# Property Inspection Report

## Sample Residential Inspection, CA 95014

**Inspection Date:**
**Sample**

**Prepared for:**
**Martin Morgan**

**Report Number:**
**I0824434**

**Inspector:**
**Martin Morgan**



All Bay
Home Inspection Inc.
408.873.2600

ASHI
AMERICAN SOCIETY OF HOME INSPECTORS
MEMBER

Martin Morgan

**Inspection Address**: Sample

**Report Number:** I0824434

Dear Sample:

At your request, an inspection of the above property was performed on ???. 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. This report is 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 and very little historical information is provided in advance of 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.

# Table of Contents

# Overview

## THE PROPERTY IN PERSPECTIVE

This is a well built forty-year old two-story single family home with an attached garage.

As with all properties, ongoing maintenance is required and improvements to the systems of every home will be needed over time.

The improvements recommended in this report are not considered unusual for a home of this age.

Please also take into consideration that there is no such thing as a perfect property.

## CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

**Major Concern:** denotes a system or component that is considered significantly deficient. Significant deficiencies need to be corrected and are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component that needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements or upgrading that are recommended but not required.

**Monitor:** denotes a system or component that will require further investigation and/or monitoring in order to determine if repairs are necessary.

# THE SCOPE OF INSPECTION

This report has been prepared based upon the Standards of Practice established by The State of California and The American Society of Home Inspectors - ASHI®.

All components designated for inspection in the ASHI® Standards of Practice, adopted January 1, 2000, are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. All Bay Home Inspection, Inc. is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. Please refer to the inspection contract for a full explanation of the scope of the inspection.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of All Bay Home Inspection, Inc.



Corporate Office: 1020 Harlan Court, Suite A - San Jose, CA 95129

## *COST OF REPAIRS AND MAINTENANCE GUIDE*

Home inspectors in the State of California are not allowed to perform repairs. We do not include price estimates in our property inspection reports, as it is considered a conflict of interest.

All Bay Home Inspection, Inc. has developed a list to serve as a guideline and to provide estimates for some common repair items. The list is available at http://allbay.com/cost.htm .

A guide to residential maintenance can be downloaded at http://www.allbay.com/newbuyer.htm .

# Foundation / Structural

## DESCRIPTION OF STRUCTURAL COMPONENTS

| | |
|---|---|
| **Foundation:** | •Concrete Perimeter w/Piers •Crawlspace Configuration |
| **Floor Structure:** | •Wood Framing: Columns, Floor Beams & Tongue & Groove Subflooring |
| **Bottom Plates:** | •Bolted to the Foundation |
| **Crawlspace Access:** | •Closet •Method of Inspection: Entered •Moisture Barrier: None |
| **Wall Structure:** | •Wood Framing |
| **Roof, Ceiling:** | •Wood Framing & Solid & Spaced Plank Sheeting |
| **Attic Access:** | •Closet •Method of Inspection: Viewed from Access |

## STRUCTURAL COMPONENT OBSERVATIONS

The construction of the home is good quality.

The structure exhibits no evidence of substantial movement.

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Crawlspace*

- **Repair:** All cellulose debris and/or trash should be removed from the crawlspace. Organic debris in the crawlspace is attractive to wood boring insects.

#### *Foundation Cracks*

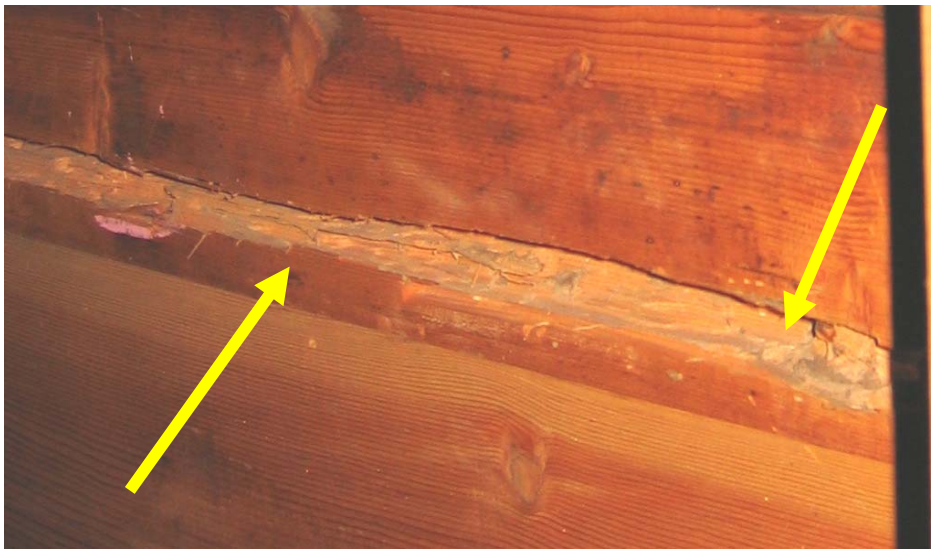
- **Monitor:** Common minor hairline cracks were observed in the foundation walls of the home. No displacement was noted. This type of cracking implies that some minor structural movement of the home has occurred, as is typical of most homes.

#### *Form Boards*

- **Repair:** The remaining foundation wood form boards should be treated or removed

### *Floors*

- **Repair:** The wood framed floor structure squeaks in various locations.
- **Repair:** The wood framing floor structure shows evidence of wood boring insect activity at the kitchen and dining room locations. All damaged wood should be replaced. Recommendation: Review the section one items on the termite inspector's report.



