## SDM Home Inspections

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# Property Inspection Report

**Client(s):** **David Huston and Melissa Lee**
**Property address:** **4911 Brand Way**
**Sacramento, CA 95819**
**Inspection date:** **Tuesday, November 12, 2019**

This report published on Wednesday, November 13, 2019 8:36:37 PM PST

### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

| | | |
|---|---|---|
| | **Safety** | Poses a safety hazard |
| | **Repair/Replace** | Recommend repairing or replacing |
| | **Repair/Maintain** | Recommend repair and/or maintenance |
| | **Minor Defect** | Correction likely involves only a minor expense |
| | **Maintain** | Recommend ongoing maintenance |
| | **Evaluate** | Recommend evaluation by a specialist |
| | **Monitor** | Recommend monitoring in the future |
| | **Serviceable** | Item or component is in serviceable condition |
| | **Comment** | For your information |

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com/glossary.asp**

## General Information

**Time started:** 10:00AM
**Time finished:** 12:00PM
**Present during inspection:** Client, Property owner
**Client present for discussion at end of inspection:** Yes
**Weather conditions during inspection:** Dry (no rain), Sunny
**Temperature during inspection:** Warm
**Inspection fee:** 285.00
**Payment method:** Check
**Type of building:** Single family
**Buildings inspected:** One house
**Number of residential units inspected:** 1
**Age of main building:** 1948
**Source for main building age:** Municipal records or property listing
**Occupied:** Yes, Furniture or stored items were present

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**1)** Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

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**2)** Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are

watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Minor slope
**Condition of driveway:** Appeared serviceable
**Driveway material:** Poured in place concrete
**Condition of sidewalks and/or patios:** Appeared serviceable
**Sidewalk material:** Poured in place concrete
**Condition of deck, patio and/or porch covers:** Appeared serviceable
**Deck, patio, porch cover material and type:** Covered (Refer to Roof section)
**Condition of decks, porches and/or balconies:** Appeared serviceable
**Deck, porch and/or balcony material:** Concrete

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**3)** Pavement sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

**Photo 3-1**

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**4)** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

**Photo 4-1**

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**5)** Small shrinkage cracks noted in front porch / patio area. These cracks appear to be typical shrinkage cracks and do not indicate a structural issue.

Concrete drilling for termite treatment noted. See Structural Pest Control Report for details.

**Photo 5-1**

**Photo 5-2**

**Photo 5-3**

## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground
**Condition of wall exterior covering:** Appeared serviceable
**Apparent wall structure:** Wood frame
**Wall covering:** Wood, Wood fiber, Stucco
**Condition of foundation and footings:** Appeared serviceable
**Apparent foundation type:** Crawl space
**Foundation/stem wall material:** Poured in place concrete
**Footing material (under foundation stem wall):** Poured in place concrete

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**6)** Many sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.

See structural pest control report for details.

**Photo 6-1**

**Photo 6-2**

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**7)** This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:
http://www.reporthost.com/?PERMPLUS
http://www.reporthost.com/?COMPSDNG

**Photo 7-1**

**Photo 7-2**

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**8)** One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

**Photo 8-1**

## Crawl Space

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

**Crawl space inspection method:** Partially traversed
**Condition of floor substructure above:** Appeared serviceable
**Pier or support post material:** Wood
**Beam material:** Solid wood
**Floor structure above:** 2x6 tongue and groove
**Condition of insulation underneath floor above:** Not applicable, none installed
**Condition of vapor barrier:** Not applicable, none installed
**Vapor barrier present:** None visible
**Condition of crawl space ventilation:** Appeared serviceable
**Ventilation type:** Unconditioned space, with vents

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**9)** One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.

Typical for age of the home.

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**10)** Cellulose material such as was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

Loos cellulose insulation noted under the bathroom should be removed.

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**11)** Note only: The original gas fired floor furnace is still under the home. It has been disconnected and of no concern.

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Traversed
**Condition of roof surface material:** Appeared serviceable
**Roof surface material:** Asphalt or fiberglass composition shingles
**Roof type:** Gable

**Apparent number of layers of roof surface material:** One
**Condition of exposed flashings:** Appeared serviceable
**Condition of gutters, downspouts and extensions:** Appeared serviceable

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**12)** Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Noted in typical end of ridge run locations. Partially exposed. Could use a touch op of roofing mastic or 100% silicone now, and every few years as a maintenance item.

