Sample

Inspection Address:, Gilroy, Ca 95020
Report Number: I1119610

Dear Sample:

At your request, an inspection of the above property was performed on sample date. All Bay Home Inspection, Inc. is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the property and not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibit us from making any repairs or referring any contractors. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use.

Thank you for selecting our company.

Sincerely,

Martin Morgan

Martin Morgan
All Bay Home Inspection, Inc.

All Bay Home Inspection, Inc.

November 19, 2004

Sample

Inspection Address: Gilroy, Ca 95020
Report Number: I1119610

Subject: Property Inspection, New Construction

Upon inspection of the new home on November 19, 2004 the following defects were noted:

Roof

1. The installation of the concrete tile roof is incomplete. No end caps have been installed at the rake edges.

Gutter System

2. The number of downspouts is insufficient at the courtyard. Downspouts are generally required every 25-30 feet of gutter run.
3. No provision has been provided for balcony drainage at the courtyard.

4. The gutter system is leaking and the paint is peeling at the right side front 2nd floor gutter location.

5. The section of gutter serving the right side 2nd floor bump out is improperly pitched. The low side is to the left.

Anti Siphon Valve

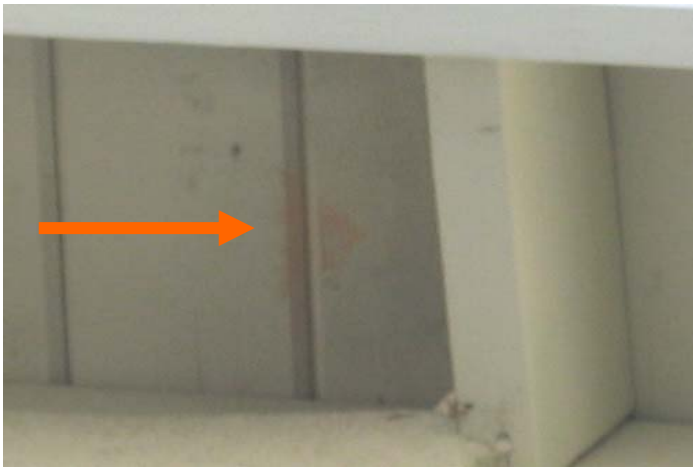
6. To reduce the risk of contamination of supply water, the installation of the required backflow preventor on the front exterior hose bib would be wise.

Safety Fencing

7. The front yard has a deep pond. Due to the hazard, The State of California typically requires that an approved safety cover, five foot high safety fencing around the pond or alarms for all exterior doors leading to the pool area be present. The same requirements as a pool apply.

Exterior Painting

8. All of the exterior wood should be painted. The voids in the painting at the right side soffit, ends of the wood window and door trim should be properly sealed.

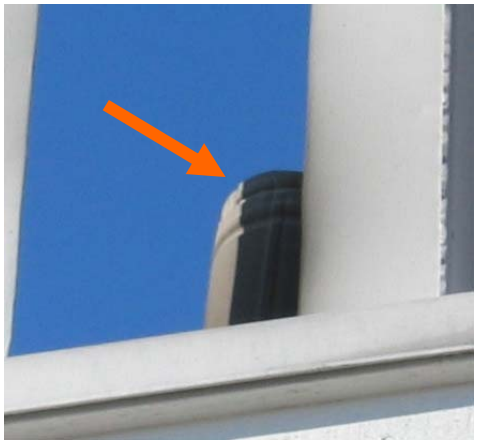


Retaining Wall

9. The masonry retaining wall at the right side of the lot is over thirty inches in height. As there is a danger of falling, a railing system is required. This is a safety concern that should be addressed promptly.

Rain Cap

10. A rain cap should be installed on the flue vent pipe at the rear chimney location.



Exterior Walls

11. Minor stucco cracking was visible in various locations. This cracking does not appear to be the result of a structural failure. It is recommended that all cracking be repaired before painting.
12. The wood trim window and door trim at the stucco locations should be properly caulked. Water leaking through unsealed areas can cause structural damage.
13. The loose siding under the 2nd floor left side widow above the carport should be properly installed.

14. The wood siding at the carport column locations is embedded behind the masonry. This type of installation is prone to rot and/or wood boring insect activity. Recommendation: All wood to masonry contact should be eliminated.

15. The exterior wall painting does not match at many locations(especially at the front entry).

Wood to Concrete Contact

16. The wood under the threshold at one of the hallway French doors is in contact with the concrete. This type of installation is prone to rot and/or insect activity. All masonry to wood contact should be eliminated.