### *Exterior Eaves*

- **Repair:** Damaged rafters and roof sheeting was noted in various locations. All damaged wood should be replaced. Recommendation: Review the section one items on the termite inspector's report.

### *Exterior Support Posts*

- **Repair:** The front entry columns have been replaced. The tops and bottoms of all support posts are required to have seismic brackets.

### *Wood Boring Insects*

- **Repair:** Evidence of wood boring insect activity was observed in the crawlspace, garage and exterior of the home. A licensed pest control specialist should be engaged to eliminate further insect activity within the property. Any damaged wood should be replaced.

### *Garage Storage*

- **Repair:** The ceiling/roof framing in the garage was not designed for storage. The wall ties are sagging. Recommendation: Remove all stored items. If storage is desired, a licensed contractor should be consulted for review and strengthening modifications.

### *Garage Door Opening*

- **Monitor:** The overhead garage door opening and the garage roofing system shows evidence of normal sagging. No improvements are considered necessary at this time.

### *Crawlspace Water Intrusion*

- **Monitor:** The crawlspace shows evidence of seasonal moisture penetration (water stains and efflorescence). *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all crawlspaces exhibit signs of moisture penetration and most will have water intrusion at some point in time. The visible evidence is not considered unusual for a home of this age, construction and location. Further monitoring of the foundations will be needed to determine what improvements, if any, will be required. Water intrusion in the crawlspace rarely affects the structural integrity of a home.

  The vast majority of crawlspace leakage problems are the result of insufficient control of storm water at the surface. The ground around the home should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of crawlspace leakage. Please refer to the Roofing and Exterior sections of the report for more information.

### *Recommended Seismic Improvements*

- **Improve:** Connectors should be installed between the floor beams and the support posts. This will add an extra measure of stability to the structure should movement occur.
- **Improve:** The sills of the structure should be re-anchored. Hardened steel seismic anchor bolts complete with nuts and washers should be installed.

## LIMITATIONS OF FOUNDATION & STRUCTURAL COMPONENT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are within the crawlspace, underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Roof System

## DESCRIPTION OF ROOFING SYSTEM

**Roof Covering:** •Composite Shingle •Metal Flashings

**Roof Drainage System:** •Metal Gutters •Downspouts discharge above grade and below grade

**Skylights:** •None •Curbless

**Method of Inspection:** •Viewed from various vantage points

## ROOFING OBSERVATIONS

The Cal Shake roof coverings show evidence of premature failure.

The Cal-Shake roofing failure is currently involved in a class action lawsuit. Details are available at: http://bwclassaction.com/calshake001.htm

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Sloped Roofing*

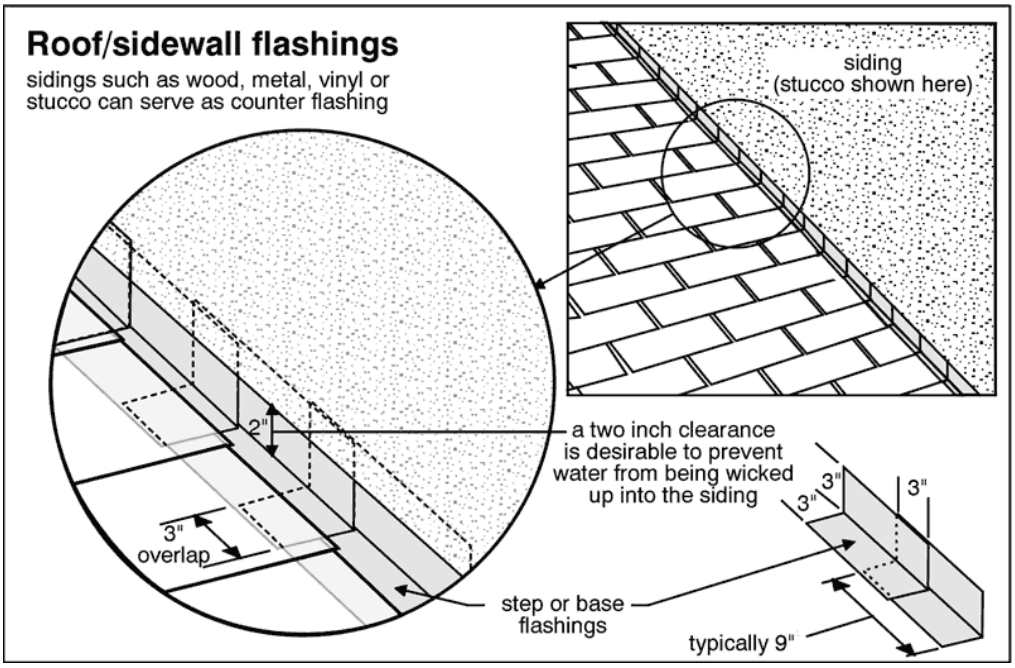
- **Major Concern:** The roofing is near the end of its useful life. Expect to replace the roof soon. All flashings should be replaced during re-roofing. Further guidance should be obtained by a licensed roofing contractor.

#### *Bay Windows*

- **Repair:** The metal roofing at the kitchen bay window is improperly installed. The roof is also securred with steel nails through the top. Recommendation: Replace the metal roofing.

### *Living Room Bay Window*

- **Repair:** The flashings and composition roofing at the living room bay window are improperly installed. The composition roofing does not extend the minimum one-inch past the window edges and the stucco does not have the proper clearance above the roofing material.




