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Inspected By: Jason Gingery, ACI



Building Inspection Report

Prepared Exclusively For:

John Smith

Property Address:

123 Easy St.

Sometown, CA 94037

Inspected on Fri, Jan 19 2018 at 9:12 AM

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Grounds

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	No
Furnished:	Professionally Staged
Weather:	Overcast
Temperature:	Cool
Soil Condition:	Damp
Door Faces:	North
People Present:	Listing Agent, Termite Inspector

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Stucco, Lap Wood
Exterior Trim Material:	Wood, Stucco
Walking Surface Types:	Walks, Stoops, Steps, Patio
Walking Surface Materials:	Concrete, Earth



Comment 1:

Brick veneer cracks noted. Noted at the front of home. These type of small cracks are very common due to age of home, living in a seismic area or normal home settlement. Monitor over time, we recommend cosmetic repairs as needed.

(Exterior continued)



Figure 1-1



Comment 2:

Downspouts unloading next to home's footprint. Noted at several locations around the home. Ultimately, the proper downspout extensions would be in place and they would unload at least 5 feet away from the home's footprint. Corrections are advised.



Figure 2-1

(Exterior continued)



Comment 3:

Stucco siding cracks noted. Noted at several locations around home. This is very common, due to living in a seismic area and for the age of home. We recommend caulking all cracks, then adding two coats of finish paint.



Figure 3-1



Figure 3-2



Comment 4:

Barge rafter damage noted. Noted from the roof at the right side of home. Corrections are advised by a painting contractor.

(Exterior continued)



Figure 4-1



Comment 5:

Wood boring insect droppings or evidence noted. Noted from the exterior, in the garage, at the interior, in the attic and in the sub-area. Review the most recent termite report for more information. Corrections are advised.



Figure 5-1



Figure 5-2

(Exterior continued)



Comment 6:

Window slider screen missing. Noted at the rear of home. Correction is advised.



Figure 6-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Fully Traversed

Roofing Material:

Comp. Asphalt Shingle

Ventilation Present:

Roof, Gable Ends, Eaves

Gutter Material:

Metal

(Roofing continued)



Comment 7:

Skylight outdated. Exterior seals are in poor condition. Noted from roof. Monitor over time, correct as needed by a window contractor.



Figure 7-1



Figure 7-2

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes
Plumbing Present:	No
HVAC Present:	No

(Garage continued)



Comment 8:

Garage door safely upgrades needed. Noted at the door that connects living space to the garage. For example: better weatherstripping/threshold is needed around entire door and adding the proper new self-closing hinge (so the door closes on its own). This current scenario is sometimes common for older homes. Caution is advised. Corrections/upgrades are advised at this time by a general contractor.

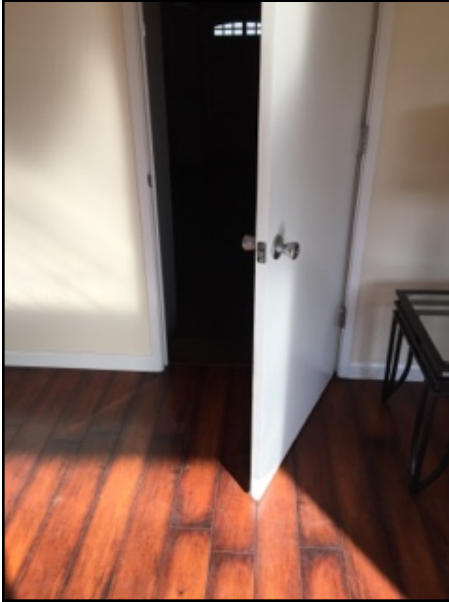


Figure 8-1



Figure 8-2



Comment 9:

Vehicle door automatic opener wall button mounted too low. Noted at the rear garage wall. These buttons are not supposed to be mounted below 5 feet off of the near by step or garage floor for overall safety. Caution is advised. Correction is advised by a garage door contractor.

(Garage continued)



Figure 9-1

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic, Cast Iron, Steel
Supply Pipe Material:	Copper
Location of Water Shutoff:	Exterior front of home
Location of Fuel Shutoff:	Exterior left side of garage
Water Heater Fuel:	Gas
Water Heater Capacity:	50 gal

(Plumbing continued)



Comment 10:

Gas main shut-off wrench not discovered. Noted at the exterior left side of the garage. We recommend adding one for overall natural gas safety, in the event of a large earthquake.



Figure 10-1



Comment 11:

Proper water heater tank seismic restraints were noted. Noted at the exterior closet. These restraints were properly spaced and properly strapped to wall.

