAL COMMENTS**

- k.** This agency does not inspect for manufacturer/material defects, wood destroying organisms/pests, environmental conditions (mold or mildew conditions) or other possible hazardous/toxic materials.

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## **Terms Of Engagement**

This Inspection Report concerns the building or residence located in the City of \_\_\_\_\_, County of \_\_\_\_\_, California, commonly known as \_\_\_\_\_.

This Inspection Report is a statement of the condition of the described property, as apparent during a reasonably diligent visual and mechanical inspection of the property, as of \_\_\_\_\_.

This Inspection Report reflects only those conditions which could be ascertained through a diligent, though limited, inspection and observation at the actual time of inspection. The Inspection Report does not reflect those conditions nor systems, mechanical or otherwise, which were not actually inspected or tested for operability.

This Inspection Report is not an Insurance Policy, Guarantee, nor a Warranty against hidden or undisclosed defects in the building or residence. This Inspection Report is not an Insurance Policy, Guarantee, nor a Warranty against future defects in the building or residence.

This Inspection Report is not a Substituted Disclosure Statement, within the meaning of California Civil Code § 1102.6, on behalf of the seller of the property described above, unless otherwise noted.

Greens Building Inspections neither creates nor corrects defects found in the property and disclosed in the Inspection Report. The results of the Inspection Report should be reviewed with your Real Estate Agent and your Contractor.