Inspected for:
Zaphod Beeblebrox
14 Heart of Gold Drive
Traal, CA

06/06/2011

Zaphod Beeblebrox

Re: 14 Heart of Gold Drive
Traal, CA

Dear Zaphod,

As requested, a visual inspection of the above referenced property was conducted on June/06/2011. As noted in the Inspection Agreement, this inspection report documents the visually inspected conditions of the property at the time of the inspection. Please take time to review limitations contained in the Inspection Agreement.

As a home inspection is essentially a negative process, I focus on problematic conditions that I believe should be addressed and generally do not make positive comments. Consequently, the inspection report tends to be somewhat alarming. I advise you to obtain competitive estimates from licensed and qualified contractors for correction of any items noted in the report. Also, please be aware that failure to correct any preexisting conditions noted in this report is likely to adversely affect home warranty coverage. The home warranty policy should be thoroughly reviewed should you choose to purchase one.

Thank you for choosing me to perform your home inspection. If you have any questions regarding the inspection report or the conditions noted, the best way to contact me is by email.

Sincerely,

Scott Wright
Full Circle Inspections, Inc.
122 Calistoga Rd. #196
Santa Rosa, CA 95409
(707) 528-7010
Scott@FullCircleInspect.com

Report Highlights

The information briefly listed in this section of the report is limited, has been provided as a convenience only and may not reflect all of the concerns of the Client. The inspection report should be read in its entirety to provide as complete a picture of the property as possible. Any hazardous or unsatisfactory conditions noted within the report should be brought to the attention of a licensed and qualified contractor to provide you with an in-depth evaluation and written cost estimate for corrective work. Any repairs should be performed by licensed and qualified contractors.

The items listed below are hazardous or potentially unsafe and should be corrected by the appropriately licensed contractor. Other improper conditions may also be present and more specific information can be found in the narrative portion of this report.

Exterior Structures

Patio/Deck:

Steps/Stairs:

Stairway is rather steep and the tread depth is shallow.

Garage

Interior:

Vehicle Door:

This opener did not reverse when tested.

Steps:

Step treads/risers are inconsistent.

The items listed below are of potential concern or in need of correction or repair. Other improper conditions may also be present and more specific information can be found in the narrative portion of this report. I recommend obtaining repair estimates from appropriately licensed contractors before the release of conditions for purchase of this property.

Exterior

Masonry:

Stucco Siding:

Gutters are embedded in the stucco.

Roof

Shingle Roof:

Condition:

The "dish" antenna has been attached to the roof through the shingles.
Some shingles are damaged.

Heating System

Furnace:

Flue/Vent:

Mineral deposits were found adjacent to connections on the gas vent pipe.

Electrical System

General Wiring:

Attic Area Wiring:

Electrical cable is present near the attic access opening.
Electrical cable is under the plywood flooring.

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General Conditions

Client Information:

Client Name:

Zaphod Beeblebros

The client was not present during this inspection.

Payment:

Inspection Cost: $475.00. **Amount due, please remit.**

Building Information

Inspection Address:

14 Heart of Gold Drive
Traal, CA

Structure Type:

This is a wood framed, two story single family residence

Occupancy:

Home was vacant at time of inspection.

Utilities Status:

All utilities were on at time of inspection.

Wood Destroying Organisms:

Damaged or potentially infested wood conditions noted in this report are specifically described in the California Business & Professions Code §8505-8698.5 as wood destroying organisms and are the responsibility of a pest inspector licensed by the California Structural Pest Control Board. If a pest inspection has already been performed, the report should be reviewed and treatment or repairs made, as needed. If no inspection has been performed or if discrepancies are found between items noted in the home inspection report and the pest inspection report, another pest inspection should be performed and repairs or treatment made, as needed. A permit should be filed with the local building department and any repairs should conform to current building codes. http://www.pestboard.ca.gov/pestlaw/bpcode.htm

General Information:

File Number:

0611-3782

Date & Time:

Inspection began at approximately 09:00 AM and finished at approximately 11:30 AM
06/06/2011

Inspector:

Scott Wright

Agent:

Marvin. Depressed for the inspection.

Weather:

The temperature was approximately 50 - 55° and the sky was overcast at time of inspection.

Orientation:

For purposes of describing conditions noted in this report, orientation is referenced from the front door.

Report Limitations:

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the professional observations made by the inspector, based upon a visual inspection of the conditions that existed at the time of the inspection. The inspection and report are not intended to provide a repair or "punch" list, to be technically exhaustive, or to imply that every possible defect was discovered. Underground, concealed, or enclosed systems or components cannot be inspected. Identification of toxic materials or biological growths/infestations can only be made in a laboratory and if concerned about mold. lead, asbestos or any similar item or condition, a qualified industrial hygienist should be consulted. If information regarding recalled products is desired, the CPSC maintains a website at http://www.recalls.gov/ with this information. This report is provided for the named client only and is not transferable. A full description of the scope of this inspection and report is listed in the Inspection Agreement. If you are unable to locate your contract, please contact our office and we will furnish you with a copy. Any general comments about systems and conditions that are excluded in the Inspection Agreement are informational only and do not represent an inspection. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and variations are to be expected between estimates and actual experience. Any photographs or images that are included are intended to help provide clarification for these specific items and may not include all problem areas noted in the written report. Any repair or corrective work recommended in this report should be performed by a licensed contractor qualified in that particular trade. I do not provide work estimates as costs can fluctuate widely and I recommend that any bids for corrective work be obtained prior to the expiration of any contractual contingencies. Documentation of properly completed repair work should be provided in the form of a completed building permit, contract, work order and/or receipt. Permits from the local building department are required for nearly any construction or repair work. The inspector has no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Exterior

Lot:

Driveway:

Concrete. Cracks are present in driveway surface. Cracks of this type are not uncommon and usually due to curing, expansion/contraction and/or soil movement/settling. Patching cracks can help to prevent excess moisture from gaining entry under the driveway and causing further cracking. Corrective measures should be taken if surface becomes uneven or damaged.

Walkways:

Concrete. Cracks are present in walkway. Please refer to the driveway notes for related information.

Steps:

Concrete.

Steps do not have a handrail. While not required, I advise installation of an easily gripped handrail as many people need some assistance, even with a single step. Handrails should have a minimum clearance from the wall or guardrail of no less than 1½ inches, should not project into the stairway more than 4½ inches, should be between 34 and 38 inches above the nosing and the ends should "return" back to the wall or newel post. Circular handrails should be between 1¼ and 2 inches in diameter. Handrails are intended to help prevent an individual from falling when ascending or descending.