**Photo 12-1**

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**13)** Roof photos

**Photo 13-1**

**Photo 13-2**

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Partially traversed
**Condition of roof structure:** Appeared serviceable
**Roof structure type:** Rafters
**Ceiling structure:** Ceiling joists
**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable
**Ceiling insulation material:** Cellulose loose fill
**Approximate attic insulation R value (may vary in areas):** R-19
**Vermiculite insulation present:** None visible

**Vapor retarder:** None
**Condition of roof ventilation:** Appeared serviceable
**Roof ventilation type:** Box vents (roof jacks), Gable end vents

## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached
**Condition of door between garage and house:** Appeared serviceable
**Type of door between garage and house:** Solid core
**Condition of garage vehicle door(s):** Appeared serviceable
**Type of garage vehicle door:** Tilt-up
**Number of vehicle doors:** 1
**Condition of automatic opener(s):** Appeared serviceable
**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes
**Condition of garage floor:** Appeared serviceable
**Condition of garage interior:** Appeared serviceable
**Garage ventilation:** Adequate

**14)** The garage exterior man door has a double-sided deadbolt lock installed. This is an egress door and must have a thumbscrew deadbolt attached for easy egress from the building in the dark.

**Photo 14-1**

**15)** Significant gaps were found below or around one or more garage vehicle doors. Vermin and insects can enter the garage as a result. Recommend that a qualified person repair as necessary to eliminate or minimize gaps.

**16)** The garage door between the kitchen and garage does not have an auto-close hinge and while solid core does not have a fire rating / label attached. Neither were required at the time of construction. An automatic closing hinge could be installed as a safety precaution and will likely be required by the local AHJ if a permit is secured for kitchen updates.

**17)** Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable
**Primary service type:** Overhead
**Number of service conductors:** 3
**Service voltage (volts):** 120-240

**Estimated service amperage:** 100
**Primary service overload protection type:** Circuit breakers, Fuses
**Service entrance conductor material:** Stranded aluminum
**Main disconnect rating (amps):** 100
**System ground:** Not determined, not readily apparent
**Condition of main service panel:** Appeared serviceable
**Condition of sub-panel(s):** Near, at or beyond service life
**Location of main service panel #A:** "Jankey Addition" (Service Porch)
**Location of main service panel #B:** Bedroom, Master bedroom closet
**Condition of branch circuit wiring:** Serviceable
**Branch circuit wiring type:** Non-metallic sheathed
**Ground fault circuit interrupter (GFCI) protection present:** Yes
**Smoke alarms installed:** Yes, but not tested
**Carbon monoxide alarms installed:**

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**18)** Panel(s) #B used screw-in fuses for the over-current protection devices. Fuses are prone to tampering and over-fusing, which can damage wiring and cause fire hazards. Insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Modern panels also offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). Consult with a qualified electrician about replacement options for fused panels, and about other system upgrades as necessary.

**Photo 18-1**

**Photo 18-2**

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**19)** Panel(s) #A were manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough data to establish that the circuit breakers pose a serious risk of injury to consumers. Regardless, and due to other evidence of safety issues, recommend that a qualified electrician carefully evaluate all Federal Pacific panels and make repairs as necessary. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). For more information, visit:
http://www.reporthost.com/?FP1
http://www.reporthost.com/?FP2
http://www.reporthost.com/?FP3


**Photo 19-1**

**Photo 19-2**

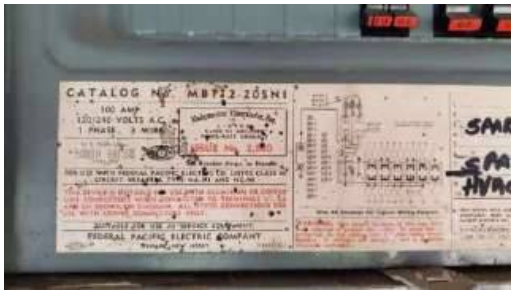


**Photo 19-3**

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**20)** Panel(s) #B used older style, "Edison" base fuses. This type of fuse allows anyone to install incorrectly rated fuses, possibly resulting in damage to wiring. Recommend that a qualified electrician evaluate this panel and the wiring to determine if damage has occurred, and repair or replace components and/or wiring as necessary.