### *Gutters & Downspouts*

- **Repair:** Leaks in the gutters should be repaired (many locations).
- **Repair:** The downspouts should discharge water at least five feet from the foundation or drain into a functioning subsurface drainage system. Storm water should be encouraged to flow away from the building at the point of discharge (a potential source of water entry into the crawlspace).
- **Repair:** Some of the downspouts were draining into a sub surface drainage system. The discharge location of this system was not located at the time of inspection.

## LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Chimney / Fireplace

## DESCRIPTION OF CHIMNEY & FIREPLACE

**Fireplace:** •Masonry Firebox •Exterior Combustion Air not provided

**Chimney, Flue:** •Masonry, Lined

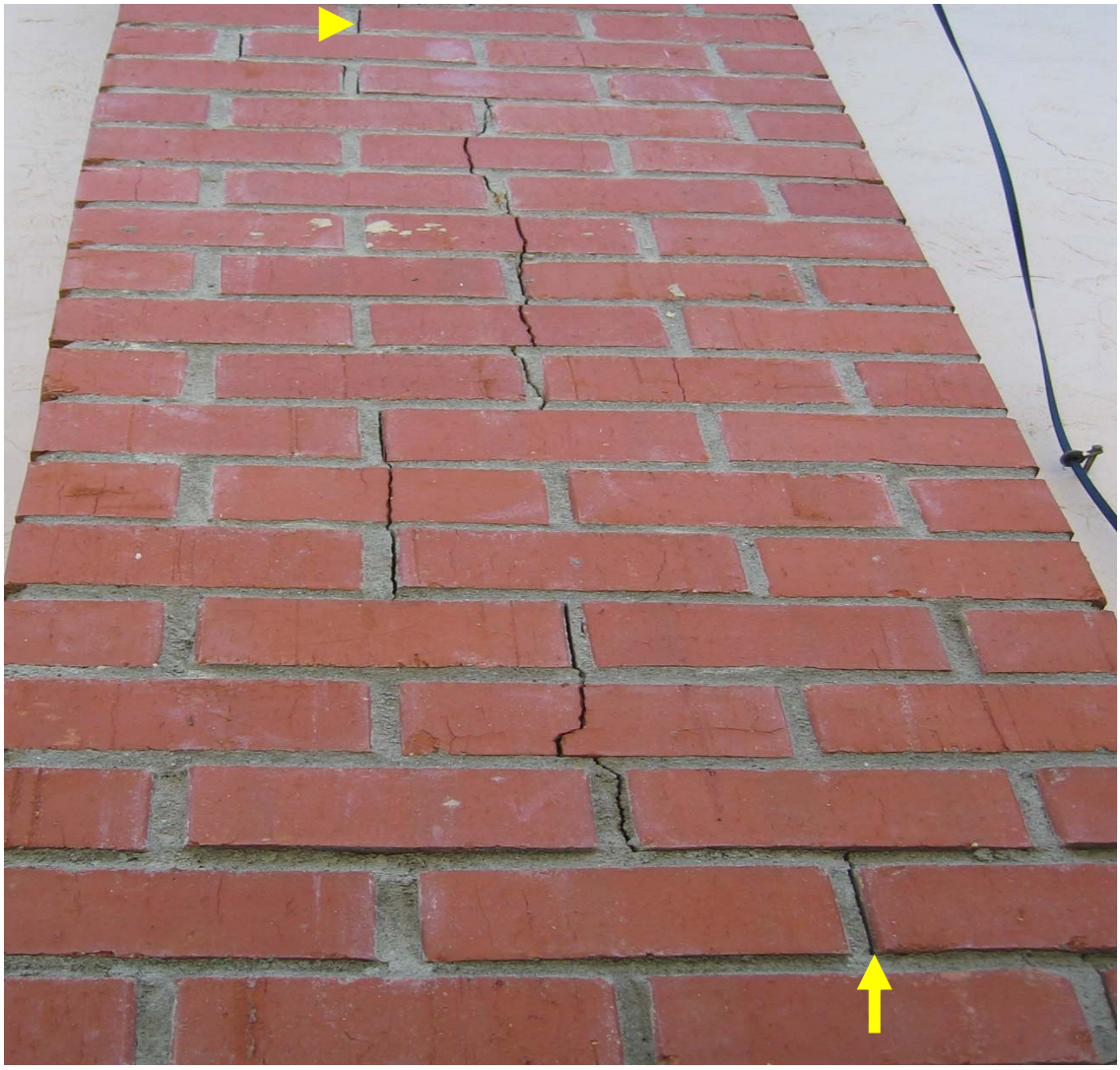
## CHIMNEY & FIREPLACE OBSERVATIONS

Overall, the chimney was found to be in poor condition.

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Chimney*

- **Major Concern:** The masonry chimney is severely cracked. Repairs will be necessary. A licensed masonry contractor should be consulted for review and corrective work.



- **Repair:** The ash pit cleanout door is missing and unusable due to the concrete installation.
- **Repair:** The antenna attached to the chimney should be removed. The antenna can cause the chimney to crack.

### *Rain Cap & Spark Arrestor*

- **Safety Issue:** A rain cap and spark arrestor/vermin screen should be installed on the masonry chimney.

