



Building Inspection Report

1234 Main St Ave Los Angeles CA, 90018

Inspection Date:
9-30-10

Prepared For:
Jack & Jill Smith

Prepared By:
Cambridge Home Inspections, LLC.
Long Beach CA 90804
Office: (562) 531.0598

Inspector:
Julie T. Beller

Report Overview

THE HOUSE IN PERSPECTIVE

Time of Inspection: 1PM
Sq Ft. of Building: 2218
Estimated age of building: 1973
Building type: Single Story / Duplex
Clients name: Jack & Jill Smith
Clients cell phone: (123)456-7890
Clients email: buyer@email.net
Realtors name: Sally Salesperson
Realtors cell phone (123)-123-4567
Realtors email: agent@email.net
Building Occupied: Vacant
Client present: Yes

CONVENTIONS USED IN THIS REPORT

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

Functional: *As defined in the CREIA Standards of Practice: "A system, component or device that is performing within its normal and characteristic purpose or action".*

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. I recommend contacting a licensed contractor for further evaluation and correct as needed.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention. We recommend correcting or upgrading in a timely manner to prevent consequential damage or personal injury.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. I recommend contact a licensed contractor for further evaluation and correction as needed.*

Improve: *A system, component or device that was found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion is at or near the end of its useful life. For all items designated "REVIEW" we recommend qualified, licensed specialists review the noted condition(s) and provide you with a full evaluation and the cost to repair or replace, PRIOR TO THE EXPIRATION OF THE INSPECTION CONTINGENCY PERIOD.*

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

Deferred: *an area, system or component that was not inspected; or a specific condition which we could not evaluate. We recommend further evaluation by an appropriately qualified person PRIOR TO THE EXPIRATION OF THE INSPECTION CONTINGENCY PERIOD.*

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

- For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

- The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Reading the entire report is recommended not just the summary page.

Attic / Roof

- **Improve:** The attic has had past fire damage. This charring has exceeded 10 percent. Some of the framing has been replaced. However other frame members appear to be in need of replacement. I recommend asking the seller for more information, checking permits for current repairs and checking public records regarding the past fire. Also aluminum paint is typically installed to prevent the fire damage from producing an odor. I recommend contacting a licensed contractor for further evaluation and correct as needed prior to close.

Sloped Roofing

- **Repair:** The roofing has a patching material throughout the valleys on the flashing and in other areas of the roof. The craftsmanship appears substandard. Damaged shingles are present. Exposed nails were also visible. We recommend maintaining vegetation growth near the roof as needed to prevent damage to the roofing materials. Vegetation near or touching the roof surface. One of the vents is missing its cap. The utility boot for the electrical service entrance and mast on the NW side is lifting above the shingles. A licensed roofing contractor should further evaluate the roof and correct as needed prior to close.

Exterior Eaves

- **Improve:** Water staining was observed on the eave at the north and south side of the home. This suggests that the roof may be leaking in this area. Check the roofing section for more information. I recommend contacting a licensed roofer for further evaluation and correct as needed.

Windows

- **Safety Issue:** Many of the windows (both units) have burglar bars on them. Every sleeping room shall have at least one operable window or exterior door approved for emergency escape (means of egress/ingress). All escape or rescue windows from sleeping rooms shall have a minimum net clear operable area of 5.0 square feet at grade (first floor windows) and 5.7 square feet above the first floor. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear operable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue they shall have a finished height not more than 44 inches above the floor. Some of the windows did not meet a proper means of egress or ingress in case of a fire. Contacting a licensed & bonded contractor to make all needed corrections is recommended.

Main Panel

- **Major Concern: Safety Issue:** The exterior shut off below the meters is a Federal Pacific Electric "Stab-Lok" service panel. These breakers are a latent hazard and FPE circuit breakers can fail to trip in response to overcurrent, leading to electrical fires. Also the breaker in the panel on the right has a breaker for branch wiring. It appears that the breaker may have been installed before the primary panel. Breakers should always be installed after the main primary panel. The panel hardware is damaged (on the right side). **I recommended contacting a licensed electrician for further evaluation and correct as needed prior to close.**
- **Safety Issue:** All bedroom outlets (lights, receptacles and smoke alarm, etc) are not arc-fault protected as required by today's standards. Arc-Fault Circuit Interrupters (AFCI) are designed to shut the circuit off in the event of arcing that could result in a fire. We recommend installing them at all bedroom outlets.
- **Major Concern: Safety Issue:** The panel in 3427 is a Zinsco and Zinsco-Sylvania circuit breakers of the design described here do not offer the level of over current and fire protection provided by most other electrical panels and circuit breakers. Rusty screws and oxidation was found in this panel. The directory is incomplete. **I recommended contacting a licensed electrician for further evaluation and correct as needed prior to close.**
- **Improve:** All electrical panels should have 3' clearance. The panel in 3427 does not. Correct as needed for improved safety.