Fences:

Wood post and board fence. Weathering of wood fences is common and expected.

Grade & Drainage:

Home is built on a flat/uneven lot.

Standing water will collect in low and flat areas during periods of rain.

Soil Conditions:

Soil was damp at time of inspection.

Masonry:

Stucco Siding:

Cracks observed in stucco siding. Stucco is a cementitious material and will crack when the house flexes or moves. Periodic sealing or patching of large cracks and voids is recommended to prevent leaking to the interior surfaces of the walls. This should be done as a part of routine home maintenance.

Gutters are embedded in the stucco. This is a possible source for moisture intrusion behind the stucco. I was unable to determine the condition of the moisture barrier behind the stucco. Typically, the gutter is held away from the wall to allow the wall to be fully plastered with stucco. My primary recommendation is to have the gutter shortened to allow the stucco to be patched. At a minimum, the perimeter of the gutter should be kept well sealed with caulking to direct water away from this vulnerable area.

Stucco has been installed against the concrete slab. Stucco siding should be installed a minimum of 2 inches above concrete slabs to prevent moisture from penetrating up into the base of the siding and causing damage to the adjacent wood framing.

Vegetation is in contact with siding. Plants can cause damage to siding as well as gain entry to wall cavities and attics. In addition, this can allow rodents to gain entry to attics and wall cavities. These plants should be kept trimmed away from the siding as a part of routine maintenance.

Voids/gaps were found at various areas. I recommend sealing all cracks/voids between siding and trim as well as at plumbing penetrations to prevent moisture intrusion to the interior surfaces of the wall.

Trim & Windows:

Trim:

Trim is a polystyrene foam that is covered with stucco. Client is advised that this material is susceptible to impact damage.

Windows:

Window frames are vinyl.

Dual glazing is present in the windows of this home.

Exterior Structures

Patio/Deck:

Location:


Rear.

Deck:

Wood deck supported on wood framing.

Deck framing consists of pressure treated lumber which is more resistant to deterioration than untreated framing lumber.

Railing:

No guardrail present. While the deck is less than 30 inches above grade and a guardrail is not required, I suggest installation of a guardrail for added safety.

Steps/Stairs:

Wood framed steps. **Stairway is rather steep.** Current construction standards require that risers not exceed 7 3/4 inches in height and the minimum tread depth be not less than 10 inches. In addition, the maximum difference in riser height or tread depth for any stairway is 3/8". Although this stairway may have been acceptable at time of original construction, it will likely be more difficult to ascend/descend safely. While no modification or correction is required, my primary recommendation is to construct a new stairway that conforms to current building codes. At a minimum, caution should be exercised when negotiating the stairway.

Roof

This section of the report is an opinion of the general quality and condition of the roofing material and visible elements of installation. While every effort is made to locate potential leaks, the only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Estimates on remaining life are based on past experience with similar materials and does not constitute a warranty or certification. This report is issued in consideration of the foregoing disclaimer.

General:

Style:

Hip roof.

Roof Access:

Limited access due to the steepness of the roof. Viewed from accessible areas.

Flashings:

Perimeter Flashings:

No flashing present at the eave ends. The purpose of flashing at the eave is to direct water from the roof into the gutter. While a flange is present on the gutter, the flange is small and may not be completely effective. Current construction standards require an angle flashing to be installed under the "starter strip" of the shingles and over the top edge of the gutter. While this is not currently being enforced by the local building department, I recommend installation of flashing to protect the eaves.

Roof/Wall Flashings:

Intact.

Through Penetrations:

Intact, where visible.

Chimney Flashings:

Intact.

Shingle Roof:

Type:

Laminated composition (asphalt) shingle.

Condition:

The wear observed on the roof shingles is typical of material that is more than 50% through its useful life.

Some fasteners are exposed. While not likely to be a significant source of leaking, I recommend sealing with tar or caulking to prevent leaking through the penetrations.

The "dish" antenna has been attached to the roof through the shingles. My primary recommendation is to relocate the antenna and repair the roof or to install proper flashing to prevent moisture damage to the roof sheathing. At a minimum, bolt penetrations should be kept well sealed/coated with mastic (asphalt patching compound).

Some shingles are damaged. This appears to be from physical damage. The fiberglass is exposed in some areas, allowing water to absorb into the shingles. Any damaged shingles should be replaced.

Roof Drainage:

Type:

Metal gutters.

An extender system is connected to some gutter downspouts to aid in lot drainage. As this system is buried, an evaluation is limited to the visible areas. The gutters should be cleared periodically as a part of routine maintenance.

Attic:

Access:

Access hatch is located at the upstairs bedroom closets, garage, and the bathroom. Accessed at time of inspection. Limited review at low sections due to restricted clearance.

Framing:

Truss framing with waferboard (oriented strand board) sheathing.

Insulation:

Insulation consists of loose fill fiberglass. The presence of this insulation limits review of the attic. Insulation is not moved or disturbed to allow inspection.

Ventilation:

Attic ventilation is provided by dormer, eave, and gable vents.

Foundation Area

Foundation & Grade:

Access Location:

Interior access is located at the right bedroom closet.

Foundation:

Poured concrete. Anchor bolts are present.

Grade & Drainage:

Soil was damp at time of inspection.

Support System:

Floor System:

The floor support is provided by 2x8 wood joists

Girders:

4x6 wood girders.

Mid-Span Support:

Concrete foundation wall and wood posts supported on concrete piers provide mid span support.

Other

Observations:

The opening for the tub drain pipe is not screened. This can allow animals access to the area under the tub as well as within interior wall cavities. Installation of screening is advised.

Ventilation & Insulation:

Insulation:

Fiberglass insulation is present for energy efficiency. Insulation was briefly pulled back by the inspector beneath plumbing fixtures to inspect for active drain leaks. However, client is advised that this insulation restricts review of framing and sub floor sheathing.

Ventilation:

Screened openings. Ventilation appeared adequate at time of inspection. Care should be taken to ensure that vent openings are not blocked as adequate air circulation in a foundation crawlspace area is important to prevent excess humidity/moisture from building up.

Garage

Interior:

Slab:

Concrete.

Unable to view slab due to the presence of carpeting. As garages should have a noncombustible surface, removal of the carpet is advised.

Walls:

Serviceable.

Ceiling:

Serviceable.

Windows:

Serviceable.

Vehicle Door:

Two metal sectional overhead doors.

This opener did not reverse when tested. Garage door openers should reverse when obstructed while closing. This is a potentially unsafe condition that can often be corrected by an adjustment on the opener; however, any adjustment should be performed by a qualified garage door technician.