(Plumbing continued)



Figure 11-1



Comment 12:

Water heater combustion vent pipe materials indifferent. Noted at the exterior closet. The exhaust fumes in these indifferent type of pipes may condensate differently, possibly creating "drip back moisture" toward the water heater tank. These old transite / asbestos vent pipes should be removed and upgraded to sheet metal pipes (original water heater install guide requires this). Corrections are advised at this time by an HVAC or plumbing contractor.

(Plumbing continued)



Figure 12-1



Comment 13:

Sewer line lateral video inspection recommended. Noted from the sub-area under the mid front of home, heading to the front yard. Due to age of home and old / original cast iron piping going underground, a full video inspection is recommended at this time by a qualified licensed plumbing contractor.



Figure 13-1

(Plumbing continued)



Comment 14:

Drain trap leak noted. Noted from the sub-area under the master bathroom shower stall. A bit of moist earth was noted below. Correction is advised by a plumbing contractor.



Figure 14-1



Figure 14-2



Comment 15:

Old/original plumbing waste pipes noted. Noted from the sub-area. Areas of rust were noted. Roughly, 90% of the waste pipes were old/original. These older cast iron/galvanized pipes are very common, due to age of home, but they are beyond their life expectancy, the interior diameters of pipes may be problematic. Upgrades may be needed in the near future. Monitor the situation on a regular basis. Corrections / upgrades by a plumbing contractor, if and when necessary, are recommended.

(Plumbing continued)



Figure 15-1



Figure 15-2

Laundry

Location:	Garage
Laundry Sink:	Yes
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	240v Electric
GFCI Protection:	Not Present



Comment 16:

Dryer vent pipe not supported properly and on the earth. Noted in the front portion of the sub-area. Corrections are advised at this time for overall safety by an HVAC contractor.

(Laundry continued)



Figure 16-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Service Panel Location:	Exterior
Service Voltage:	240 volts
Service Amperage:	100 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Copper

(Electrical continued)



Comment 17:

GFCI outlet upgrade recommended. Noted at two exterior outlets. This current scenario is very common, due to age of home, but upgrades are recommended for overall safety by an electrical contractor.



Figure 17-1



Comment 18:

Exterior outlet weather door missing. Noted at the rear exterior of home. See comment above for more information. Caution is advised. Correction/upgrade is advised by an electrical contractor.

(Electrical continued)



Figure 18-1



Comment 19:

GFCI outlet upgrade recommended. Noted in the garage/laundry area and in the kitchen (outlets within 6 ft. of a wet area). This scenario is quite common for an older home. Caution is advised. Corrections/upgrades are advised at this time by an electrical contractor.



Figure 19-1



Figure 19-2

(Electrical continued)



Comment 20:

Electrical outlet face plate missing. Noted in the garage laundry area. Caution is advised. Correction is advised by an electrical contractor for overall safety.



Figure 20-1



Comment 21:

Extension cord noted at ceiling powering the vehicle door automatic opener. Noted in the garage. This is improper, extension cords are for temporary use only. Caution is advised. Correction is advised by an electrical contractor.

(Electrical continued)

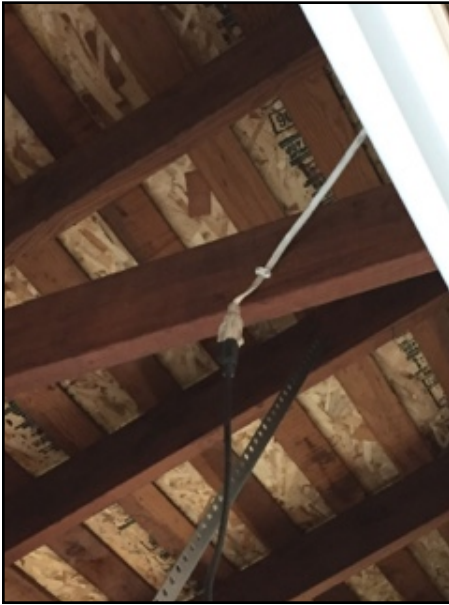


Figure 21-1



Comment 22:

Exposed wire splice noted. Proper j box missing. Noted at the garage ceiling. Caution is advised. Corrections are advised by an electrical contractor.



Figure 22-1

(Electrical continued)



Comment 23:

2-prong outlets noted. Noted at many locations in the home. These type of older electrical outlets are very typical, due to age of home. Due to today's electrical energy demands on a home, we recommend upgrading all of the old 2-prong outlets to properly grounded 3-pronged outlets at this time. Corrections/upgrades are recommended at this time by an electrical contractor.