Fixtures

- **Improve:** An active leak was found at the waste pipe in the crawl space below the bathroom of 3429. We recommend further evaluation by a qualified licensed plumbing contractor and correction as needed.

Supply Plumbing

- **Improve:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. There was a lower functional flow in the bathroom of 3429 and the kitchen of 3429. We recommend further evaluation by a qualified licensed plumbing contractor and correction as needed.

Wall Furnace

- **Improve:** The wall heater was off at the time of the inspection. Both heaters ideally should have fire separation between the lower portion of the unit and the laminate flooring. In unit 3429 the metal frame of the heater was loose to the wall. Contacting a heating technician for further evaluation and correction as needed is recommended prior to close.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the CREIA® 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.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Landscape sprinklers and irrigation systems are beyond the scope of a professional home inspection and were not inspected. We suggest that you ask the seller if the sprinklers are working properly prior to the removal of any inspection contingency and to demonstrate sprinkler operation prior to the close of this transaction. Sprinklers should be maintained so as not to hit the structures to prevent moisture damage.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Building permits

With some exceptions a building permit is required when a structure is built, enlarged, altered, repaired, improved, removed, or converted. This includes, but is not limited to, adding, moving, modifying or replacing: light fixtures, electrical service, wiring or receptacles, dishwashers, water heaters, roof coverings, windows, security bars, furnaces, air conditioners, garage door openers, plumbing fixtures or pipes, built-in appliances, swimming pools, spas, fireplaces, patio covers, attached or detached decks, etc. The older a property the more likely work or repairs requiring appropriate permits has been performed. We do not differentiate between original construction and improvements or repairs.

We suggest asking the current owner for any knowledge of work done requiring building permits, and that permits were issued and final approval was granted. You can obtain and review zoning regulations, local ordinances and permit records for this property at the local Building and Safety Department. If work does not comply with current local codes and ordinances the city may require removal or correction. If non-permitted work is in compliance with current codes and ordinances obtaining a permit might be possible. To determine if non-permitted conditions are present you can obtain further evaluation by a qualified code specialist. A code specialist may be advised regarding non-permitted work and local codes.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry. The temperature was 80-90 degrees.

BUILDING CHARACTERISTICS:

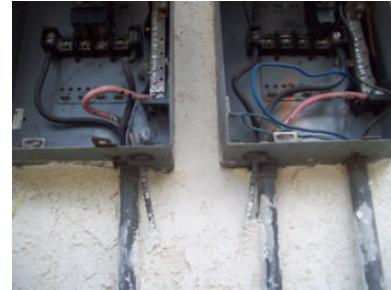
UTILITY SERVICES:

ELECTRICAL

PANEL

LOCATION:

Back side of the house.



GAS METER

LOCATION:

Back side of house.



WATER SHUT-OFF LOCATION:

Front of house.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Poured Concrete •Piers •Crawl Space Configuration
Columns:	•Wood
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Rafters
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS



RECOMMENDATIONS / OBSERVATIONS

Attic / Roof

- **Improve:** The attic has had past fire damage. This charring has exceeded 10 percent. Some of the framing has been replaced. However other frame members appear to be in need of replacement. I recommend asking the seller for more information, checking permits for current repairs and checking public records regarding the past fire. Also aluminum paint is typically installed to prevent the fire damage from producing an odor. I recommend contacting a licensed contractor for further evaluation and correct as needed prior to close.

Exterior Walls

- **Repair:** The exterior wall structure /post for the garage on the west wall next to the doors has had a post that had been pieced together rather than have a solid framed post. I recommend contacting a licensed contractor for further evaluation and correct as needed.



Crawl Space

Improve: Standing water was observed in the crawl space on the east wall. Lot drainage improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be further evaluated by a drainage contractor prior to close.



