

Building Inspection Report



Inspection Date:02/24/2016
Prepared For:

Prepared By:
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THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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Report Overview

CONVENTIONS USED IN THIS REPORT

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

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, 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 which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

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

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration
Floor Structure:	•Wood Engineered beams
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Engineered Trusses •Waferboard Sheathing

STRUCTURE OBSERVATIONS

General Comments

No repair to structural components is necessary at this time.



RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor hairline settlement cracks were observed in the foundation walls. This implies that some shrinkage has likely occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** Larger than typical 1/4-inch front deck settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks may need sealing on the exterior to prevent moisture penetration.



Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior stucco walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate repairs.

Wood Boring Insects

- **Monitor:** This home is in an area known for wood destroying insect activity; as is most of California. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE 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:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- 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 pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle	
Roof Flashings:	•Metal	•Roofing Material (Shingles)
Chimneys:	•Metal	
Roof Drainage System:	•Galvanized Steel	•Downspouts discharge below grade
Method of Inspection:	•Walked on roof	

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are newer and appear to be in generally good condition.



RECOMMENDATIONS / OBSERVATIONS

Chimneys

- **Repair:** The metal chimney flue should be cleaned to help assure safe and functional operation.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



Gutters & Downspouts

- **Monitor:** The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

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:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	• Cement composite
Eaves, Soffits, And Fascia:	• Cement composite
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Level Grade
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

There is no significant wood/soil contact around the perimeter of the house, reducing the risk of insect infestation or rot. The driveway and walkways are in good condition.



RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Localized damage of the stucco or stone exterior walls (staining and or cracks) should be repaired periodically. There is extra risk of hidden damage in such areas caused by leaks that should be kept sealed.

Garage

- **Repair, Safety Issue:** The door between the house and garage should be fitted with an automatic closer that closes fully on its own (adjustment needed). This will reduce the potential of toxic automobile gases entering the house.

Lot Drainage

- **Major Concern, Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of clay at the perimeter. The ground should slope away from the house at a rate of one inch per foot for at least the first four feet. At least six (6) inches of clearance should be maintained between soil level and the bottom of exterior wall stucco.



Paint the tops of the craftsman accents (or use metalflashings) Remove all screws, repair penetrations.

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:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 125 Amps •Breakers •Located: Exterior
Service Grounding:	•Copper •Water and or Gas Pipe Connection to a ground rod.
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen
Arc Fault Circuit Interrupters:	•Electrical Panel (for bedrooms)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs.
All 3-prong outlets that were tested were appropriately grounded.



RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The main distribution panel does not appear to be properly grounded/bonded. This should be investigated.
- **Smoke Detectors**
- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated twice a year.
- **Safety Issue:** One arc fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This breaker should be replaced.

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:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

Energy Source:

•Gas

Heating System Type:

•Forced Air Furnace •Manufacturer: Rudd

Vents, Flues, Chimneys:

•Metal-Single Wall •Metal-Multi Wall

Heat Distribution Methods:

•Insulated Ductwork

HEATING OBSERVATIONS

General Comments

The heating system is in generally good condition.



RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The heating system requires cleaning & service. This should be a regular maintenance item to assure safe, reliable heat. Ask for service records and warranty info.
- **Monitor:** The dirty air filter should be replaced seasonally.

Combustion / Exhaust

- **Repair, Safety Issue:** There is insufficient clearance between the exhaust flue and possible combustible materials (insulation). *This could be a fire hazard.* This condition should be checked by a qualified heating technician.

LIMITATIONS OF HEATING 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 adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning
Central System Type:	•Manufacturer: Rudd

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.



The breaker for the AC unit is oversized for the unit; max 35 amp breaker; 50amp breaker.

General Comments

- The air conditioning system may require servicing in the spring to verify optimal performance. Air conditioners cannot be safely tested when the ambient overnight temperature is below 60 degrees F.

RECOMMENDATIONS / OBSERVATIONS

Discretionary Improvements

The installation of a PG&E demand response “set back” thermostat may help to reduce heating and cooling costs.

LIMITATIONS OF COOLING / HEAT PUMPS 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:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper •Front south corner of home
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System •Plastic ABS and or PVC pipe
Water Heater:	•Gas •Approximate Capacity (in gallons): 50
Fuel Shut-Off Valves:	•Natural Gas Main Valve At ???

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition.

The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.



RECOMMENDATIONS / OBSERVATIONS

- **Repair:** For enhanced safety, it is recommended that the connections of the water heater venting system be improved. Missing screws. Upper strap should be 1/3rd of the tank down from the top.
- **Repair Safety Issue:** There is a gas line in the crawl space that rubs against the foundation and the floor joists. The line could get pinched and begin to leak gas. This is a serious hazard, repair asap.

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 conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient
Window Type(s) & Glazing:	•Sliders •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.



General Condition

Fireplace is in good condition but should be cleaned and reinspected prior to use.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed.

Doors

- **Repair:** The door between the garage and the interior of the house should be adjusted to operate freely, yet fit tightly.

Crawl space Leakage

- **Monitor:** The crawl space shows evidence of moisture penetration. *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 crawl spaces exhibit signs of moisture penetration and virtually all will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. crawl space leakage rarely affects the structural integrity of a home.

The vast majority of crawl space leakage problems are the result of insufficient control of storm water at the surface. The ground around the house 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 (5) 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 crawl space leakage. Please refer to the Roofing and Exterior sections of the report for more information.

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, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Built-in Electric Oven
Appliances Tested:	•Gas Cooktop
Appliances Tested:	•Microwave Oven
Appliances Tested:	•Dishwasher
Appliances Tested:	•Waste Disposer
Appliances Tested:	•Refrigerator
Appliances Tested:	•Clothes Washer •Clothes Dryer
Laundry Facility:	•240 Volt Circuit for Dryer
Laundry Facility:	•Gas Piping for Dryer option
Laundry Facility:	•Dryer Vented to Building Exterior
Laundry Facility:	•120 Volt Circuit for Washer
Laundry Facility:	•Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

Positive Attributes

The major appliances in the home are newer. All appliances that were tested responded satisfactorily.

General Comments

Consider converting to a gas dryer at some point for lower costs to run and less static cling in your clothes.



Fire sprinklers should be tested periodically by a qualified tech.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

The dishwasher was not run on each cycle but was tested to ensure power and water are available.

LIMITATIONS OF APPLIANCES 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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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