## LIMITATIONS OF FIREPLACE & FUEL BURNING APPLIANCE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The interiors of flues or chimneys are not inspected. To verify if the chimney or flue liner is cracked, please consult a licensed masonry contractor.
- The inspection is visual in nature. It does not involve igniting or extinguishing fires.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR

| | |
|---|---|
| **Wall Coverings:** | •Stucco •Wood Siding |
| **Soffit, Fascia:** | •Wood •Open Rafters |
| **Exterior Doors:** | •Metal Sliding Glass •Wood |
| **Window, Door Frames, Trim:** | •Wood •Metal •Vinyl |
| **Window Glazing:** | •Single & Double Glazed |
| **Driveway, Walkways:** | •Concrete |
| **Patio, Steps:** | •Concrete |
| **Overhead Garage Door:** | •Wood Sectional •Automatic Opener w/Electronic Eye Protection |
| **Fencing:** | •Wood |

## EXTERIOR OBSERVATIONS

The lot drainage appeared to be conducting the surface water away from the building.

The driveway and walkways are in good condition.

The landscaping is considered good quality.

The exterior of the home shows evidence of normal wear.

The auto reverse mechanisms on the overhead garage door responded properly to testing. These safety features should be tested regularly as a door that does not reverse could injure someone. Please refer to the owner's manual or contact the manufacturer for more information.

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Wood to Concrete Contact*

- **Repair:** The wood siding at the exterior of the living room (front wall) 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.

#### *Exterior Walls*

- **Repair:** The wood siding on the left side of the garage and the wood under the rear sliding glass door are insect damaged.
- **Repair:** All pipe and wire penetrations through the exterior walls should be sealed. Water leaking though non-sealed areas can cause structural damage.
- **Repair:** Minor stucco cracking was visible in various locations. This cracking does not appear to be the result of a structural failure. Repair of damaged stucco is usually done on an as needed basis while painting of the exterior occurs. It is up to the property owner to maintain watertightness of the exterior. It is recommended that all cracking be repaired before painting.

- **Repair:** Vegetation growing on or within six inches of exterior walls should be kept trimmed away from the siding, window/door trim, and the eaves.
- **Repair:** The chimney should be caulked where it abuts the exterior of the home. This will aid in the prevention of water intrusion into the structure.

### *Embedded Wood Siding*

- **Repair:** The wood siding at the front entry is embedded in the concrete. This type of installation is prone to rot and/or wood boring insect activity.

### *Exterior Doors*

- **Repair:** The wood under the threshold at the sliding patio door is damaged. Replacement is recommended.
- **Repair:** The rollers of the sliding glass door could be adjusted to allow the door to operate freely.
- **Repair:** The metal sliding patio door shows evidence of condensation/water intrusion (visible in crawlspace). This type of metal door is notorious for leaking at the threshold. Maintaining a good silicone caulking seal at this vulnerable area is recommended.

### *Garage Overhead Door*

- **Safety Issue:** 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 within six inches of the floor.
- **Repair:** Some of the exterior wood members of the overhead garage door are split in various locations. Installing a new overhead garage door would improve the function and appearance of the door, while reducing maintenance.

### *Garage Door to Home*

- **Safety Issue:** The door between the home and the garage should be weather-stripped and fitted with an automatic closer. The door should close upon release and latch securely. This will reduce the potential of toxic automobile gases and fire from entering the home.

### *Garage Firewall Repair*

- **Safety Issue:** Proper fire separation between the garage and home proper is recommended. The walls and ceilings of attached garages should be well sealed where they abut the interior of the home. This reduces the potential of fire entering the home. Openings in the sheetrock firewall should be sealed for your protection.

### *Wood Patio Cover*

- **Repair:** The wood ledger of the patio trellis has been installed without the benefit of flashing at the top of the ledger where the wood abuts the stucco. The flashing will help to prevent water intrusion through the fastener holes in the stucco. Installation of the metal flashing is recommended.

## LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, hydrological conditions, or environmental hazards.
- Recreational facilities, outbuildings, erosion control, planters, and retaining walls and/or other earth stabilization measures are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL SYSTEM

| | |
|---|---|
| **Service:** | •Overhead •Conductors Not Visible |
| **Service Conductor Rating:** | •100Amp - 120/240Volt |
| **Service Grounding:** | •Copper •Water Pipe Connection, Bonding Noted |
| **Service Disconnect:** | •100Amp Breaker •Location: Exterior (rear wall) |
| **Main Distribution Panel:** | •Breakers •Location: Exterior (common to service) |
| **Sub-Panels:** | •None Visible |
| **Distribution Wiring:** | •Conduit •Romex •Copper |
| **Switches & Receptacles:** | •Grounded & Ungrounded (two prong) |
| **Ground Fault Circuit Interrupters:** | •Bathrooms •Kitchen •Exterior |
| **ARC Fault Circuit Interrupters:** | •None Present |

## ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs.

The electrical panel is well arranged and all breakers are properly sized.

The electrical system is in good order. The distribution of electricity is good.

Dedicated 220-volt circuits have been provided for all 220-volt appliances.

All outlets and light fixtures that were tested operated satisfactorily.

All 3-prong outlets that were tested were appropriately grounded.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

The inspection of the electrical system revealed the need for repairs. These repairs should be considered a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the recommended repairs.