Doors:

A self closer is present on the door between the house and garage.

Bottom of the exterior garage door has been repaired. The damage noted in the pest report has been cut out and replaced.

Steps:

Concrete. **Step treads/risers are inconsistent.** Typically, the maximum difference in riser height or tread depth for any stairway is 3/8". Current construction standards require that risers should not exceed 7 3/4 inches in height and the minimum tread depth is 10 inches. This could cause an individual to trip/fall and should be corrected.

Heating System

The heater is visually reviewed. Examination of the heat exchanger is limited as the unit is not dismantled as a part of this inspection. Thermostats are tested for basic functions only. Determining the proper sizing of heating units is beyond the scope of this inspection. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection, however a subjective evaluation is made. Normal service and maintenance should be made on a yearly basis by a licensed heating contractor.

Furnace:

Type:

Make: York.

Gas fired forced air unit.

Location:

Garage.

Condition:

Gas shutoff valve and electric disconnect present.

This heater is in the last third of its expected life. Operable at time of inspection. Regular maintenance is necessary to ensure continued operation. A heating contractor can provide a maintenance schedule.

Flue/Vent:

Mineral deposits were found adjacent to connections on the gas vent pipe. This indicates moisture has condensed on the interior of the gas vent pipe and may be due to blockage in the gas vent pipe or improper venting of combustion gases. As this can result in corrosion of the inducer fan and/or the gas vent pipe, the heating system should be reviewed and corrections made by a licensed heating contractor.

Filters:

Filter is located at the return air grill.

Thermostat:

Setback type thermostat present. Basic functions were operable. Accuracy, calibration and/or timer functions of the thermostat were not verified.

Ducting:

Distribution method consists of flexible plastic sheathed ducting.

As this is a two story house, some seasonal imbalance in the heating/cooling can be expected. Cold air tends to drop down, pushing the warm air upward. This will often result in the upstairs rooms being warmer than the downstairs rooms. This can be manually balanced to some degree by fully opening the downstairs registers and partially closing some of the upstairs registers in the winter to direct the heated air to the downstairs rooms, where it will tend to rise. However, closing off too many registers can cause problems by limiting airflow through the furnace. As the furnace was operated for a relatively short period of time, any temperature imbalance may not have been noticed. If temperature imbalances are found, a licensed heating contractor should be consulted.

Plumbing System

All underground piping related to water supply, gas supply, waste, or sprinkler use are excluded from this inspection. Condition of underground piping cannot be detected by a visual inspection. Evaluation of water flow is subjective and judged by operating fixtures and visual observations of flow. Plumbing fixtures are tested for operation, however minor items such as a dripping faucet may not be noted as it is considered routine maintenance. Main and branch shutoff valves are not operated as this can result in leaking around the valve stems. Periodic testing and operation of shutoff valves is advised to ensure proper operation when needed.

Supply:

Main Shutoff:

Main water shutoff is located at the front of the structure.

Water Pressure:

Water pressure at time of inspection was approximately 70 psi. This is within normal parameters.

Materials:

Where visible, distribution piping is copper.

Sections of copper pipe/fittings are oxidized. This oxidation typically occurs as a result of not cleaning the flux off of the pipe after soldering. While no evidence of active leaking was found at time of inspection, ideally, the exterior of these pipes would be cleaned/wiped to prevent continued oxidation.

Exterior Hose Bibbs:

Hose bibb leaks around the valve stem when faucet is on. This is common and tightening the packing nut, repacking or replacement of the hose bibb valve will typically correct this leaking.

Drain:

Material:

Where visible, drain lines are ABS (plastic).

Fuel Supply:

Location:

Gas is supplied by local utility. Meter is located at the front.

I recommend keeping a wrench adjacent to the meter to allow the gas to be shut off, if necessary. PG&E maintains a website with current information regarding gas and when to shut it off. http://www.pge.com/myhome/edusafety/gaselectricsafety/turngasoff/index.shtml

The gas valve at the laundry/dryer location is not capped. A cap should be installed to prevent a fire or explosion caused by leaking gas. Corrections should be made by a licensed plumbing contractor.

Surface corrosion observed on the gas supply piping. Painting with a rust inhibiting paint is advised to deter continued corrosion.

No sediment traps found adjacent to gas appliances. Often confused with "drip legs" (used when the gas has a high moisture content), sediment traps are typically required to be installed immediately adjacent to specific gas-fired appliances (generally furnaces and water heaters), and are intended to prevent debris within the pipe from entering and obstructing the orifice or control valve of the appliance. This has apparently not been enforced by the local building departments until recently. I recommend review of the installation instructions for each gas fired appliance and installation of sediment traps, as needed.

Water Heater:

Type:

Make: A.O.Smith.

50 gallon gas water heater.

Location:

Garage.

No drain pan present under this tank. Although located in a garage and not necessarily required, if the tank were to leak, the water would flood the floor in this area. As many people store personal property on the floor of the garage, I suggest installation of a pan that drains to the exterior.

Flue/Vent:

The gas vent pipe is shared with the furnace.

Safety Valve:

A temperature/pressure (T/P) relief valve with a discharge line is present. This valve was not tested at time of inspection as it is designed as a safety valve only and may leak after testing.

Seismic Bracing:

Earthquake straps are present. I recommend review of the state pamphlet titled *The Homeowners' Guide to Earthquake Safety*. www.seismic.ca.gov/pub/CSSC_2005_HOGreduced.pdf

Condition:

Gas and cold water shutoff valves present.

This water heater is likely to be in the last third of its expected life. Unable to determine remaining useful life. Operable at time of inspection.

Temperature Setting	Time to Produce 2nd & 3rd Degree Burns on Adult Skin
170° F	Nearly instantaneous
160° F	About 1/2 second
150° F	About 1-1/2 seconds
140° F	Less than 5 seconds
130° F	About 30 seconds
125° F	About 2 minutes
120° F	More than 5 minutes

Laundry:

Washer Hookup:

Present, not tested. Unable to evaluate condition of drain lines.

Dryer Hookup:

Both gas and 240 volt electric are available.

The end of the gas valve is uncapped. The gas valve should be capped if not in use to prevent fire or explosion. A cap should be installed by a licensed plumbing contractor.

A flexible metal exhaust duct has been used to vent the dryer. While approved for short connectors, this material is more likely to become clogged with lint and to restrict air flow. I recommend replacement with a smooth metal exhaust duct.

Electrical System

Electrical Service:

Type:

Service wires are underground. Underground conductors cannot be reviewed.