No damage noted but 2 circuits are currently over fused.

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**21)** Substandard wiring was found at the attic. For example, exposed splices. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

**Photo 21-1**

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**22)** One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with a test instrument at the . This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Bathroom GFCI is ungrounded which will not allow for it's testing with a simple plug in tester. It is however protected. It should be mared with a sticker "no equipment ground"

**23)** One or more branch circuit wires in panel(s) #B appeared to be undersized for their circuit breaker or fuse. This is a potential fire hazard. Recommend that a qualified electrician repair as necessary.

30 amp fuses have been added to the fuse panel in positions rated for 20 amp fuses. Replace all fuses marked 30AMP with fuses marked 20AMP

**24)** Non-metallic sheathed wiring was installed at one or more locations, and was subject to damage such as on easily accessible wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it, resulting in exposed, energized wires. Also, copper conductors can break after being repeatedly moved or bent. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing protective conduit or re-routing wires through walls or ceilings.

**Photo 24-1**

**Photo 24-2**

**Photo 24-3**

**25)** Non-metallic sheathed wiring in the attic was routed on surfaces within 6 feet of one or more access hatches or doors, and was subject to damage. Wiring can be damaged when hatches are lifted and set aside, when stored items are moved into or out of the attic, etc. This is a potential shock

and/or fire hazard. Recommend that a qualified electrician repair per standard building practices.

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**26)** One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

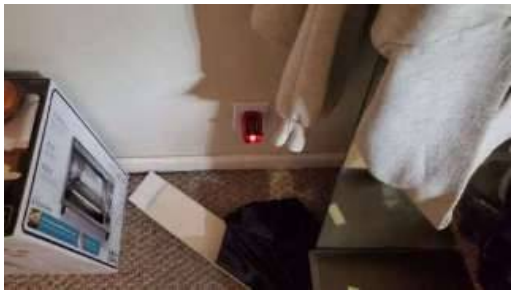

**Photo 26-1**

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**27)** Smoke alarms were missing from one or more bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: http://www.reporthost.com/?SMKALRM

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**28)** Few receptacles (outlets) were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.

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**29)** The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

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**30)** The "keyless" light fixture in the covered porch was installed without a junction box.

**Photo 30-1**

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## Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Location of main water shut-off:** Building exterior, On the right side of the home behind the side fence.

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper, Galvanized steel

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic, Galvanized steel
**Condition of waste lines:** Appeared serviceable
**Waste pipe material:** Galvanized steel, Cast iron
**Vent pipe condition:** Appeared serviceable
**Vent pipe material:** Galvanized steel, Cast iron
**Type of irrigation system supply source:** Public
**Condition of fuel system:** Appeared serviceable
**Location of main fuel shut-off valve:** At gas meter

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**31)** One or more flexible gas supply connectors were installed where they were subject to damage. For example, from foot traffic, stored items being moved, pets, or use of gardening tools. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.

Noted at the supply for the make shift log lighter in the fireplace where it passes through the garage wall.

**Photo 31-1**

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**32)** One or more flexible connectors used for gas supply lines passed through a wall. Flexible connectors passing through walls, floors, ceilings, shelving or cabinets can be damaged, and leaks can occur. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.

**Photo 32-1**

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**33)** Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

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**34)** One or more plumbing vent pipes terminated less than 6 inches above the roof surface below. Debris and/or snow can block vent pipe openings with such short pipes. Blocked vent pipes can cause sewer gases to enter living spaces. Recommend that a qualified person repair per standard building practices. For example, by extending pipe(s) to terminate at least 6 inches above the roof surface.

**Photo 34-1**

## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable
**Type:** Tank
**Energy source:** Natural gas
**Estimated age:** 2005
**Capacity (in gallons):** 30
**Temperature-pressure relief valve installed:** Yes
**Location of water heater:** Closet
**Hot water temperature tested:** No
**Condition of burners:** Appeared serviceable
**Condition of venting system:** Appeared serviceable

**35)** The water heater's earthquake straps or struts were substandard. For example, they may allow significant movement or use substandard fasteners. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person repair or replace existing earthquake reinforcement per standard building practices.