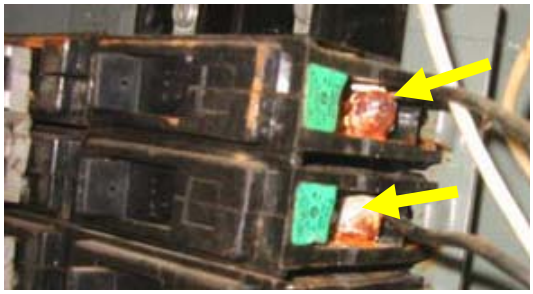
## *RECOMMENDATIONS / OBSERVATIONS*

### *Electrical Service Grounding*

- **Safety Issue:** The grounding of the electrical service is ineffective. The metal water service has a section of PVC plastic, thereby compromising the electrical service grounding. The electrical service should be grounded to a copper ground rod as required. The ground wire should be sized according to the NEC table 250.94.

### *Electrical Panel*

- **Repair:** Four of the breakers in the main service panel show evidence of corrosion, suggesting the presence of moisture. This condition is an indication of excessive moisture inside the panel (mast leakage?). Corroded breakers are unsafe. Recommendation: A licensed electrician should be consulted to replace the corroded breakers.



- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

### *Circuit Labeling*

- **Repair:** All of the circuits in the electrical distribution panel are required to be labeled.

### *Exterior Lighting*

- **Repair:** The exterior light fixtures are not sealed where they abut the exterior finishes of the home. Typically, exterior light fixtures are installed with a weatherproof gasket or caulked where they abut the exterior finishes.

### *Attic Distribution Wiring*

- **Repair:** The attic wiring located within six feet of the attic access opening is required to be protected from damage. Any wiring located within six feet of the attic access opening should be relocated or protected with conduit or BX cable.

### *Kitchen*

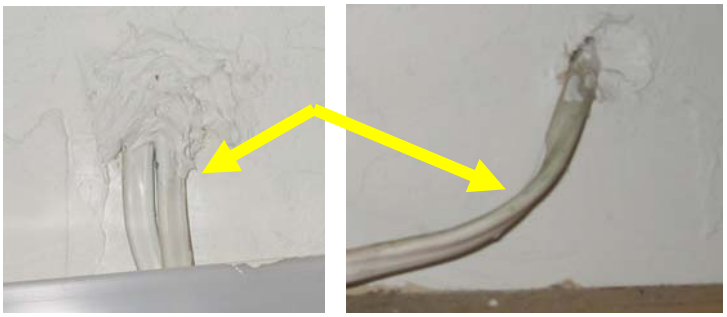
- **Repair:** The wiring at the kitchen waste disposal is incomplete. The cable clamp is missing at the disposal location. Installation is recommended.

### *Switch*

- **Repair:** The location of the powder room ceiling light and bathroom exhaust fan switch should be verified.

### *Kitchen*

- **Safety Issue:** The kitchen has been remodeled. The remodeling should have included the installation of GFCI outlets at all outlets above the countertop and at all locations within six feet of a water source. Recommendation: Install a GFCI outlet at the right wall outlet near the sink.
- **Repair:** The kitchen wiring exposed on interior finishes should be relocated or protected by a rigid conduit.



### *ARC Fault Circuit Interrupters*

- **Improve:** The installation of ARC fault circuit interrupter protected circuits is recommended at all bedroom locations. For an additional level of protection all branch circuits that supply 125Volt, single-phase power installed in bedrooms should be protected by ARC-fault circuit interrupter(s). This requirement became effective November 1, 2002 for all new and remodeled construction.

### *Garage*

- **Safety Issue:** Ground fault circuit interrupters (GFCI) are required at all garage outlets since 1978 (except dedicated appliance circuits). Installation is recommended.
- **Repair:** The extension cord to the garage door opener should not be used as permanent wiring. Recommendation: Install an outlet at the garage door opener.
- **Safety Issue:** Exposed electrical wiring on the interior of the garage should be relocated, covered by protective sheetrock/paneling, or protected by conduit or flexible armored cable. This applies to all 110/240Volt wiring under eight feet in height.

## LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING SYSTEM

**Furnace Location:** •Garage

**Heating System Type:** •Gas •Forced Air Furnace •Manufacturer: Lennox •Age: 19 Years

**Exhaust Flue:** •Metal, Single Wall to Double Wall

**Heat Distribution Method:** •Ductwork

## HEATING OBSERVATIONS

The furnace is estimated to be nineteen years old. The typical life cycle is 20-25 years. Some units will last longer, others can fail prematurely.

The heating system is in good condition.

The heating system is controlled by a “set back” thermostat. This type of thermostat helps reduce heating costs, if set up correctly.

The system does not require a pilot light, thereby increasing its efficiency.

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Furnace*

- **Repair:** There was a noticeable quantity of debris visible inside the gas furnace. These deposits are an indication of lack of periodic cleaning and maintenance. Recommendation: The furnace should be cleaned and serviced.

#### *Ductwork*

- **Repair:** Damaged/loose joints of the ductwork in the crawlspace should be repaired. The damaged and/or loose joints in the ductwork system will cause a lack of efficiency and conditioned air loss. Recommendation: Pressure testing the ductwork system can help identify where the leakage is occurring and focus repair work in the right areas. A link to more information is available at: http://allbay.net/pdf/duct_testing.pdf.
- **Repair:** Damaged/missing ductwork insulation in the crawlspace should be replaced.

### *Ductwork Cleaning*

- **Repair:** The interior of the ductwork shows a build-up of particles of dust, pollen or other debris. Recommendation: The ductwork system should be cleaned. More information is available at: http://www.epa.gov/iaq/pubs/airduct.html.