Main electrical service is 200 amperes, 240 volts.

Service Equipment:

General:

Service equipment is located at the front of the structure.

A grounding clamp has been attached to the exterior of this panel. This type of clamp is typically used by television cable and telephone companies to provide grounding for their equipment. However, in many cases, these clamps will interfere with access of the breakers and/or the interior of the panel. This type of grounding attachment, in my experience, is not as secure as if it were attached to a grounding terminal that is directly connected to the grounding electrode system within the panel. I recommend removal of this clamp and attaching a properly installed grounding terminal mounted on the exterior of the building. This can be done concurrently with any other electrical work by a licensed electrical contractor.

Over Current Protection:

Over current protection is provided by circuit breakers. Service disconnect (main) is present.

Panel make: Challenger.

Conductors:


Multiple nonmetallic sheathed electrical cables (romex type) have been inserted into openings that are intended for 1 - 2 cables. Nonmetallic sheathed cables are required to be secured where they exit the panel and strain relief clamps are typically approved for a maximum of 2 cables. Inserting multiple cables through an opening limits review of the wiring in this panel. If more information is desired, a licensed electrical contractor should be consulted.

General Wiring:

Conductor Type:

Branch circuit conductors are copper. Stranded conductors to 240 volt circuits are aluminum. This material is acceptable for this use.

Grounding System:

Grounding system has likely been provided by a concrete encased electrode or "ufer" ground. A "ufer" utilizes the foundation system for grounding and is not visible. Grounding is checked at receptacle outlets and visually at the panel.

No "bonding" jumper found between the hot and cold water supply pipes above the water heater. Metal piping is currently required to be connected (bonded) to the electrical grounding system to ensure safety. This may not have been required at time of construction. Should the metal piping become energized (through a lightning strike or other means) the bonding circuit is intended to conduct the electrical current to ground. Bonding clamps were found on the cold water as well as the gas supply pipes. While hot and cold water pipes are often connected together via plumbing fixtures, the use of nonmetallic and dielectric plumbing fixtures and fittings has prompted changes in bonding requirements. This includes installation of a bonding jumper between the hot and cold water supply pipes at the water heater to ensure that both the hot and cold water supply piping are properly bonded. While this does not necessarily indicate that the plumbing system is unsafe, bonding of the hot water piping could not be verified and installation of a bonding jumper is advised as an upgrade.

GFCI Protection:

Specific 120 volt receptacle outlets are GFCI (ground fault circuit interrupter) protected. These safety devices monitor the flow of electricity and will interrupt (turn off) power to specifically protected receptacle outlets if an imbalance occurs. This device can be identified by the presence of the "Test" and "Reset" buttons located on the face of the receptacle. Periodic testing of this device is recommended to ensure proper operation. Testing can be done by pressing the "Test" button on the face of the receptacle. The "Reset" button should pop out and power to the receptacle outlet will be interrupted. Several receptacle outlets can be protected by one device. The "Reset" button is then pressed to re-engage power to the protected receptacle outlet(s). The device should not be blocked by furniture or personal property to allow the device to be tested and/or reset, if needed. Ideally, appliances such as refrigerators/freezers should not be plugged into a GFCI protected receptacle outlet as the device may occasionally "trip", cutting off power to the appliance.

Attic Area Wiring:

Electrical cable is present near the attic access opening. Electrical cable is typically required to be protected when it is within 6 feet of the attic access opening. Cables are not allowed to be run across the opening. Corrections are advised.

Electrical cable is under the plywood flooring. This can damage the insulation around the wires causing a fire hazard. I recommend removing the plywood flooring, or moving and protecting the wiring from damage.

Electrical Fixtures:

Exterior Fixtures:

Weather resistant covers are present on exterior receptacle outlets and these are GFCI protected.

Garage Fixtures:

Receptacle outlets for the garage area are GFCI protected.

Kitchen Fixtures:

Not all receptacle outlets in the kitchen are GFCI protected. Only the receptacle outlets immediately adjacent to the sink are GFCI protected. While not required at time of original construction, I suggest upgrading all receptacle outlets that serve the kitchen counter surfaces with GFCI devices.

Switch and cover plate is damaged. This should be replaced by a licensed electrician.

Bathroom Fixtures:

Receptacle outlets are GFCI protected.

Fireplace

The fireplace inspection is limited to readily accessible components of the fireplace and chimney only.

Fireplace:

Type:

Manufactured, "zero clearance" fireplace unit.

This fireplace has two opening sides. This type of fireplace has been know to have drafting problems. Verification of proper drafting is beyond the scope of this inspection.

Exterior & Chimney:

Metal flue in a wood framed chase with stucco siding.

Flue:

Metal flue. Intact, where visible.

The damper operated at time of inspection.

Kitchen

The kitchen review is a combination of a visual inspection and basic functional test of built-in appliances. To ensure safety, you should review the operation instructions for each appliance prior to use. Most appliance manufacturers now have the installation instructions available online. Stand alone refrigerators/freezers, if present, are typically considered personal property and are outside the scope of the inspection, and no opinion is offered as to the adequacy or accuracy of operation. Clocks, timing devices and thermostat accuracy are not tested and appliances are not moved during the inspection. Some appliances have been recalled for defects over the years. I do not verify recalls and recommend that you visit the Consumer Products Safety Commission Website and perform a search for the model numbers of the appliances in this home. http://www.cpsc.gov/

Fixtures:

Counter & Cabinets:

Counter surface is stone. As stone is a natural material, periodic application of a sealer may be necessary. Unable to determine if the stone has been recently sealed or the recommended frequency of application. A tile or stone supplier should be able to provide recommendations for sealer products.

Floor:

Floor covering is wood.

Walls & Ceilings:

Serviceable.

Plumbing:

Sink:

Stainless steel.

Disposal:

Make: In Sink Erator.

Appliances:

Ventilation:

Vent is combined with the microwave oven.

Range:

Make: Thermador, gas cook top.

Basic functions of this appliance were operated.

Oven:

Make: Whirlpool, electric wall oven.

Basic functions of this appliance were operated.

Operation of the "self cleaning" feature is beyond the scope of this inspection. Confirming proper operation prior to close of escrow is advised.

Dishwasher:
Make: Whirlpool.

Microwave:
Make: LG.

Bathrooms

Bathrooms are visually inspected for signs of moisture and leaking. Minor items such as a dripping faucet are not always noted as they are considered a part of routine maintenance.

Master Bathroom:

Sink:


Two sinks present. Serviceable.

Toilet:

Serviceable.