**Photo 35-1**

**36)** The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

**37)** The water heater closet door comes in contact with the adjoining window shade making full access to the closet impossible. While able to manipulate the water heaters controls, replacing the water heater or service that requires full access would require removing the door from it's hinges to get it out of the way.

**Photo 37-1**

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air
**General heating distribution type(s):** Ducts and registers
**Condition of electric heaters (not forced air):** Appeared serviceable
**Condition of forced air heating/(cooling) system:** Appeared serviceable
**Forced air heating system fuel type:** Electric
**Location of forced air furnace:** Roof
**Forced air system capacity in BTUs or kilowatts:** 60,000
**Condition of furnace filters:** Required replacement
**Location for forced air filter(s):** Behind return air grill(s)
**Condition of forced air ducts and registers:** Appeared serviceable
**Type of combustion air supply:** Vent(s) to exterior
**Condition of venting system:** Appeared serviceable
**Condition of controls:** Appeared serviceable

**38)** The last service date of the forced air electric furnace appeared to be more than 2 years ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 2 years ago, a qualified HVAC contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed every few years in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

## Fireplaces, Stoves, Chimneys and Flues

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of wood-burning fireplaces, stoves:** Appeared serviceable
**Wood-burning fireplace type:** Masonry
**Condition of chimneys and flues:** Appeared serviceable
**Wood-burning chimney type:** Masonry

**39)** No spark screen or rain cap was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.

**Photo 39-1**

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**40)** One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:
http://www.reporthost.com/?CSIA

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**41)** The fireplace's firebox was slightly deteriorated. For example, loose, cracked, pitted or broken firebricks, gaps between bricks and/or missing mortar. Heat from the fireplace may penetrate the firebox. This is a potential fire hazard. Recommend that a qualified contractor repair as necessary.

Mortar missing in the right back / wall joint.

**Photo 41-1**

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**42)** One or more fireplace dampers were inoperable. Recommend that a qualified contractor repair or replace dampers as necessary.

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**43)** One or more masonry chimney crowns were worn. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.

**Photo 43-1**

## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable

**Condition of range, cooktop or oven:** Near, at or beyond service life

**Range, cooktop or oven type:** Natural gas

**Type of ventilation:** Hood or built into microwave over range or cooktop, ducted to exterior

**44)** Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Recommend that a qualified contractor repair per standard building practices.

**Photo 44-1**

**45)** One or more bushings were missing for the under-sink food disposal's electric wiring. Insulation on the wiring can get damaged where wires are routed through holes in the under-sink food disposal's metal housing. This is a potential shock hazard. Recommend that a qualified electrician install bushings where missing and per standard building practices.

**Photo 45-1**

**46)** No aerator was installed on the sink faucet. Aerators save water and reduce splashing. Recommend installing one.

## Bathrooms, Laundry and Sinks

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Full bath

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable
**Condition of toilets:** Appeared serviceable
**Condition of bathtubs and related plumbing:** Appeared serviceable
**Condition of shower(s) and related plumbing:** Appeared serviceable
**Bathroom and laundry ventilation type:** Windows
**Gas supply for laundry equipment present:** No
**240 volt receptacle for laundry equipment present:** Yes

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**47)** The clothes dryer exhaust duct was kinked, crushed or damaged. Air flow will be restricted as a result and the clothes dryer may overheat. This is a safety hazard due to the risk of fire. Recommend that a qualified person replace or repair the duct as necessary. For more information, visit: http://www.reporthost.com/?DRYER

**Photo 47-1**

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**48)** The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

**Photo 48-1**

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**49)** Tile, stone and/or grout in the flooring at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

Few missing tiles noted in bathroom floor.

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**50)** Gaps, no caulk, or substandard caulking were found between the bathtub and the walls at location(s) #. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

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**51)** Tile and/or grout in the bathtub surround at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

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**52)** The bathtub at location(s) #A drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.

**Photo 52-1**

**53)** Bathtub overflow seal is deteriorated and loose which allows water to enter behind the tub and into the subarea. Wood deterioration and active leak noted in sub area.