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
Chimneys:	•None
Roof Drainage System:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS



Our inspection of the roof include the covering, drainage, surface areas, flashing, rain gutters, skylight and rain gutters (if present), and anything passing through the roofing (example: chimney, waste vent, duct). I look for evidence of improper installation, damage, leakage and excessive wear.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** The roofing has a patching material throughout the valleys on the flashing and in other areas of the roof. The craftsmanship appears substandard. Damaged shingles are present. Exposed nails were also visible. We recommend maintaining vegetation growth near the roof as needed to prevent damage to the roofing materials. Vegetation near or touching the roof surface. One of the vents is missing its cap. The utility boot for the electrical service entrance and mast on the NW side is lifting above the shingles. A licensed roofing contractor should further evaluate the roof and repair as needed prior to close.
- **Improve:** Mastic is cracked/deteriorated on the roof. We recommend corrections as needed at this time to prevent leakage.
- **Improve:** ABS plastic vents are not protected from sun exposure. Exposed plastic piping is required to be painted or otherwise protected from deterioration by the ultra violet (UV) rays from the sun.



Gutters & Downspouts

- **Repair:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

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:	•Stucco
Eaves, Soffits, And Fascias:	•Wood •Closed (non visual) Rafters
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Vinyl-Covered •Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Wood
Surface Drainage:	•Graded Towards House
Fencing:	•Steel/Iron •Chain Link

EXTERIOR OBSERVATIONS



Our inspection of the exterior components includes the wall cladding, windows, doors, flashings, trim, eaves and attached decks, porches, balconies, columns, stairs, guardrails and handrails. We also look at drainage around the inspected structure(s) and for evidence of moisture intrusion, poor ventilation and inadequate separation between wood and soil.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Improve:** There is no stucco weep screed installed. In older homes the stucco was continued to or below the finish grade level. This condition allows moisture and corrosive minerals to be “wicked up” into the stucco which causes deterioration of the stucco. This can cause moisture entrapment and damage that cannot be detected through this visual inspection. This is a normal maintenance item which will need to be addressed from time to time. I recommend contacting a licensed contractor for further evaluation and correct as needed.
- **Repair:** Localized damage of the stucco exterior walls at the south side of the home should be repaired. There is extra risk of hidden damage in such areas. I recommend contact a licensed contractor for further evaluation and correct as needed.
- **Repair:** Cracks viewed are within the generally acceptable range. We recommend sealing cracks as needed to protect against moisture intrusion.
- **Repair:** The openings in the siding at the north side of the home should be sealed. I recommend contacting a licensed contractor for further evaluation and correct as needed.
- **Improve:** Caulking is missing or has voids at the base of a number of exterior light fixtures. Caulking should be maintained at the base to prevent moisture intrusion into the wall cavities possibly resulting in rot to the structural framing members or mold.

Walkway

- **Repair, Safety Issue:** The walkway at the south side of the home presents a trip hazard. This condition should be altered for improved safety.

Exterior Eaves

- **Improve:** Water staining was observed on the eave at the north and south side of the home. This suggests that the roof may be leaking in this area. Check the roofing section for more information. I recommend contacting a licensed roofer for further evaluation and repair as needed prior to close.
- **Repair:** Tree branches at the south west corner should be trimmed away from the house.

Driveway

- **Improve:** The driveway surface is in a deteriorated condition. The tile on top of the floor in the garage prevented a clear visual. Resurfacing is necessary to correct this condition.

Porch

- **Repair, Safety Issue:** The porch steps at the rear wall represent a trip hazard. This is a safety concern that should be addressed promptly.

Garage

- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation. The door is hitting the sidewall framing and has caused damage. The garage door was missing handles. We recommend installing a handle on the inside and outside of this door to prevent fingers from being pinched or injured between the door sections when operated manually. There is an opening underneath that will allow water intrusion or insect/vermin. We recommend maintaining weather-stripping on garage doors.

Windows

- **Repair:** The windows have loose burglar bars. Ideally these bars should be removed for added safety.

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.
- **The tile on top of the floor in the garage prevented a clear visual.**
- **Interior finishes restricted the inspection of the garage.**
- **I was unable to open or inspect the locked sliding gate next to the garage.**