Shower & Surround:

Tile surround walls with a prefabricated shower pan.

Shower enclosure door will leak if sprayed directly. These doors are particularly vulnerable to leaking and this can allow moisture to damage the flooring. The enclosure door should be resealed or reinstalled to stop the leaking and the shower head should be directed away from the door area.

Labels in the corner of the shower enclosure doors identify the presence of safety glass.

Tub & Surround:

Tile surround walls with a fiberglass tub.

"Whirlpool" tub was filled to a level above the jets to allow operation of the pump and jets.

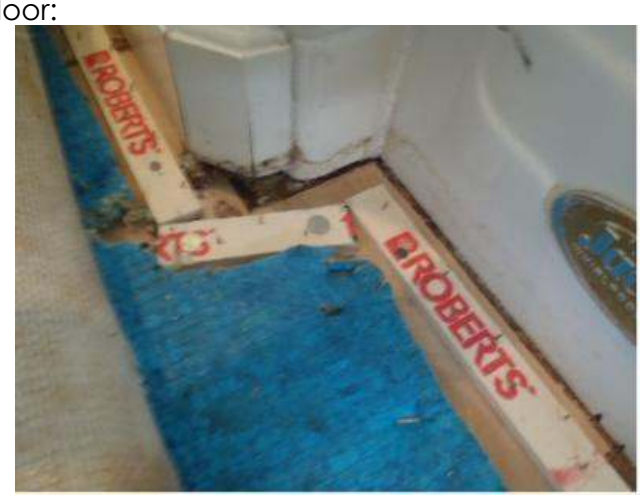
Ventilation:

Operable.

Counter & Cabinets:

Serviceable.

Floor:



Review of the subfloor is limited due to the presence of the carpet. Carpet is not the best material for a bathroom floor as the material is absorbent and will tend to hold moisture against the subfloor sheathing. I probed the floor around the typical "problem" areas and no softness or damage could be found. Replacement of the carpet with a resilient or tile material is advised to protect the subfloor from moisture

Wet and stained subfloor sheathing was found adjacent to the shower. I suspect that the shower enclosure door will leak while showering. Review of the subfloor is limited due to the presence of the carpet. Carpet is not the best material for a bathroom floor as the material is absorbent and will tend to hold moisture against the sub floor sheathing. A section of subfloor has been replaced as well as some of the tack strips for the carpet. Replacement of the carpet with a resilient or tile material is advised to protect the subfloor sheathing from moisture damage.

Walls & Ceiling:

Serviceable.

Doors:
Serviceable.

Windows:
Serviceable.

Hall Bathroom

Sink:
Serviceable.

Toilet:
Serviceable.

Tub & Surround:

Tile surround walls with a fiberglass tub.

Caulking at the perimeter of the tub surround is old. Caulking should be removed and reapplied as a part of routine maintenance. I recommend the use of a mildew resistant caulk.

Ventilation:
Operable.

Counter & Cabinets:
Serviceable.

Floor:
Floor covering is tile.

Walls & Ceiling:
Walls are papered. Serviceable.

Doors:
Serviceable.

Upstairs Bathroom

Sink:


Two sinks present. Serviceable.

Toilet:
Serviceable.

Tub & Surround:
Tile surround walls with a fiberglass tub.

Ventilation:
Operable.

Counter & Cabinets:
Serviceable.

Floor:
Floor covering is tile.

Walls & Ceiling:
Serviceable.

Doors:
Serviceable.

Windows:
Serviceable.

Interior Rooms

The condition of walls behind wall coverings and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. The condition of floors underlying floor coverings is not inspected. As minor flaws such as a torn screen or cracked window can be overlooked, client should review these items personally.

Interior Rooms:

Floors:

Floor coverings consist of Floor coverings consist of carpet and wood.

Floor squeaks were noted. This is usually caused by the floor sheathing rubbing on loose nails. Nails occasionally become slightly loose as the wood floor framing dries and shrinks. Squeaks in carpeted floors can often be corrected by driving 8d finish nails through the carpeting into the wood framing and setting the nails below the level of the carpet. A more permanent repair of this condition is to remove the carpet and secure the subfloor to the floor joists with wood screws.

Walls:

Serviceable.

Ceilings:

Serviceable.

Windows:

Serviceable.

Exterior Doors:

Serviceable.

As a general rule, having a qualified locksmith re-key or change any exterior locks is advised.

Interior Doors:

The door at the left/front bedroom is misaligned. I recommend adjustment or repair, as needed to allow the door to remain in place when opened.

Closets:

Serviceable.

Stairs:

Serviceable.

Smoke Alarm:

Located:

I recommend ensuring that all bedrooms and the hallway have new smoke alarms. The national Fire Protection Association (NFPA) advises replacement of any smoke alarms that are 10 years old or older to ensure proper operation.

Glossary of Terms

ABS Pipe: (Acrylonitrile Butadiene Styrene) Black plastic pipe used for sewer and drainage. This product has been commonly used in residential and light commercial construction throughout most of California since the late 1960s. This material is subject to ultraviolet breakdown unless inhibitors are mixed into the material during fabrication. Painting the material can slow damage when it is exposed to the sun.

AFCI: Arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by damaged or deteriorated wiring or cords in the home electrical wiring.

Air Conditioner: An electrical appliance used to cool the interior of a building by means of a refrigeration condenser. The condenser is typically located outdoors and consists of a compressor, a fan and "finned" radiator coils. This is normally connected to an evaporator unit located in the coil box on the forced air heating system with piping and charged with a refrigerant gas. The refrigerant is then pumped from the condenser unit to the evaporator unit and the blower for the heating unit circulates the air throughout the interior.

Air Admittance Valve: Pressure-activated, one-way mechanical valves that are used in a plumbing drain, waste, and vent (DWV) system in place of conventional, through-the-roof, pipe venting. Normally closed, AAVs open when wastewater discharges, allowing air to circulate for proper drainage. When closed, AAVs prevent the escape of sewer gas and maintain the trap seal.

Air Gap: An anti siphon device typically installed on a dishwasher drain to prevent sink drain water from contaminating the dishwasher. The air gap is usually a vented cap located adjacent the sink faucet, and is connected in-line between the dishwasher and the sink drain or garbage disposal.

Amp: Abbreviation for Ampere. The base unit of electric current. The rate at which electricity is used.