### *Furnace Exhaust Flue*

- **Safety Issue:** The "B-Vent" metal flue piping from the furnace is not sufficiently clear from combustible materials (roof sheeting and roof felt paper). A one-inch clearance from any combustible material is required. The clearance should be improved (fire safety).

### *Asbestos*

- **Monitor:** Insulation on the furnace and/or distribution piping may contain asbestos. The Environmental Protection Agency (EPA) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the Environmental Protection Agency (EPA) and at http://www.asbestos-institute.ca/main.html.

## LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection only. The scope of the furnace inspection does not include a detailed evaluation of the heat exchanger. The furnace inspection was limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance was not inspected.
- The furnace heat exchanger and the interior of the flue were not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

| | |
|---|---|
| **Crawlspace Ventilation:** | •Exterior Wall Vents |
| **Floor Insulation:** | •None Present in the Floor above the Crawlspace |
| **Exterior Wall Insulation:** | •R11 Fiberglass |
| **Attic Insulation:** | •R19 Fiberglass |
| **Roof Ventilation:** | •Roof, Gable & Soffit Vents |
| **Exhaust Fan/Vent Locations:** | •Kitchen •Powder Room |

## INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction.

During any planned re-roofing, overhead insulation and ventilation levels should be improved.

Insulation upgrades/improvements may be cost effective, depending on the anticipated term of ownership.

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Vermin Intrusion*

- **Repair:** There is evidence of vermin activity in the attic. A pest control specialist should be consulted for treatment and control advice.

#### *Powder Room*

- **Repair:** The powder room exhaust fan was not functioning at the time of inspection.

#### *2nd Floor Bathrooms*

- **Improve:** The installation of bathroom exhaust fans that discharge to the building exterior is recommended.

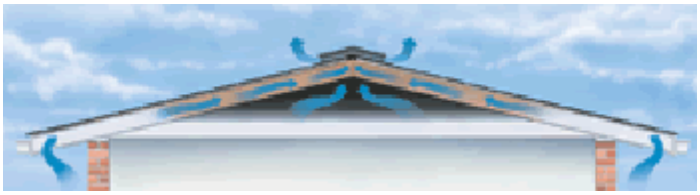
#### *Whole House Fan*

- **Repair:** The house is equipped with a whole house fan located in the 2nd floor hallway. The current attic has a minimal amount of ventilation. When using the whole house fan the attic will become pressurized. The current vent screens could be blown out. Recommendation: Install twice the amount of the required ventilation (1 square foot for every 75 square feet of roof).

#### *Attic Ventilation*

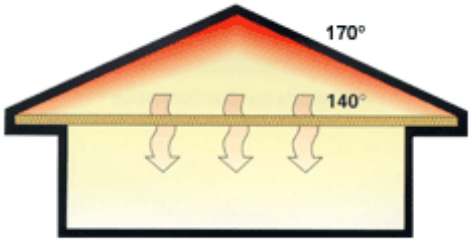
- **Repair:** The level of ventilation throughout the attic should be improved. It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the home and garage cooler during warm weather

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.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.

- The attic was viewed from the access hatch (we do not want to risk damage to the ceiling finishes).
- No access was gained to the wall cavities of the home.
- Any estimates of insulation R-values or depths are rough average values.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing Systems

## DESCRIPTION OF PLUMBING SYSTEMS

**Water Service Entrance:** •Copper & Plastic •Valve Location: Exterior (front wall)

**Water Supply Piping:** •Copper

**Anti-siphon Valves:** •Sprinkler System

**Waste, Drain & Vent Piping:** •Galvanized Steel •Cast Iron •ABS Plastic • Crawlspace Cleanout

**Water Heater:** •Fifty Gallon, Gas •Brand: Rheem (GE) •Age: 2 Years
•Location: Garage •Exhaust Flue: Metal, Single Wall to Double Wall

**Main Gas Shut-Off Valve:** •Gas Valve at Exterior (garage, left side)

**Earthquake Actuated Gas Shut Off Valve:** •None Present

## PLUMBING OBSERVATIONS

The piping systems within the home, for both water supply and waste, are good quality systems. The plumbing systems are in good condition.

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The plumbing fixtures appear to have been well maintained.

The water heater is a newer unit. As the typical life expectancy of water heaters is 9 to 15 years, this unit should have many years of remaining life.

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

## *RECOMMENDATIONS / OBSERVATIONS*

### *Water Supply Piping*

- **Safety Issue:** To reduce the risk of contamination of supply water, the installation of the required backflow preventors on the exterior hose bibs would be wise.
- **Repair:** 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.
- **Repair:** The water lines within the crawlspace are not properly supported. The steel hangers will cause dielectric failure within the copper water lines. Proper supporting of the water lines is recommended. Dielectric failure is caused by the direct connection of two dissimilar metal water lines. It is recommended that a licensed plumbing contractor should be consulted concerning review, recommendations and corrective work.

- **Repair:** The water piping is leaking under the powder room.

### *Waste Piping*

- **Repair:** The commodes are loose at both 2nd floor locations.

### *Washing Machine Waste Piping*

- **Improve:** The waste standpipe serving the washing machine is 1¼ inches in diameter. The size of the drain standpipe is too small for today's washing machines. The waste standpipe should be enlarged to 2 inches in diameter and extend above the tub of the washing machine.