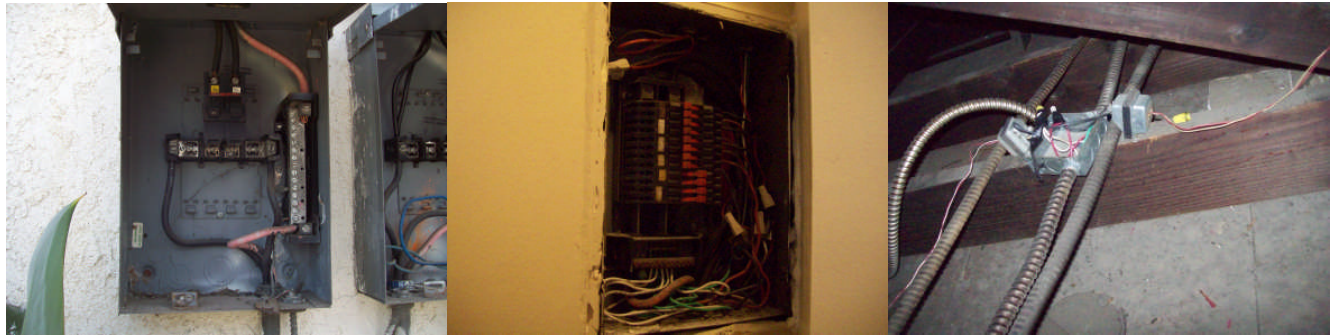
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amp
Service Drop:	•Overhead
Service Equipment & Main Disconnects:	•Breakers •Located: Exterior / Meter and inside panel
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Kitchen •Bathroom(s)
Smoke Detectors:	•Present
Service Entrance Conductors:	•Copper
Service Grounding:	•Copper
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	• Non-Metallic Cable "Romex"

ELECTRICAL OBSERVATIONS



The electrical inspection is according to the CREIA standards of practice which includes the service equipment, electrical panels, and includes but is not limited to a representative number of installed visibly accessible outlets, wiring and fixtures. Determining the actual capacity of the system requires load calculations which are beyond the scope of a home inspection. Because electrical defects is a safety concern, we recommend the use of a qualified licensed electrician for estimates, repairs and upgrades, prior to close.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Major Concern: Safety Issue:** The exterior electrical shut offs, below the meters, at the back of the building are Federal Pacific Electric "Stab-Lok" service panels. These breakers are a latent hazard and the FPE circuit breakers can fail to trip in response to over current, leading to electrical fires. I recommended contacting a licensed electrician for further evaluation and correct as needed prior to close.
- **Safety Issue:** All bedroom outlets (lights, receptacles and smoke alarm, etc) are not arc-fault protected as required by today's standards and it appears that the wiring may have been updated. Arc-Fault Circuit Interrupters (AFCI) are designed to shut the circuit off in the event of arcing that could result in a fire. I recommended contacting a licensed electrician for further evaluation and correct as needed prior to close.
- **Major Concern: Safety Issue:** The panel in 3427 is a Zinsco and Zinsco-Sylvania circuit breakers do not offer the level of over current and fire protection provided by most other electrical panels and circuit breakers. Rusty screws and oxidation was found in this panel. The directory on the panel (describing the location of the breakers) is incomplete. I recommended contacting a licensed electrician for further evaluation and correct as needed prior to close.
- **Improve:** All electrical panels should have 3' clearance. The electrical panel in 3427 does not. Correct as needed for improved safety.

Lights

- **Repair:** The damaged light fixture along the right and left side of the home should be repaired or replaced. The exposed wiring should be placed in a conduit. Wiring is improperly abandoned. We did not see both ends of this wire and could not verify they were disconnected from a possible electrical source. The opening on the NW corner light should be sealed. I recommended contacting a licensed electrician for further evaluation and correct as needed prior to close.
- **Repair:** Recessed lights should be fitted with bulbs suitable to this application. Otherwise, there is a risk of overheating and/or fire.

Service / Entrance

- **Repair:** The service should be grounded to the main water supply and/or driven ground rods as required. This was not obvious during the inspection. I recommended contacting a licensed electrician for further verification and correct if needed.

Outlets

- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the garage and exterior. A GFCI offers increased protection from shock or electrocution.
- **Safety Issue:** Loose outlet cover plates under the kitchen sink should be secured (3427) to avoid a shock hazard.

Switches

- **Repair:** The light switch in the back room of 3427 was not working properly. In order for the light switch to function in the bedroom, the closet light would have to on at the same time. I recommended contacting a licensed electrician for further evaluation and correct as needed prior to close.

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** Abandoned wiring in the attic should be corrected or appropriately terminated. The wiring is exposed to physical damage. This type of wiring is for use in protected areas or encapsulated with a conduit where it is not subject to physical damage.
- **Major Concern: Safety Issue:** All electrical wiring because of the past fire should be further evaluated by a licensed, qualified electrician prior to close and repaired as needed.