Anchor Bolt: A bolt used to secure the mudsill to the foundation. Modern anchor bolts are "L" or "J" shaped rods, which are threaded on one end. During construction, these bolts are inserted into the top of the foundation as the concrete is poured. The mudsill is secured to the foundation with washers and nuts after the concrete has partially cured. When a home does not have bolts, anchors can be "retrofitted" into existing foundations as a part of seismic upgrading, with mechanical or epoxied anchors, as long as the concrete is in good condition. The primary intent of seismic upgrading is to prevent the wood frame of the structure from moving off of the foundation and to limit the structural damage caused by an earthquake.

Angle Stop: A valve used to shut off the flow of water to a plumbing fixture such as a sink or toilet. Older angle stops often have aged washers and packing, and can leak around the valve stem. These valves should be opened and closed annually to keep the valve stem and packing in good condition. Valves should be reviewed periodically for leaking. Leaking valves can be re packed or replaced.

Anti Siphon Device: A valve installed on piping designed to prevent cross contamination of the potable water by providing a separation in the system. These devices are typically installed on exterior hose and irrigation plumbing. In residential construction, these valves are integral with commercially available sprinkler valves and are also installed on exterior hose bibs.

Balloon Framing: Type of construction in which the studs are continuous from the foundation to the roof. Mid level floors are inserted after the exterior walls are raised. This type of construction is more common to the eastern half of the United States.

Barge Rafter: The exposed (sometimes decorative) rafter at a gable end.

BTU: (British Thermal Unit) Amount of heat energy needed to raise one pound of water one degree Fahrenheit. The more heat energy needed, the higher the BTU input rating. Most household gas fired heating appliances, such as furnaces and water heaters are designed for input ratings in the tens of thousands of BTUs per hour.

Buss Bar: Metal bars in an electrical circuit panel box, which are used to distribute the electrical current from the mains to the circuit breakers or fuses.

Check Valve: A one-way valve installed to prevent water from flowing the wrong way through a pipe.

Circuit: Electrical conductors and components through which current from a power source flows.

Circuit Breaker: An electrical device used to protect electrical conductors and equipment from damage should the current exceed a maximum value (measured in Amperes). The circuit breaker interrupts the circuit by means of an electromagnet that separates contacts if the current reaches, or exceeds, a specific value. The major advantage of circuit breakers over fuses is the ability to be reset should the breaker "trip". As springs can become worn in older circuit breakers, this value can decrease and "tripping" becomes more frequent. Replacement of older circuit breakers eventually becomes necessary.

Conductor: A wire capable of carrying an electrical current. Generally, copper or aluminum.

Conduit: A pipe or raceway, constructed of metal or plastic, used to enclose and protect the conductors/wires from damage.

Convenience Receptacle Outlet: A receptacle outlet that is not intended for a specific (permanent or semi permanent) appliance.

CPVC: (Chlorinated Polyvinyl Chloride) An off-white or buff colored piping. This material is commonly used as water supply piping in mobile and manufactured homes.

Creosote: A by-product given off when wood burns. Creosote collects on the walls of the chimney flue. This material is combustible and, if sufficient amounts build up, can ignite in the flue. Wood burning fireplaces, or stoves, and flues should be periodically cleaned by a qualified chimney sweep. Frequency of cleaning depends on the type of wood burned and how often the fireplace is used. If a wood-burning stove is used as a primary source of heat, the flue and appliance should be cleaned and inspected annually.

Cripple Wall: Short wood framed walls constructed between the foundation and the floor system, sometimes referred to as a "pony" wall. Commonly found in structures built on sloped lots and in older buildings.

Dead Front: A metal panel, installed at the front of an electrical circuit breaker or fuse panel box. This panel covers the electrical buss bars, wiring and connections inside the panel box to prevent accidental contact with energized electrical systems.

Dedicated Outlet: An electrical outlet that has a specific use or is connected to a specific appliance. Furnaces, dishwashers and electric dryers, along with other major appliances, are typically connected to dedicated outlets.

Ducting: A tube, typically fabricated of metal or plastic, through which air is distributed to heat or cool a building.

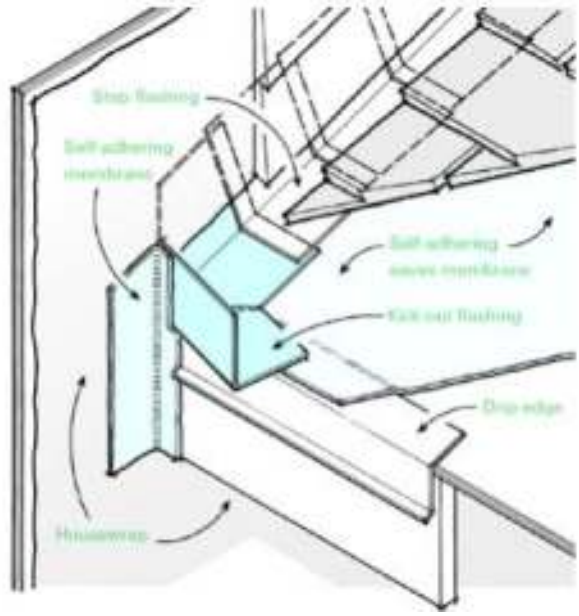
Efflorescence: White “fuzzy” mineral build-up, typically found on concrete, unglazed tile or masonry, caused by moisture leaching minerals out of the masonry.

Eave: The bottom, horizontal edge of the roof.

Equipment Grounding Conductor: The grounding conductor/wire that is attached to a device (such as a receptacle outlet, light fixture or other electrical device) and to the grounding terminal block in the circuit breaker or fuse panel.

Fire Wall: A wall designed to slow the spread of a fire from one area to another. Modern multi family dwellings such as apartments and condominiums should have a firewall between residential units. This usually consists of layers of 5/8", type "X" wallboard with all seams and openings sealed. Commercial buildings have much more stringent standards for fire walls. Doors through firewalls are fire rated and fitted with a device that will automatically close the door to maintain the integrity of the fire wall.

Flashing: A sheet metal or waterproof membrane used to direct water away from vulnerable areas such as roof penetrations, roof valleys, chimneys, as well as around windows and doors in walls.



Footing: The lowest part of the foundation. Has the sole purpose of transmitting the structural loads of the structure to the earth. "Spread" footings resemble an inverted "T" and distribute the loads over a larger area of soil. Other types of footings will provide support for retaining walls, bridges, etc.

Foundation: Provides the support for the structure. Foundations are typically masonry and can be block or poured concrete

Framing: The structural "skeleton" of a building. Typically wood lumber is used in most residential construction. However, metal is also used occasionally in home construction.