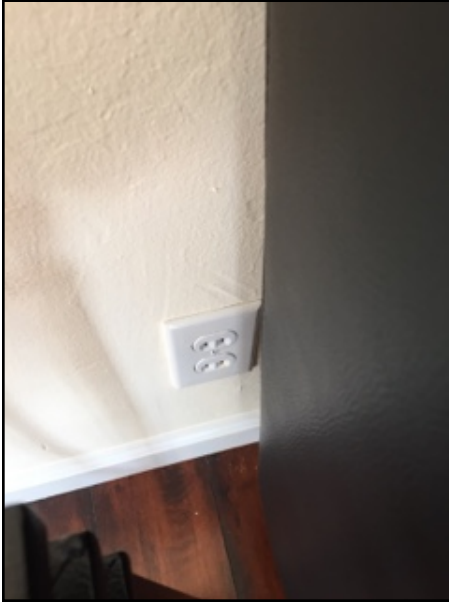


Figure 23-1



Comment 24:

Receptacle outlet dead. Noted in the dining room. Correction is advised by an electrical contractor.

(Electrical continued)



Figure 24-1



Comment 25:

Outlets appeared to be miswired or weak signals noted. Noted at a few 3-prong electrical outlets. We recommend a full review of all 3-prong outlets in the home. Caution is advised. Corrections are advised by an electrical contractor.



Figure 25-1

HVAC

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Gas
Type of Equipment:	Forced Air
Type of Distribution:	Metal Ducting



Comment 26:

What appears to be asbestos insulative wrap noted. Noted from the sub-area at most forced air floor boots. This is very common, due to age of home, but overall we recommend removing this asbestos material and properly rewrapping the boots with fiberglass insulation. Corrections are advised by an HVAC contractor.



Figure 26-1

Fireplace

Site-built:	Yes
Manufactured:	No
Chimney Type:	Masonry

(Fireplace continued)



Comment 27:

Cracks noted at the chimney. Noted from the ground. These types of cracks are very typical for age of home or living in a seismic area. Monitor over time, correct as needed by a masonry contractor.

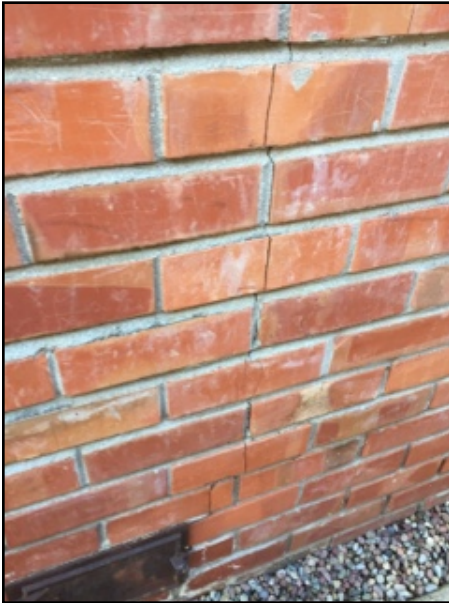


Figure 27-1



Comment 28:

A limited fuel wood fireplace & chimney inspection was performed. Noted in the living room & the adjacent roof. Normal usage/damage was noted in the fire chamber. The full inspection of this type of fireplace flue is very difficult. We recommend a full fireplace cleaning and a NFPA Level 2 inspection by a qualified fireplace contractor. Go to: www.csia.org for more information

(Fireplace continued)



Figure 28-1

Bathrooms

Bathroom #1

Location:	Hallway
Bath Tub:	Free Standing
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets

(Bathroom #1 continued)



Comment 29:

Exhaust fan noisy. Noted in the hallway bathroom. Correction is advised by an HVAC contractor.



Figure 29-1



Comment 30:

Water supply pipe valve corrosion noted. Noted under the hallway bathroom sink. Monitor this area closely for leaks. Correct as needed by a plumbing contractor.



Figure 30-1

(Bathroom #1 continued)



Comment 31:

Low-flow toilets noted. Noted at all bathrooms. The toilets do comply with the local water district's current standards.



Figure 31-1

Bathroom #2

Location:	Master
Shower:	Free Standing
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Window
GFCI Protection:	Outlets

(Bathroom #2 continued)



Comment 32:

Window sill seams below showerhead needs better sealing. Noted at the master bathroom. Small grout cracks were noted at the window sill. We recommend sealing these cracks with clear silicone tub caulking. Correction is advised.