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, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- The inspector is not required to *operate* or test smoke alarms or vehicle door safety *devices*.

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: •Manufacturer: Williams

HEATING OBSERVATIONS

- The gas supply to the house was shut off. The heating system was shut off and could not be operated at the time of the inspection.



RECOMMENDATIONS / OBSERVATIONS

Wall Furnace

- **Improve:** The wall heater was off at the time of the inspection. Both heaters ideally should have fire separation between the lower portion of the unit and the laminate flooring. In unit 3429 the metal frame of the heater was loose to the wall. Contacting a heating technician for further evaluation and correction as needed is recommended prior to close.

Heat Supply

- **Repair:** No heat supply was found in many locations. Heat supply should be present in each habitable room except for the bathroom and laundry area. A heat source was only found in the kitchen. Contact a heating specialist for further evaluation and correct as needed.

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.
- **The heating system was shut off and could not be operated at the time of the inspection.**

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
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Goodman •Serial Number: CLJ1361A

COOLING / HEAT PUMPS OBSERVATIONS

The inspection of the heating and central cooling equipment and components is visual, accessible and operational provided power and/or fuel is supplied to the components. The equipment is operated using normal user controls as conditions allow. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of a home inspection. We recommend that you contact a heating specialist for all repairs prior to close.



RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** Directly above the furnace is the evaporate coil and the refrigerant lines was dripping. A condensate tray should be added to prevent dripping into the furnace. The seal (tape) along the right side of the furnace has separated. A lot of condensation was dripping out of the exterior discharge tube. The air conditioning system may be low on Freon and requires further evaluation and repair, prior to close by an HVAC technician.
- **Improve:** The compressor label stated that the breaker at the electrical panel should not exceed 30 Amps and the breaker is 40 Amps. Contact a licensed electrician for further evaluation and correct as needed.

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 is not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•None Visible
Crawl Space Insulation:	•Not Visible
Vapor Retarders:	•None Visible
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS



RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** The attic has had past fire damage. See the structural section.
- **Improve:** Insulation (attic & crawl space) improvements may be cost effective, depending on the anticipated term of ownership.
- **Repair:** The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- **Improve:** Exhaust vent pipes should be vented to the building exterior. Both bathroom vents are exhausting into the attic.
- **Improve:** Security improvements are recommended. Both attic access panels are open to both units. Locking the panels for added security is recommended.

Crawl Space

- **Repair:** Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space. All crawl space vents and access doors should be sealed and secure.
- **Improve:** Loose or damaged floor insulation in the crawl space should be improved.

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 and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the front or sidewalls of the attic.

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:	•Steel
Main Water Valve Location:	•Front of building
Interior Supply Piping:	•Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Steel •Plastic
Water Heater:	•Gas •Both •Manufacturer: GE 2010

PLUMBING OBSERVATIONS

- **The gas supply to the house was shut off.**



RECOMMENDATIONS / OBSERVATIONS

- **Improve:** No sediment trap on the gas line for the water heater or furnace. Sediment traps protect the appliance from malfunctioning due to debris in the gas line. We recommend sediment traps at all gas water heaters.
- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Gas shutoff location located at the meter.

- **Safety Issue:** We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).
- **Safety Issue:** No seismic shutoff valve present. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake.

Hose Bibbs

- **Improve:** Backflow device is missing at one or more locations. We recommend installing a backflow device at all hose connections to protect the potable water supply from possible cross contamination.
- **Improve:** The hose bibb is dripping water. This should be repaired by a qualified plumber.

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate to the exterior (both units).
- **Repair:** Water heaters in seismic zones should be anchored or strapped to resist movement during earthquake conditions. The straps are loose in both units.

- **Improve:** The interior cold line was leaking slightly near the shut off in unit 3427. Also this same cold line is touching the b-vent.

Fixtures

- **Improve:** Cracked, deteriorated and/or missing shower stall caulk should be added around the fixtures. The tub is damaged in unit 3429. The plumbing is loose in unit 3429.
- **Improve:** The bathtub mechanical drain stopper is missing, damaged or otherwise not operational in unit 3427.
- **Improve:** An active leak was found at the waste pipe in the crawl space below the bathroom of unit 3429. We recommend further evaluation by a qualified licensed plumbing contractor and correction as needed.
- **Monitor:** A stain was found under the kitchen sink of unit 3429.
- **Improve:** The toilet was observed to flush slowly at the time of the inspection (unit 3429). This should be further evaluated and repaired by a licensed plumber.
- **Improve:** The shower door guiderail is missing in unit 3429.