### *Gas Piping*

- **Improve:** Although the furnace installation predates the current code, it is recommended that the appliance gas connection at the furnace location be improved. The current code requires the gas line be "hard piped" from the gas valve through to the exterior of the furnace case and then connected by a flexible appliance connector.
- **Repair:** The gas line to the clothes dryer is not properly braced. Proper bracing of the gas line is recommended.

### *Water Heater Strapping*

- **Safety Issue:** The water heater strapping should be improved. The water heater is strapped in two locations but the installation does not provide for the resistance of movement. The strapping for water heaters up to fifty-two gallons should be complete with lag bolts and washers at two points, one within the upper one-third and one within the lower one-third of its vertical dimensions. 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.

### *Water Heater Drip Pan*

- **Repair:** 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.

## LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following condition:

- Concealed portions of the plumbing system could not be inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

**Wall & Ceilings:** •Sheetrock

**Interior Doors:** •Wood Hollow Core •By-Pass Closet

**Floor Finishes:** •Carpet •Vinyl/Resilient •Wood •Tile

## INTERIOR OBSERVATIONS

Overall, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

The doors and windows are good quality.

The floors of the home are relatively level and walls are relatively plumb.

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Smoke Alarms*

- **Safety Issue:** Properly functioning smoke alarms are required inside and outside of all sleeping areas and all levels within the home.

#### *Wall / Ceiling Finishes*

- **Monitor:** 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.

#### *Interior Doors*

- **Repair:** Interior doors in various locations should be adjusted to fit/function properly.

#### *Windows*

- **Improve:** The single pane family room window shows evidence of condensation or water intrusion. Replacement window installation would be the best long-term solution. The most important factor is that the existing window exterior is well maintained to avoid rot or water infiltration.

#### *Kitchen*

- **Repair:** The kitchen sink base is becoming water damaged. Installing a catch tray under the spray hose is recommended.
- **Monitor:** There is evidence of a prior leakage below the kitchen sink. This area should be monitored.

#### *Powder Room*

- **Repair:** The right basin faucet handle is loose.
- **Repair:** The switch controlling the ceiling light and exhaust fan could not be located.

### *Second Floor Hall Bathroom*

- **Repair:** The toilet is loose.

### *Master Bathroom*

- **Repair:** The toilet is loose.

### *Stairway Railings*

- **Repair:** The bottom stairway railing is loose.
- **Improve:** Although the construction of the home predates the current code, the openings in the stairway railing(s) are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

## LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage and/or wall hangings are not moved to permit inspection and may conceal defects.
- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

**Garage Laundry:** •240Volt Circuit or Gas Line for Dryer •Dryer Vented to Building Exterior •120Volt Circuit for Washer •Hot and Cold Water & Waste Standpipe for Washer

**Kitchen:** •Refrigerator •Built-in Electric Oven & Microwave •Electric Cooktop •Exhaust Hood •Dishwasher w/Airgap •Disposal

## APPLIANCE OBSERVATIONS

The appliances are considered to be in good condition.

The hood and cooktop are newer. Many years of serviceable life should remain.

The dishwasher, refrigerator and disposal are older. As such, they will become more prone to breakdowns.

### *RECOMMENDATIONS / OBSERVATIONS*

#### *Clothes Dryer*

- **Safety Issue:** The vinyl clothes dryer exhaust vent pipe should be replaced. Vinyl and/or foil ducting will burn.

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.

## LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. The appliances are inspected only to determine the presence of connected fuel supplies, water and drainage piping, where applicable. Appliances are not moved and may conceal defects. All Bay Home Inspection, Inc. makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, an appliance could malfunction at any time

(including the day after taking possession of the home). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- The inspection of appliances does not include confirmation of thermostat calibration or the operation/function of clocks, timers, or indicator lights.
- The inspection of the dishwasher is limited to testing of the unit's response to the washing control command. It is not run a full cycle.
- Washing machines and clothes dryers are considered personal property and are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

# Recommended Action Items

## RECOMMENDATIONS / OBSERVATIONS

The following is a synopsis of the concerns that should be addressed over the short term. Other potentially significant repairs and improvements may also be necessary.

Please refer to the body of this report for further details on these and other recommendations.

### *Electrical*

1. **Safety Issue:** The inspection of the electrical system revealed the need for improvement. These repairs should be considered a high priority for safety reasons. ***Every unsafe electrical condition represents a shock hazard***. A licensed electrician should be consulted to undertake the improvements recommended within the electrical section of this report.

### *Sloped Roofing*

2. **Major Concern:** The roofing is near the end of its useful life. Expect to replace the roof soon. All flashings should be replaced during re-roofing. Further guidance should be obtained by a licensed roofing contractor.

### *Rain Cap & Spark Arrestor*

3. **Safety Issue:** A rain cap and spark arrestor/vermin screen should be installed on the masonry chimney.

### *Chimney*

4. **Major Concern:** The masonry chimney is severely cracked. Repairs will be necessary. A licensed masonry contractor should be consulted for review and corrective work.

### *Garage Overhead Door*

5. **Safety Issue:** 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 within six inches of the floor.

### *Garage Door to Home*

6. **Safety Issue:** The door between the home and the garage should be weather-stripped and fitted with an automatic closer. The door should close upon release and latch securely. This will reduce the potential of toxic automobile gases and fire from entering the home.

### *Garage Firewall Repair*

7. **Safety Issue:** Proper fire separation between the garage and home proper is recommended. The walls and ceilings of attached garages should be well sealed where they abut the interior of the home. This reduces the potential of fire entering the home. Openings in the sheetrock firewall should be sealed for your protection.