Figure 32-1



Comment 33:

Shower heads appear to be 2.5 gpm or more models. Noted at both full bathrooms. Some water districts' now want 2.0 gpm or less shower heads for new construction, remodels or re-sale of homes. Upgrades may be needed. Further study is advised.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Slide
Window Materials:	Metal
Entry Door Types:	Hinged
Entry Door Materials:	Metal
Smoke Alarms:	Yes
Carbon Monoxide Alarms:	Yes

(Interior continued)



Comment 34:

Proper / functioning carbon monoxide alarms noted. Noted at the proper locations (one per floor and/or within 10 ft. of all bedrooms).



Figure 34-1



Comment 35:

Proper / functioning smoke alarms noted. Noted at the proper locations (one per bedroom and one per floor, if applicable, in the adjacent bedroom hallway).



Comment 36:

Access impaired. Noted throughout the interior. Personal items blocked full visual access to all interior areas of home. We recommend further study once the personal items are moved.

(Interior continued)



Figure 36-1



Comment 37:

Door stop needed. Noted at the master bedroom. Correction is advised.

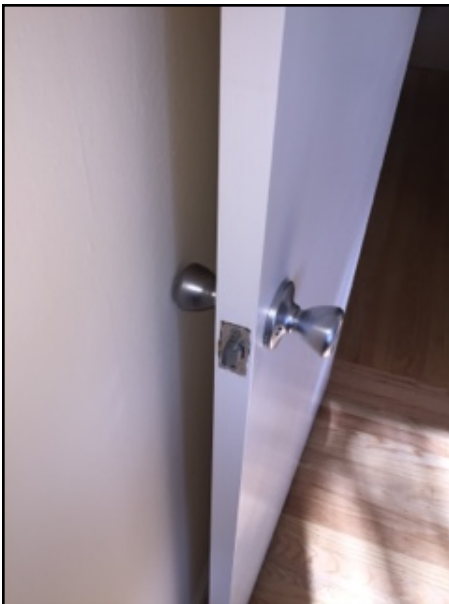


Figure 37-1

(Interior continued)



Comment 38:

Old/original single pane windows noted. Noted at most locations in the home. We recommend upgrading at this time for overall better security, opening efficiency and heating/cooling efficiency. Upgrade is advised by a window contractor.

Kitchen

Cabinets:	Wood
Countertops:	Granite
Sink:	Double



Comment 39:

Exhaust fan system improperly installed. Noted in the kitchen. Currently the exhausted air dumps back into the kitchen, rather than atop the roof. A mechanical vent pipe was noted and in place, but just not in use. Correction / upgrade is advised by an HVAC contractor.



Figure 39-1

(Kitchen continued)



Comment 40:

Dishwasher air gap not discovered atop counter. Noted in the kitchen. The primary dishwasher drain line went directly to the disposal. We highly recommend that the dishwasher have the proper air gap in place. We recommend correction by a plumbing contractor for overall drain efficiency.



Figure 40-1



Comment 41:

Wall holed. Noted under the kitchen sink (potential rodent entry). We recommend repair at this time.

(Kitchen continued)



Figure 41-1



Comment 42:

Dishwasher loose in place. Mounting brackets may be faulty. Noted in the kitchen. The dishwasher was not tested. Correction is advised. Further study is advised.



Figure 42-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Food Disposer, Range Vent, Cooktop, Wall Oven
Cooking Fuel:	Electric
Ventilation Type:	Exhaust

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Concrete Perimeter, Slab, Pier & Post
Foundation Anchor Bolts:	Yes
Foundation Materials:	Concrete, Wood, Steel
Floor Structure:	Wood Framed, Slab
Wall Structure:	Wood Framed



Comment 43:

Slab foundation crack noted. Noted in the garage. These type of cracks are very typical for the age of home and for living in a seismic area. Monitor over time, correct as needed by a general contractor.



Figure 43-1

(Structure continued)

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	Fully Traversed
Attic Insulation:	Fiberglass Batts



Comment 44:

Skylight well not properly insulated. Noted from the attic hatch. Correction is advised by an insulation contractor.



Figure 44-1

Crawl Space

Vapor Retarder:	Not Present
Inspection Method:	Fully Traversed
Underfloor Insulation:	Not Present

(Crawl Space continued)


 **Comment 45:**
Cellulose debris noted. Noted from the sub-area at several locations. We recommend clearing out all wood chunks or cardboard pieces to avoid subterranean termite infestation.




Figure 45-1

Inspection Fee-

Payment Method:-

Personal Check

 **Comment 46:**
Inspection fee- \$450.00