Garage Overhead Door

17. The garage door opener electric eye auto-reverse mechanisms are improperly mounted. ***There is a serious risk of injury, particularly to children, under this installation.*** Recommendation: The electric eyes should be installed at the garage door opening within six inches of the floor.

Garage Service Door

18. The garage service door is a hollow core unit. Recommendation: Replace the door with a metal door or a solid core exterior grade door.

19. The garage service door has a large gap at the bottom. The installation of a threshold is recommended. The sealing of the gap at the bottom of the door will help prevent vermin intrusion into the structure.

Exterior Doors

20. The exterior doors should be adjusted to function properly.

Balcony Decking

21. The balcony decking has low areas at both locations. The standing water will eventually find its way to the interior of the home. Recommendation: Repitch and recoat the decks to allow for proper drainage.

AC Condenser

22. The outdoor units of the air conditioning systems are not level (condensers). This will cause the condenser to overheat.

Air Flow Balancing

23. The HVAC systems are not properly balanced. There is restricted flow to several locations. Recommendation: A licensed HVAC contractor should be consulted for review and repair.

Air Conditioner Safety Pans

24. To reduce the potential for water damage to the ceilings/structure in the event of a leak, the attic furnaces are equipped with auxiliary drain pans below the attic furnaces. These pans have blown fiberglass insulation in the pans. The insulation will block the water flow. Recommendation: Remove the insulation.

Electrical Service Grounding

25. The ground of the main panel electrical service is visible at the interior of the garage. The electrical system should also be grounded to the cold water piping system.

Bonding Wires - Water Softener

26. The water lines at the water softener have dielectric fittings. Bonding or jumper wire connections are required at any dielectric fitting location. Installation is recommended.

Bonding Wires - Water Heater Location

27. The water lines at the water heater do not have the electrical bonding wires attached (bonding connection between the cold water feed, the hot water line and the gas supply line). Installation is recommended.

ARC Fault Circuit Interrupters

28. The NEC requires that the bedroom outlets be AFCI protected. All branch circuits that supply 125-volt, single-phase power installed in bedrooms are required to be protected by an arc-fault circuit interrupter(s). This requirement shall become effective November 1, 2002.

Water Heater Strapping

29. The water heater strapping should be improved. Water heaters in seismic zones should be strapped to resist movement during earthquake conditions. Fifty-three gallon to ninety-nine gallon water heaters are required to have three straps. The strapping is also required to wrap completely around the water heater and then return to the walls. At the lower strap location, a minimum distance of four inches shall be maintained above the controls with the strapping. Please refer to the California Health & Safety Code Sections: #19210 - 19217. The instructions provided by the Office of the State Architect are available at: http://allbay.com/pdf/infocenter/water_heater_bracing.pdf.

Water Heater Water Supply Lines

30. The water lines at the water heater connections do not have flexible connectors installed as is required. Installation is recommended.

Water Heater Drip Pan

31. The water heater is installed on a wood frame structure. To help reduce the potential for water damage to the flooring/structure, the manufacturers' installation guidelines require water heaters to have a drip pan installed beneath the water heater. Installation is recommended.

By-Pass Water Softener

32. It is advised that the drinking water supply piping bypass the water softener. Sodium rich water can be harmful to plants and to your health.

Water Heater Pipe Insulation

33. The hot water lines should be insulated within five feet of the water heater. This is a requirement of the California Title 24 Energy code.

Exterior Wood Window Sills

34. The split wood window sills should be replaced. Water leaking through unsealed areas will cause structural damage. The water leakage could also cause fungal growth.

Wall / Ceiling Finishes

35. Minor flaws and cracks were noted in various locations of the interior. The cracking does not appear to be the result of a structural failure. Repairs will be necessary in some areas before painting.

36. The sheetrock nail popping at the kitchen and dining room ceilings should be repaired.

Interior Doors

37. The sticking interior doors in various locations should be adjusted to fit/function properly.
38. The wood interior doors are not painted or finished on all six sides. The unpainted top and bottom edges of the doors could allow for warping. This will also void any manufactures warranty.

Fire Sprinklers

39. The missing and loose interior sprinkler head covers should be properly installed.
40. The painted sprinkler head at the 1st floor hallway should be replaced.

Game Room Shower

41. Cracked, deteriorated and/or missing shower stall enclosure caulking should be replaced. Water leaking through non-sealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection.

Master Bathroom

42. Cracked, deteriorated and/or missing shower stall enclosure caulking should be replaced. Water leaking through non-sealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection.
43. The master bathroom shower door should be adjusted to close properly.