Supply Plumbing

- **Improve:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. There was a lower functional flow in the bathroom of unit 3429 and the kitchen of unit 3429. We recommend further evaluation by a qualified licensed plumbing contractor and correction as needed.
- **Improve:** Staining was noted out of the waste cleanout on the north exterior wall (see above, middle photo). I recommended further evaluation and correct as needed prior to close by a qualified licensed plumber.
- **Improve:** Disconnected plumbing was visible at the north wall of the crawl space. This was causing the south garage wall to be wet. Also mold was found in the sheetrock on the garage wall that should be replaced. I recommended further evaluation and correct as needed prior to close by a qualified licensed contractor.



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.
- **The gas supply to the house was shut off.**

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 •Paneling
Floor Surfaces:	•Vinyl/Resilient •Tile
Window Type(s) & Glazing:	•Double Glazed •Sliders •Single Pane
Doors:	•Wood-Hollow Core •Metal

INTERIOR OBSERVATIONS

The inspection of the interior is readily accessible portions of the rooms includes the surface of walls, ceilings and floors. We operate a representative number of accessible windows, doors and light switches.



RECOMMENDATIONS / OBSERVATIONS

Windows

- **Safety Issue:** Many of the windows (both units) have burglar bars on them. Every sleeping room shall have at least one operable window or exterior door approved for emergency escape (means of egress/ingress). All escape or rescue windows from sleeping rooms shall have a minimum net clear operable area of 5.0 square feet at grade (first floor windows) and 5.7 square feet above the first floor. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear operable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue they shall have a finished height not more than 44 inches above the floor. Some of the windows did not meet a proper means of egress or ingress in case of a fire. Contacting a qualified licensed contractor to make all needed repairs is recommended.
- **Improve:** The vinyl frame retrofitted/replaced windows noted. Client is advised to review all information regarding installation, including and necessary permits, invoices, work completed and any warranty information. Most of the windows were not flush with exterior wall. Also caulking was missing along the window perimeter. I recommend contacting a contractor for further evaluation and all needed repairs.
- **Repair:** The window (unit 3429) in the main bathroom is not closing completely and the hardware is broken. Window repair or replacement is recommended.
- **Repair:** The windows have loose burglar bars. Ideally these bars should be removed for added safety.

Environmental Issues

- **Monitor:** 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 install of carbon monoxide detectors within the home.
- **Safety Issue:** Acoustic ceilings viewed in the closets may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document

#453) or you may obtain one at <http://asapinspection.com/info/Asbestos.pdf>

Doors

- **Improve:** Weather-stripping is in disrepair on the main entry doors. We recommend maintaining weather-stripping on exterior doors to guard against air infiltration and water intrusion. Also a few thresholds need repair on the exterior doors.
- **Improve:** The front door of 3429 has an opening in the metal screen and the striker plate is missing on the primary front door. This can be a security concern. Also the metal rear door of that unit cannot close without hitting the interior door.
- **Repair:** Doors in various locations should be trimmed or adjusted as necessary to work properly.

Smoke alarm

Properly located smoke alarm(s) were present in the bedroom and hallway but were not tested.

Safety Issue: We only note the presence of smoke alarms; we do not test them. We recommend installing approved smoke alarms as per the manufacturer's specifications and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

Safety Issue: Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is recommended by the National Fire Protection Association.

Kitchen Cabinets

- **Improve:** The installation of the kitchen cabinets appears to be very close to the countertop. There is only 10" separation. I recommend contacting a contractor for further evaluation and all needed repairs.
- **Monitor:** The installation of the kitchen cabinets is fair quality (3429). Improvement may ultimately be desirable.

Floors

- **Monitor:** Floor slopes are apparent in various locations.

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:**Other Components Tested:**

- Waste Disposer
- Cooktop (Re-circulating Non Exhaust Vent/Fan)

APPLIANCES OBSERVATIONS



Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers are inspected. All other appliances are beyond the scope of a home inspection according to the CREIA standards. The dryer vent is exhausting to the exterior.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** We suggest installing a catch pan with a drain to the exterior to prevent water damage in the event of a leak in the washing machine.
- **Improve:** The discharge for the laundry waste pipe in 3249 should be repaired. The waste pipe for the clothes washer is buried into the wall. This should be corrected to prevent future moisture damage and mold.

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.
- Laundry machines are not within the scope of a professional home inspection and were not inspected.

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