

Mr InspectorMan

Property Inspection Report



1234 Main St, Anytown CA, 92345
Inspection prepared for: Mr & Mrs Buyer
Agent: No agent involved -

Inspection Date: 1/1/2009 Time: 10:00AM
Age: 35 years Size: 2000

Inspector: Jeff Waibel
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be completed by a qualified and licensed professional.

Grounds		
Page 6 Item: 4	Gate Condition	<ul style="list-style-type: none"> • Gates that lead to swimming pools must swing away from the pool area. This is to ensure that a child cannot gain access to the pool simply by leaning on an unlatched gate.
Page 6 Item: 5	Main Gas Valve Condition	<ul style="list-style-type: none"> • A gas valve located on the north side of the house is uncapped. This presents a safety hazard.
Water Heater		
Page 15 Item: 9	Strapping	<ul style="list-style-type: none"> • The water heater has makeshift seismic strapping. This material is not in line with industry standards.
Heat/Air		
Page 16 Item: 1	Heater Condition	<ul style="list-style-type: none"> • The heating unit has exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
Electrical		
Page 18 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Panel box appears to be older than the projected effective life; recommend electrician evaluation of panel box and associated wiring. Consideration should be given to upgrading electrical system. Although sufficient for its era, the electrical system was not designed for today's electrical demands.
Bedrooms		
Page 21 Item: 2	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detectors present in the bedroom(s).

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy:

- Occupied - Furnished
- The utilities were on at the time of inspection.
- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Exterior Areas

1. Doors

Observations:

- The door sill plate was repaired. Location: Front door.
- Sliding glass door does not slide smoothly in track. Cleaning of track or lubricating the rollers may help.

2. Window Condition

Observations:

- Window glass cracked at large window in office. This window has NO indication that it is safety glass. By modern standards a window of this configuration would call for tempered safety glass. This is a safety concern.
- North window in living room does not fully latch.
- Window above bath tub is not labeled as safety glass. French doors should also be safety glass.



Window glass cracked at large window in office. This window has NO indication that it is safety glass. By modern standards a window of this configuration would call for tempered safety glass. This is a safety concern.

3. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.

4. Eaves & Facia

Observations:

- Facia board above sunroom roof has peeling paint

5. Exterior Paint

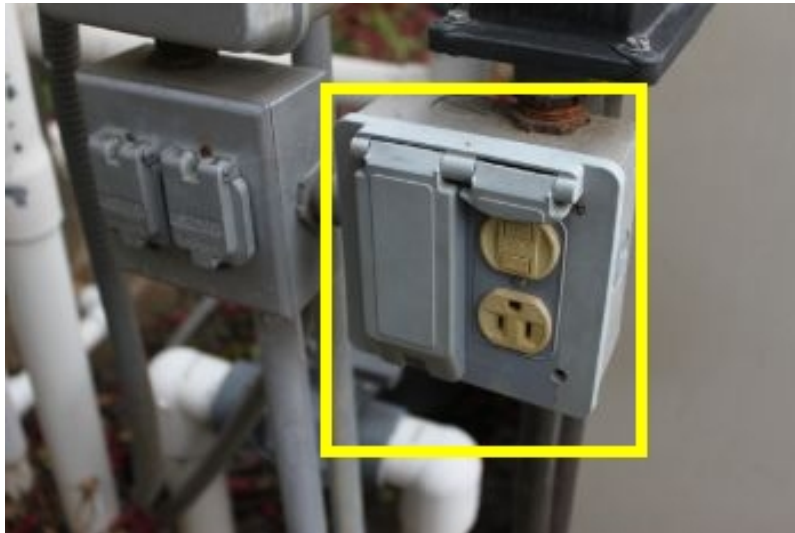
Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet: <http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>

6. Stucco

Observations:

- The exterior stucco has minor staining and minor cracking.



water-resistant cover missing on exterior electrical receptacle

Grounds

1. Driveway and Walkway Condition

Materials:

- Concrete driveway noted.
- Concrete sidewalk noted.

Observations:

- Cracking was observed at the concrete surfaces of driveway & sidewalk. Potential trip hazard.

2. Grading

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation & crawlspace. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. Rain gutters can also help keep water away from the foundation walls.