**Photo 53-1**

**54)** The hot water bathtub valve stem leaks when in the on position. Leak is contained by the bathtub.

**Photo 54-1**

## Interior, Doors and Windows

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable
**Exterior door material:** Wood
**Condition of interior doors:** Appeared serviceable
**Condition of windows and skylights:** Appeared serviceable
**Type(s) of windows:** Wood, Metal, Single-pane
**Condition of walls and ceilings:** Appeared serviceable
**Wall type or covering:** Plaster
**Ceiling type or covering:** Plaster
**Condition of flooring:** Required repairs, replacement and/or evaluation (see comments below)
**Flooring type or covering:** Carpet, Vinyl, linoleum or marmoleum

**55)** Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.

**56)** Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: http://www.reporthost.com/?ECC

Minor plaster cracking noted in garage.

**Photo 56-1**

**Photo 56-2**

Should you have any questions about this report, please don't hesitate to call on us!

# SDM Home Inspections


http://www.sdmhomeinspect.com
**(530) 321-8009**
**13566 Wichita Dr**
**Magalia CA 95954-8806**
Inspector: **Sean Coon**
Inspector's email: seancoon@gmail.com
**NACHI 14112120**


## Summary

**Client(s):** **David Huston and Melissa Lee**
**Property address:** **4911 Brand Way**
**Sacramento, CA 95819**
**Inspection date:** **Tuesday, November 12, 2019**

This report published on Wednesday, November 13, 2019 8:36:37 PM PST



Concerns are shown and sorted according to these types:

| | | |
|---|---|---|
| | **Safety** | Poses a safety hazard |
| | **Repair/Replace** | Recommend repairing or replacing |
| | **Repair/Maintain** | Recommend repair and/or maintenance |
| | **Minor Defect** | Correction likely involves only a minor expense |
| | **Maintain** | Recommend ongoing maintenance |
| | **Evaluate** | Recommend evaluation by a specialist |
| | **Monitor** | Recommend monitoring in the future |
| | **Serviceable** | Item or component is in serviceable condition |
| | **Comment** | For your information |

## General Information

**1)** Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

## Exterior and Foundation

**6)** Many sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.

See structural pest control report for details.

**7)** This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:
http://www.reporthost.com/?PERMPLUS
http://www.reporthost.com/?COMPSDNG

**8)** One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

## Crawl Space

**9)** One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.

Typical for age of the home.

**10)** Cellulose material such as was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

Loos cellulose insulation noted under the bathroom should be removed.

## Roof

**12)** Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Noted in typical end of ridge run locations. Partially exposed. Could use a touch op of roofing mastic or 100% silicone now, and every few years as a maintenance item.

## Garage or Carport

**14)** The garage exterior man door has a double-sided deadbolt lock installed. This is an egress door and must have a thumbscrew deadbolt attached for easy egress from the building in the dark.

**15)** Significant gaps were found below or around one or more garage vehicle doors. Vermin and insects can enter the garage as a result. Recommend that a qualified person repair as necessary to eliminate or minimize gaps.

## Electric

**18)** Panel(s) #B used screw-in fuses for the over-current protection devices. Fuses are prone to tampering and over-fusing, which can damage wiring and cause fire hazards. Insurance companies may deny coverage for homes with fused panels. Modern panels use circuit breakers for over-current protection devices, which can be reset easily after tripping rather than needing to replace fuses. Modern panels also offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). Consult with a qualified electrician about replacement options for fused panels, and about other system upgrades as necessary.

**19)** Panel(s) #A were manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is significant evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough data to establish that the circuit breakers pose a serious risk of injury to consumers. Regardless, and due to other evidence of safety issues, recommend that a qualified electrician carefully evaluate all Federal Pacific panels and make repairs as necessary. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs). For more information, visit:
http://www.reporthost.com/?FP1
http://www.reporthost.com/?FP2
http://www.reporthost.com/?FP3

**20)** Panel(s) #B used older style, "Edison" base fuses. This type of fuse allows anyone to install incorrectly rated fuses, possibly resulting in damage to wiring. Recommend that a qualified electrician evaluate this panel and the wiring to determine if damage has occurred, and repair or replace components and/or wiring as necessary.

No damage noted but 2 circuits are currently over fused.

**21)** Substandard wiring was found at the attic. For example, exposed splices. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

**22)** One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with a test instrument at the . This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Bathroom GFCI is ungrounded which will not allow for it's testing with a simple plug in tester. It is however protected. It should be mared with a sticker "no equipment ground"

**23)** One or more branch circuit wires in panel(s) #B appeared to be undersized for their circuit breaker or fuse. This is a potential fire hazard. Recommend that a qualified electrician repair as necessary.