Fuse: An electrical device used to protect electrical conductors and equipment from damage should the current exceed a maximum value (measured in Amperes). When excessive current is run through a fuse, the metal conductor in the fuse melts and opens the circuit. Unlike circuit breakers, fuses cannot be reset. Care should be taken not to install a fuse with an amperage rating higher than the one being replaced.

Gable: The vertical triangular end of a roof from eaves to ridge. Also, the type or design of a roof that has gable ends.

Gambrel: Type of roof with two slopes. The steeper slope is found above the eaves and the shallower slope is found below the ridge. This type of roof is most commonly associated with barns, but is also found in residential construction.

GFCI Device: Also known as a Ground Fault Interrupter or Ground Fault Circuit Interrupter (GFCI). GFCI devices are required for convenience outlets in new residential construction at locations that are near water sources. These areas include kitchens, bathrooms, near sinks, in garages and at exterior locations, as well as to whirlpool tubs and pools. GFCI devices are designed to interrupt (turn off) power to specific protected outlets if an imbalance or short circuit occurs. One device will often be wired so that it protects more than one outlet in a given circuit. The reset will be located either at the device or at the circuit breaker in the electrical panel. If an outlet in one of these areas does not function, the cause can often be traced to a "tripped" GFCI device. Resetting the device should restore power to the affected outlet. If this does not, the problem may be a defective appliance or GFCI device.

Girder: A beam used in the support of a floor. Sizes typically range from 4x6 to 6x12, depending on the load and span of the girder. However, the most common sizes used are 4x6 and 4x8. Some types of construction utilize girders as the primary floor support with thick (1 1/16" - 1 1/2") sub floor sheathing. Girders can be solid wood, laminated wood or metal.

Glazing Compound: Soft, putty-like material used to hold a glass pane in a wood window sash. This material hardens over time and will fall out, necessitating periodic re-glazing.

Grade: The top surface of the soil. Also may refer to the slope of the top surface of the soil.

Ground: A conductor that attaches the electrical system to the earth. In modern residential construction, a wire that is embedded in the concrete foundation at the time of construction provides ground. This "ufer" ground is then attached to the ground attachment in the main electrical panel. As this wire is encased in concrete, this type of ground is not visible for inspection. Ground can also be provided by driving an approved "ground rod" into the earth. The metal water and gas supply pipes are also "bonded" to the ground system to provide a direct path to earth for any electrical current.

Grounding Electrode: The point at which the electrical system is attached to the earth (grounded). Typically provided by a ground rod or concrete encased electrode (Ufer).

Grounding Electrode Conductor: The conductor/wire that attaches the electrical service to the grounding electrode.

Gutter: A trough installed at the eaves to intercept and re direct rainwater.

Half Hot Outlet: One of the receptacles in a "half hot" outlet is wired to a switch and the other is always "hot" allowing two different appliances to be plugged in.

Hip: The diagonal intersection between two connecting planes of a roof that extends from the ridge to an outside corner of an exterior wall. Also, the type or design of a roof that has hips instead of gables at outside corners.

Heat Pump: This is an electrically powered appliance used to heat or cool the interior of a building. A refrigerant gas is distributed through a closed loop between a compressor and an evaporator. Heat is generated during the compression cycle and the gas is distributed to a finned radiator. The gas then is allowed to expand in the evaporator. This part of the process significantly cools down the gas and it is distributed to another finned radiator where it can absorb heat energy. The direction of the gas is determined by the need for heating or cooling of the interior.

HVA/C: Heating, Ventilation and Air Conditioning.

I Joist: Manufactured wood joist that resembles a capital "I" in cross section. Using principles similar to "I-Beams", this structural member can be constructed of a combination of solid wood, plywood and/or wafer board, and is marketed by a variety of manufacturers.

Jamb: The frame that encloses a window or door.

Joist: Structural framing member installed horizontally on edge and used to support floors and/or ceilings.

Laminated Veneer Lumber: (LVL) Similar to plywood except that the layers of veneer are generally parallel to each other instead of perpendicular.

Mansard: Type or design of a roof with two slopes and usually two types of roof membrane. A steeply sloped section (often nearly vertical) of roof is located at the perimeter of the structure that is primarily decorative, and a low-sloped (often nearly flat) section that typically provides the roof for the majority of the building. Most commonly found on commercial buildings, but also associated with some types of Victorian architecture.

Moment Frame: Steel moment frames generally consist of beams and columns joined by a combination of welding and bolting. They are designed to resist lateral loads through bending of the frame elements.

Mud Sill: Typically, a 2x4 or 2x6 pressure treated or redwood board which is installed between the foundation and the wood frame of the structure.

P-Trap: "U" shaped drain fitting found under a sink, shower or bathtub. The p-trap for a toilet is formed into the porcelain bowl. This provides a water "weir" that prevents sewer gases from venting into the interior of the building.

Parging: A sand and cement mortar plaster coating typically applied to masonry.

Particleboard: Manufactured wood construction material consisting of small chunks of wood glued together to form a solid sheet. Typically used in cabinets and as a base for resilient flooring.

Pilot Light: Also known as a "standing pilot". A continuously burning gas flame used to ignite a burner on a gas appliance, such as a water heater, furnace or range/oven.

Platform Framing: Type of construction in which the wall studs for each story rest on the floor framing system (platform) and the wall studs are the height of each story. This type of construction is more common in the western half of the country.

Plenum: A sheet metal box connected to the heater to which the ducting is attached.

Plywood: Manufactured wood construction material consisting of layers of wood veneer glued together with adjacent layers alternating at right angles in relation to each other to form a solid sheet. Commonly used for structural floor, roof and wall sheathing. Common thickness ranges from 1/8" to 1 1/4".

PVC Piping: (Polyvinyl Chloride) Plastic pipe used for water supply, sewer and electrical conduit. The most common use for this piping in residential construction in the western part of the country is sprinkler piping. Also used for main municipal water supply and private well installations. This material is subject to ultraviolet breakdown unless inhibitors are mixed into the material during fabrication. Painting the material can slow damage from the sun.

Rafter: Structural roof framing member typically installed at an incline to provide the slope for the roof.

Rafter Tail: The projecting section of a rafter between the exterior wall and the eave.

Return Air: A furnace duct through with the interior air is returned to the furnace to be heated (or cooled) and then distributed to the interior through the distribution ducting.

Ridge: The horizontal line of intersection at the peak connecting two planes of a roof.

Romex: A brand name for a non-metallic sheathed electrical cable. This is a plastic sheathed electrical cable used in residential construction to provide electrical power to outlets, switches and appliances.