3. Vegetation Observations

Observations:

- Maintenance Tip: While landscaping please keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects. Vegetation in contact with house can also trap moisture against the house and cause damage to walls, screens and roofs.

4. Gate Condition

Materials: Wood

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow
- Gates that lead to swimming pools must swing away from the pool area. This is to ensure that a child cannot gain access to the pool simply by leaning on an unlatched gate.



Gates leading to swimming pools should swing away from pool area

5. Main Gas Valve Condition

Location: north side of house

Observations:

- For any suspected gas emergency, or questions regarding a gas odor or carbon monoxide, please call SDG&E immediately at 1-800-411-7343
- A gas valve located on the north side of the house is uncapped. This presents a safety hazard.



Uncapped gas valve presents a hazardous condition

6. Plumbing

Materials: Identified copper piping where visible.

Observations:

- Sewer line — Due to the age of this home it may be prudent to have a sewer line video inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. Recommend a licensed sewer camera specialist examine the sewer line.

7. Water Pressure

Observations:

- Water pressure test was 86 psi. This is slightly above the maximum recommended level of 80 psi

8. Pressure Regulator

Observations:

- Pressure regulator present at time of the inspection.

9. Exterior Faucet Condition

Location: Front of structure • East side of house

Observations:

- Hose bibs appeared functional at time of inspection.
- Water valve at front hose bib has broken knob.

10. Balcony

11. Patio Enclosure

Observations:

- Rotted Wood visible on interior paneling
- Signs of water intrusion in sunroom / patio



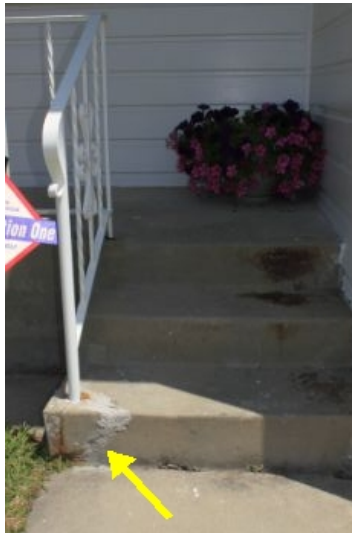
Some places are missing insulation / birdstop under sunroom roof.

12. Porch Condition

Materials: Aluminum standing seam roof present.

Observations:

- Front porch handrail has a broken concrete at base, and its baluster are spaced more than a safe distance and handrail is shorter than the recommended height.



Front porch handrail has a broken concrete at base, and its baluster are spaced more than a safe distance and handrail is shorter than the recommended height.

13. Sprinklers

Observations:

- Landscaping and landscape watering systems are not part of this inspection.

Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: Composition shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Walls

Observations:

- The common wall between the garage and home has plaster damage and several openings. Any opening in the firewall ought to be sealed to prevent fire from rapidly spreading from the garage to the house.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.



The common wall between the house and garage is a firewall. No openings should be permitted.

3. Anchor Bolts

Observations:

- A few foundation anchor bolts were visible, however, personal items blocked full visibility.

4. Floor Condition

Materials: Garage floor is concrete.

Observations:

- Condition not determined due to presence of automobile and personal items

5. Rafters & Ceiling

Observations:

- Dimensional lumber wood ceiling joists

6. Electrical

Observations:

- Garage door opener is powered using an extension cord. This is an improper wiring solution.



Garage door opener is powered using an extension cord. This is an improper wiring solution.

7. GFCI

Observations:

- GFCI in place and operational

8. 240 Volt

Observations:

- There are no 240 volt outlets visible in this room.

9. Exterior Door

Observations:

- Garage to sunroom door has step risers that are high and may be a trip hazard.

10. Fire Door

Observations:

- The garage fire door does not have an automatic door closure device

11. Garage Door Condition

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

12. Garage Opener Status

Observations:

- Screw drive opener noted.

13. Garage Door's Reverse Status

Observations:

- Electric eye automatic reversing system was installed and operated properly.
- Garage vehicle door auto-reverse operated properly when tested.

Roof

1. Roof Condition

Materials: Some areas of roof are obscured from view.