30 amp fuses have been added to the fuse panel in positions rated for 20 amp fuses. Replace all fuses marked 30AMP with fuses marked 20AMP

**24)** Non-metallic sheathed wiring was installed at one or more locations, and was subject to damage such as on easily accessible wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it, resulting in exposed, energized wires. Also, copper conductors can break after being repeatedly moved or bent. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing protective conduit or re-routing wires through walls or ceilings.

**25)** Non-metallic sheathed wiring in the attic was routed on surfaces within 6 feet of one or more access hatches or doors, and was subject to damage. Wiring can be damaged when hatches are lifted and set aside, when stored items are moved into or out of the attic, etc. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair per standard building practices.

**26)** One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

**27)** Smoke alarms were missing from one or more bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: http://www.reporthost.com/?SMKALRM

**28)** Few receptacles (outlets) were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.

## Plumbing / Fuel Systems

**31)** One or more flexible gas supply connectors were installed where they were subject to damage. For example, from foot traffic, stored items being moved, pets, or use of gardening tools. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.

Noted at the supply for the make shift log lighter in the fireplace where it passes through the garage wall.

**32)** One or more flexible connectors used for gas supply lines passed through a wall. Flexible connectors passing through walls, floors, ceilings, shelving or cabinets can be damaged, and leaks can occur. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.

**33)** Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

**34)** One or more plumbing vent pipes terminated less than 6 inches above the roof surface below. Debris and/or snow can block vent pipe openings with such short pipes. Blocked vent pipes can cause sewer gases to enter living spaces. Recommend that a qualified person repair per standard building practices. For example, by extending pipe(s) to terminate at least 6 inches above the roof surface.

## Water Heater

**35)** The water heater's earthquake straps or struts were substandard. For example, they may allow significant movement or use substandard fasteners. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person repair or replace existing earthquake reinforcement per standard building practices.

## Heating, Ventilation and Air Condition (HVAC)

**38)** The last service date of the forced air electric furnace appeared to be more than 2 years ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 2 years ago, a qualified HVAC contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed every few years in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

## Fireplaces, Stoves, Chimneys and Flues

**39)** No spark screen or rain cap was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps with spark screens per standard building practices where missing.

**40)** One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at: http://www.reporthost.com/?CSIA

**41)** The fireplace's firebox was slightly deteriorated. For example, loose, cracked, pitted or broken firebricks, gaps between bricks and/or missing

mortar. Heat from the fireplace may penetrate the firebox. This is a potential fire hazard. Recommend that a qualified contractor repair as necessary.

Mortar missing in the right back / wall joint.

---

**42)** One or more fireplace dampers were inoperable. Recommend that a qualified contractor repair or replace dampers as necessary.

---

**43)** One or more masonry chimney crowns were worn. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.

## Kitchen

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**44)** Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Recommend that a qualified contractor repair per standard building practices.

---

**45)** One or more bushings were missing for the under-sink food disposal's electric wiring. Insulation on the wiring can get damaged where wires are routed through holes in the under-sink food disposal's metal housing. This is a potential shock hazard. Recommend that a qualified electrician install bushings where missing and per standard building practices.

---

**46)** No aerator was installed on the sink faucet. Aerators save water and reduce splashing. Recommend installing one.

## Bathrooms, Laundry and Sinks

---

**47)** The clothes dryer exhaust duct was kinked, crushed or damaged. Air flow will be restricted as a result and the clothes dryer may overheat. This is a safety hazard due to the risk of fire. Recommend that a qualified person replace or repair the duct as necessary. For more information, visit: http://www.reporthost.com/?DRYER

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**48)** The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

---

**49)** Tile, stone and/or grout in the flooring at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

Few missing tiles noted in bathroom floor.

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**50)** Gaps, no caulk, or substandard caulking were found between the bathtub and the walls at location(s) #. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

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**51)** Tile and/or grout in the bathtub surround at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.

---

**52)** The bathtub at location(s) #A drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.

## Interior, Doors and Windows

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**55)** Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.

---

**56)** Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: http://www.reporthost.com/?ECC

Minor plaster cracking noted in garage.