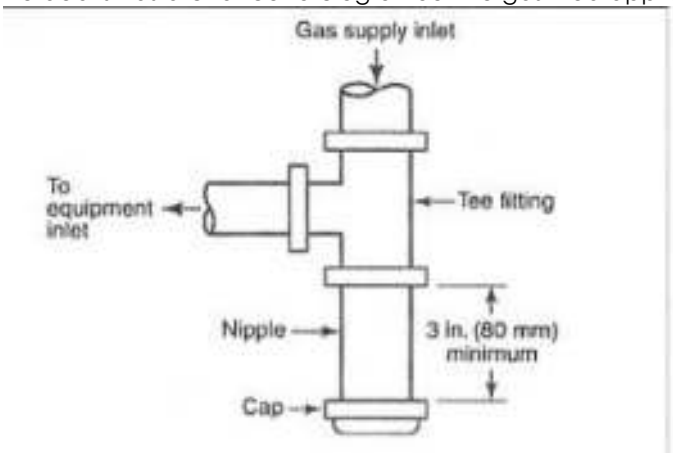
Roof: The structural, and rain proof cover of a building.

Roof Pitch: The incline slope of a roof or the ratio of the total rise to the total width of a house, i.e., a 6-foot rise and 24-foot width is a one-fourth pitch roof.

Roof Slope: The incline slope of a roof. Usually defined in number of inches of rise (vertical) per foot (12 inches) of run (horizontal). i.e., a 4 in 12 slope rises 4 inches per 1 foot of horizontal run.

Sash: The part of a window frame that holds the glass.

Sediment Trap: A short, downward projecting, capped section of pipe that should be located adjacent to a gas fired appliance, typically after the gas shutoff valve and as close to the appliance as practical. The intent is to provide a depository for any loose particles or debris that might be present in the gas piping system before the debris has a chance to clog or foul the gas fired appliance.



Seismic Upgrades: Retrofitted metal hardware and lumber materials added to the structure of a home, typically in and around the foundation area. These can include, but are not limited to: Anchor bolts, used to secure the mud sill to the foundation; framing anchors (such as A-35s), used to secure a wood floor framing system to the mud sill; and shear wall panels (typically plywood or wafer board) which add lateral strength to stud framed walls.

Separation Wall: A separation between two areas that serve different uses/functions. In residential construction, the wall between the garage and the house is not a fire wall, but does provide a separation between living space and vehicle storage. While not a rated fire assembly, it is generally accepted that the intent is to slow the spread of a fire from the garage to the house.

Service Entrance Conductors: The portion of the overhead service conductors which connect the service drop to the service equipment. Typically the responsibility of the homeowner.

Service Equipment: The necessary electrical equipment, usually consisting of circuit breakers or fuses and their accessories, connected to the load end of service conductors to a building or other structure, or an otherwise designated area, and intended to constitute the main control and cutoff for the electrical service. Often referred to as the "main electrical panel", this is the panel where the grounding occurs and is generally where the main disconnect can be found. Usually located at or adjacent to the electric meter.

Service Drop: The portion of overhead service conductors between the pole and the first point of attachment to the building. Typically the property of the utility company.

Shake: Similar to a wood shingle except that shakes are split while shingles are cut. Splitting results in a non-uniform wedge. However, shakes are typically thicker than wood shingles and therefore tend to last longer as a roofing material. Shakes are installed in a manner similar to wood shingles with successive courses overlapping the seams between the previous shakes. Due to the nature of the material, uneven wear of a shake roof is common. Periodic replacement of damaged or worn shakes is a necessary part of home maintenance.

Shear: In construction, this refers to a sideways or lateral movement. i.e., A shear wall or shear panel is designed to resist sideways movement.

Shear Wall: Also known as a shear panel. An engineered wall designed to resist lateral movement caused by earthquakes and/or high winds. Typically, a wood framed wall is sheathed with plywood or wafer board and nailed with a specific nail spacing to provide this strength. Manufactured shear wall systems are also available. A shear wall is usually connected to the foundation with special "hold down" anchors that are embedded in the foundation.

Sheathing: Wood member used to cover a floor, wall or roof surface. The most common materials used for sheathing in modern construction are plywood and wafer board (OSB).

Siding: Exterior wall covering. Can consist of a variety of materials such as wood, plastic, metal or masonry.

Shingle: Thin, tapered pieces of overlapping building material used to cover a roof or a wall. Shingles are installed in rows or "courses" and overlapped so that vertical seams are covered by successive rows of shingles. The most common type of roofing shingle in residential construction is the composition shingle, also called the asphalt shingle. Wood shingles are more common as an exterior wall siding material but are sometimes still found on roofs. Wood shakes which are thicker and more irregular than shingles are also used as a roofing material.

Stain: A pigmented finish applied to wood siding and trim to help protect it from the weather while still allowing the character of the wood to be seen. Stains applied to exterior woodwork typically do not last as long as paint and, therefore, require more frequent application. Stains come in "transparent" and "full bodied", with the latter having more pigment and binders.

Stop: The raised section of a jamb against which a door or window closes.

Stud: Structural framing member installed vertically to form interior and exterior walls. A typical 2x4 stud measures 1½" x 3½" x 92¼".

Swale: A trench or gutter typically installed at grade level to intercept surface water runoff from a hill.

Truss: Engineered and manufactured support members typically used for roof systems instead of rafters and ceiling joists; however, they can be used as floor joists. The long, outer perimeter sections of lumber are referred to as "chord" members while the shorter interior sections are referred to as "web" members.

Valley: The diagonal intersection between two connecting planes of a roof that extends from the ridge to an inside corner of an exterior wall.

Valve: A mechanical device used to start, stop or regulate the flow of gas or water.

Volt: The "potential" of electricity. Analogous to pressure when measuring the potential of water.

Wafer board: Manufactured wood construction material consisting of wood chips that are glued together to form a solid sheet. Also known as "oriented strand board" (OSB). Commonly used for structural floor, roof and wall sheathing as well as exterior siding.

Wall Board: Also known by the trade names "Drywall" and "Sheetrock", this is a gypsum material sandwiched between paper skins to form an interior wall surface that is affixed to the wall studs and ceiling joists with the use of screws or nails. The seams are then covered with a paper or fiberglass reinforcing tape and smoothed with vinyl joint compound.

Watt: The amount of electricity used. Voltage multiplied by amperage equals wattage.

Weir: The water seal that remains in the bend of a p-trap. The intent of the weir is to prevent sewer gases from venting into the interior of the house.

Additional construction related definitions can be obtained at:
http://www.constructioninfoexchange.com/constructiondictionary.aspx