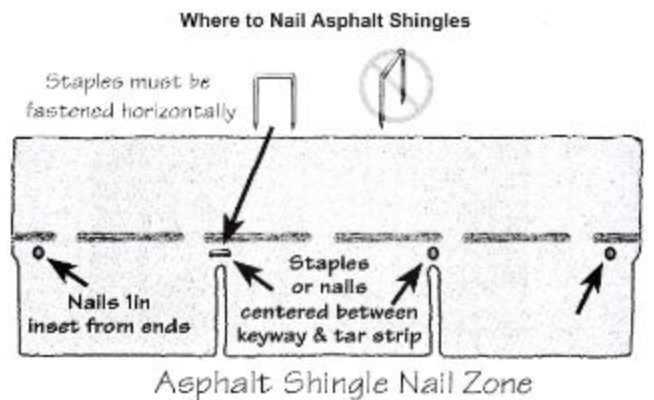
Materials: Composition shingles noted.

Observations:

- The nailing configuration of shingles are largely not visible, however, some irregularities were noted.
- Significant amounts of organic debris evident on roof. Suggest removal of debris and cleaning of rain gutters.



The nailing configuration of shingles are largely not visible, however, some irregularities were noted.



- If the roof is fastened properly, each shingle is getting two rows of nails (total of 8 per each 3-tab shingle).

Nails should be below tar strip

2. Flashing

Observations:

- Flashings are mastic covered. Resealing all through-the-roof vents and projections is a part of routine maintenance.

3. Roof members

Observations:

- Roof truss was cut to accommodate a large access door. Roof trusses are not permitted to be altered without engineering.



Roof truss bottom cord has been cut out. Alterations to trusses are not permitted without engineering.

4. Chimney

Observations:

- Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.
- Crack in chimney crown should be sealed
- Chimney has several rows of cracked bricks & grout.
- Chimney lacks spark arrestor.



Crack in chimney crown should be sealed

5. Vent Caps

Observations:

- The vent cap over the kitchen is lifted off the roof and might allow water to enter.



The vent cap over the kitchen is lifted off the roof and might allow water to enter.

6. Gutter

Observations:

- Gutters and downspouts can be installed to help keep water away from structure.

Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Combustion

Observations:

- The combustion chamber appears to be in functional condition.
- Recommend local utility company check gas-fired appliances on an annual basis.

3. Venting

Observations:

- The water heater vent appears serviceable

4. Water Heater Condition

Heater Type: gas

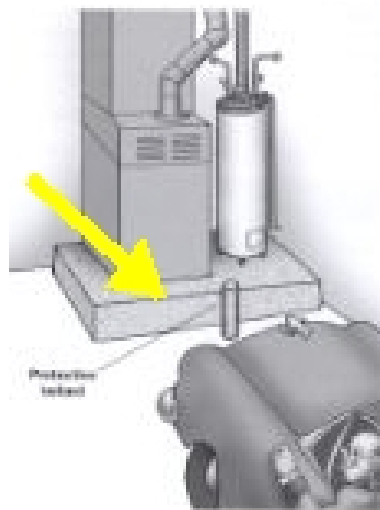
Location: The heater is located in the garage.

Observations:

- Water heaters in garages should be protected from vehicle impact
- Age of water heater could not be determined due to strap blocking the dataplate.



Water heaters in garages should be protected from vehicle impact



Water heaters in garages should be protected from vehicle impact

5. TPRV

Observations:

- The Temperature Pressure Relief Valve is present on this water heater but are not tested. The connection at the pipe appears plastic and is not an approved connector.
- The discharge tube discharges more than six inches from slab floor. This could be a hazard if a scalding discharge occurs.

6. Number Of Gallons

Observations:

- 40 gallons

7. Gas Valve

Observations:

- Gas supply line is not properly secured nor supported and is susceptible to damage.

8. Plumbing

Materials: copper water piping present

Observations:

- Valve has a heavy patina oxidation noted

9. Strapping

Observations:

- The water heater has makeshift seismic strapping. This material is not in line with industry standards.