Clothes Dryer

44. The kinked clothes dryer exhaust vent pipe should be replaced. The Consumer Product Safety Commission estimates there are 24,000 clothes dryer fires each year in the United States. It is believed many of these incidents could be eliminated by using more durable and efficient venting systems. Metal venting resists crushing better than vinyl or foil, allowing the air and lint to be carried out of the system. Furthermore, reduced airflow from build-up or crushing can cause overheating and wear out the clothes and the appliance faster. Lint accumulation and reduced exhaust airflow feed on each other to provide conditions ripe for a fire. Lint is highly combustible. Decreased airflow causes overheating of the exhaust environment, demanding excessive cycling of the high temperature limit switch and eventual failure. If clothes are taking a long time to dry or come out hotter than normal, or if the vent hood flapper doesn't open, maintenance is needed. Here are actions available to minimize the potential for dryer fires, even before the warning signs show up: Avoid kinking or crushing the exhaust vent piping to make up for installation in close quarters. This only restricts airflow further. Minimize the length of exhaust duct; it should never exceed 25 feet.

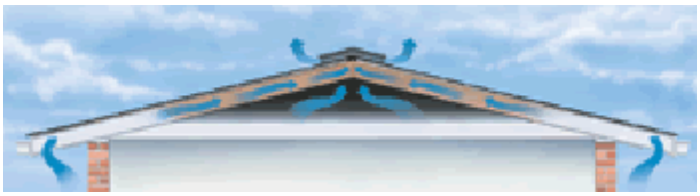
Attic Insulation

45. The passage of air between the attic soffit vents and the roof cavity is obstructed by the attic insulation in various locations. It is important that the insulation not block the free flow of air at the soffits. A minimum of a one-inch air space should exist between the insulation and the vents or roof sheathing at all locations. This is typically accomplished with baffles that are installed where the insulation might contact the roof sheathing.

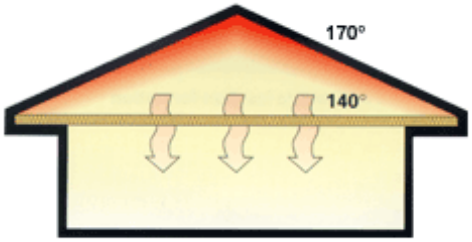
Attic Ventilation

46. The level of ventilation throughout the attic and all roof cavities should be improved. It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the home cooler during

warm weather and extend the life of the roofing materials. Proper ventilation will also help reduce the potential for heat build-up and condensation within the attic.



One of the critical aspects of a roof system's durability is the *ventilation* of the attic or space below the roof. Attic ventilation means exchanging the existing air in an attic for fresh air and allowing the fresh air to circulate throughout the attic. The two basic benefits of this air exchange are a cooler attic in the summer and a dryer attic in the winter.
These combined benefits provide greater occupant comfort; savings in the energy used for cooling, and help in maintaining the structural integrity of the roof system. Without adequate venting of the under roof or attic area, heat and moisture can build up and possibly lead to premature roof aging and/or structural concerns. Two natural forces help provide ventilation, convection and wind. Convection is the natural tendency for warm air to rise. As the warm air rises in an attic, cooler air is pulled in to replace it. Wind flow over a roof system also creates air movement in the attic as areas of positive and negative pressure are created. The positive wind pressure on the upwind side of a home forces in fresh air, while negative pressures on the downwind side draw out warm moist air. However, for any movement of air to take place, there must be adequate *intake* and *outlet* vents. For the airflow to be effective, the vents must be sized properly and positioned at the correct locations in the roof.



The principal source of attic heat is solar heat gain from direct sunlight on the roof. Even on a cloudy day there is an appreciable amount of heat transmitted to the roof. This solar heat is transmitted through the roof material and, in turn, is radiated to the attic floor -- or to the top surface of the ceiling insulation. This surface becomes heated, and the attic air in contact with the underside of the roof and the top of the insulating material also becomes heated.

Gradually, the temperature increases until the entire attic, including the roof framing, sheathing, floor, insulation, and air are extremely hot. On a hot summer day with outside temperatures around 95° F the roof sheathing in a poorly vented attic may reach a temperature in excess of 170° F. The attic floor or insulation surfaces may reach 140° F or more.

As the sun lowers in the sky and eventually sets, the roof begins to radiate the heat from the attic to the outside air thus allowing the attic to cool. Sometimes the heat absorbed by the structural materials, however, is not entirely removed during the overnight period. Consequently, in certain situations the heat can build up sooner and stay longer the next day, exacerbating heat related effects on the roof system. High attic temperatures can promote deterioration of roof sheathings and cause wood framing members to split and deform.

Respectfully submitted,

Martin Morgan

Martin Morgan
All Bay Home Inspection, Inc. ASHI 200698