### *Water Heater Strapping*

8. **Safety Issue:** The water heater strapping should be improved. The water heater is strapped in two locations but the installation does not provide for the resistance of movement. The strapping for water heaters up to fifty-two gallons should be complete with lag bolts and washers at two points, one within the upper one-third and one within the lower one-third of its vertical dimensions. 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.

### *Smoke Alarms*

9. **Safety Issue:** Properly functioning smoke alarms are required inside and outside of all sleeping areas and all levels within the home.

### *Clothes Dryer*

10. **Safety Issue:** The vinyl clothes dryer exhaust vent pipe should be replaced. Vinyl and/or foil ducting will burn.

# Energy & Environmental Concerns

## *Reduce Your Energy Bills*

When colder temperatures approach, so does the increase in electricity and natural gas usage. Energy efficiency is the smartest approach to hold down costs while still remaining comfortable. Here are some ways to cut your energy bills:

- Home energy tools are available at: http://www.pge.com/003_save_energy/003a_res/index.shtml
- To see what energy upgrades would have the greatest payoff, log on to the interactive Home Energy Checkup on the Alliance to Save Energy's http://ase.org/checkup/home.
- Heating typically accounts for the largest amount of winter energy bills. Your furnace should be professionally "tuned-up" each year. Air filters should be cleaned or replaced at regular intervals.
- You can cut related annual energy expenditures by 30 percent. As heating and cooling equipment, appliances, computers and office equipment, windows, lighting fixtures, and consumer electronics break down or no longer meet your needs, replace them with products bearing the Energy Star label http://www.energystar.com
- Your attic and/or roof cavity should be well-insulated. Seal joints in attic air ducts, and make sure they're well insulated, too. See the North America Insulation Manufactures Association http://www.naima.org/ for insulation details.
- Plug other energy "leaks." Seal leaks between moving parts (between a door and its frame) with weather-stripping. Fill leaks between nonmoving parts (between window frames and walls) with caulking, and install low-e or spectrally selective windows, glass doors, and skylights.

## *Mold*

The Toxic Mold Protection Act of 2001, signed by Gov. Gray Davis in October of 2001, requires the State Department of Health Services to create a task force to develop permissible exposure limits to mold. The greatest concern is currently centered on strachybotrys chartarum mold, which is thought to cause lung disease. The new standards would not take effect for several years. An update of The Toxic Mold Protection Act of 2001 is available at: http://www.cal-iaq.org/SB732update.htm.

For more information on mold, visit the Centers for Disease Control Web site at: http://www.cdc.gov/nceh/asthma_old/factsheets/molds/default.htm or

The State of California http://allbay.com/pdf/Mold-California_Department_of_Health_Services.pdf

## *Carbon Monoxide*

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

### *Smoke Alarms/Detectors*

Operational smoke alarms are required inside and outside all sleeping areas within the home. Smoke detectors are also required on every level of a home. The installation of these alarms is tied to any building permit issued after 1991 within the State of California. The National Fire Protection Agency (NFPA) recommends that existing smoke detectors be replaced every ten years.

### *Lead Paint*

Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a home of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the National Lead Information Center http://www.epa.gov/lead/nlic.htm 1(800) 424-LEAD [5323] or visit the EPA web site at: www.EPA.gov.

### *Asbestos*

Due to the age of the home's construction, there may be materials within the structure that contain asbestos but are not identified by this inspection report. This can only be verified by laboratory analysis and a State Certified Inspector, which is beyond the scope of this inspection.

Insulation on the furnace and/or distribution ductwork may contain asbestos. This can only be verified by laboratory analysis. ***The Environmental Protection Agency (EPA) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).*** If replacement of the furnace or ductwork necessitates the removal of the asbestos containing insulation, or if any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged.

For more information on this important subject, please contact Cal/OSHA at (916) 574-2993 or visit online at www.dir.ca.gov/DOSH or allbay.com.

# California Seismic Disclosure

As a benefit for purchasers of homes, The California Seismic Safety Commission requires that certain disclosures be made concerning earthquake safety.

This disclosure requires that the seller provide the buyer a booklet entitled "The Homeowners Guide to Earthquake Safety".

*This disclosure is provided by All Bay Home Inspection, Inc. and is intended for informational purposes only*. Should you wish to have a professional analysis made of the earthquake preparedness of the home, a structural engineer should be consulted.

The disclosure addresses seven issues that we have attempted to answer, however, it is important to note that the law does not require the seller of the home to incorporate any modification as a part of this disclosure.

1. Is the water heater braced, strapped, or anchored to resist movement during earthquake conditions?

**The water heater is not properly strapped.**

2. Is the home anchored or bolted to the foundation?

*The mud sills/bottom plates are bolted to the concrete foundation.*

3. If the home has cripple walls; are the exterior walls braced? If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

*These conditions do not apply to this property.*

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

*These conditions do not apply to this property.*

5. If the home is built on a hillside, answer the following: are the exterior tall walls braced? Were the tall posts or columns built to resist earthquakes or have they been strengthened?

*These conditions do not apply to this property.*

6. If the exterior walls of the home, or part of them, are made of unreinforced masonry, have they been strengthened?

*This condition does not apply to this property.*

7. If the home has a living area over the garage, either was the wall around the garage door opening built to resist earthquakes or has it been strengthened?

*This condition does not apply to this property.*