Heat/Air

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

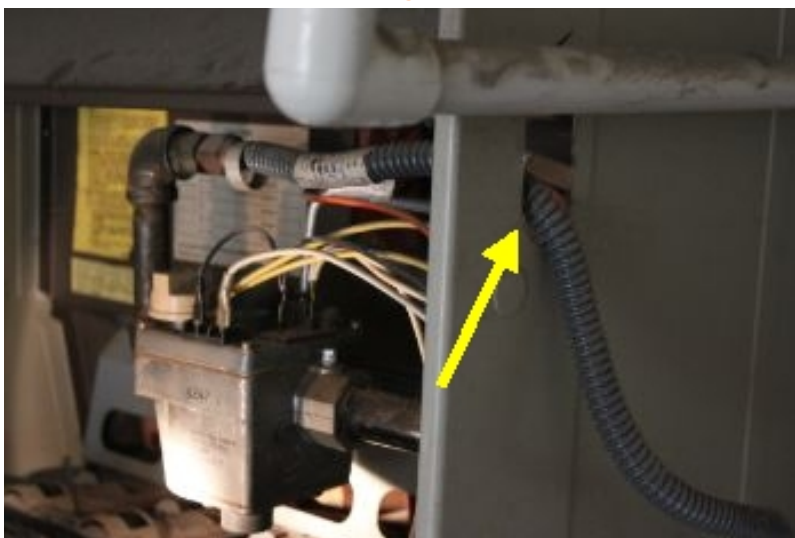
1. Heater Condition

Materials: The furnace is located in the hall closet

Materials: Gas fired forced hot air

Observations:

- Heat exchanger is not entirely visible.
- Debris is present in bottom of heating chamber
- Recommend having gas company come in to evaluate.
- Staining above burner indicative of possible flame roll-out
- **The heating unit has exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**



Solid Gas piping should penetrating the cabinet rather than flexible tubing

2. Heater Base

Observations:

- The heater base appears to be functional.

3. Enclosure

Observations:

- **IMPROVE:** The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system check and maintenance.

4. Venting

Observations:

- Venting appears serviceable.

5. Gas Valves

Observations:

- Gas shut off valve was present.

6. Air Supply

Observations:

- The return air supply system appears to be functional.

7. Registers

Observations:

- Air flow through vent registers was detected at time of inspection. Note: This inspection does not test the adequacy of the flow.

8. Filters

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Air filter needs to be changed regularly

9. Thermostats

Observations:

- Analog, non-programmable type.
- Thermostat functioned properly at time of inspection

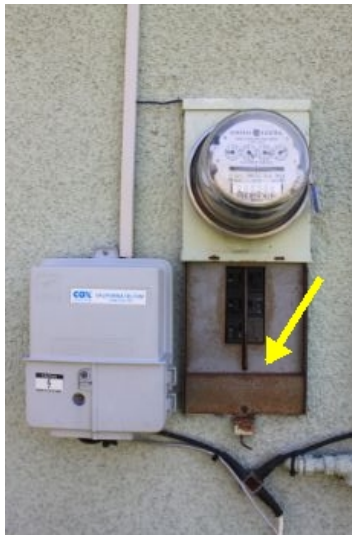
Electrical

1. Electrical Panel

Location: North side of the house.

Observations:

- Rust present - evidence of water intrusion
- Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
- Many of the receptacles are ungrounded.
- Panel amperage is less than 100 amps, which is low by today's standards.
- Panel box appears to be older than the projected effective life; recommend electrician evaluation of panel box and associated wiring. Consideration should be given to upgrading electrical system. Although sufficient for its era, the electrical system was not designed for today's electrical demands.



Rust present - evidence of water intrusion

2. Main Amp Breaker

Observations:

- 70 amp

3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

- There is an overhead service drop at NW corner of house. This service drop is above window but is not within 3' radial distance from operable window.
- GEC grounding electrode not visible

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- Five push-button breakers are present and all were on at time of inspection
- Breakers are not labeled

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

2. Closets

Observations:

- The closets appear to be in serviceable condition.
- Personal items restricted inspection.

3. Door Bell

Observations:

- Did not operated when tested.

4. Doors

Observations:

- Interior doors appear serviceable.

5. Electrical

Observations:

- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Modern building standard incorporate both GFCI & AFCI protection.
- Some receptacles were loose or spongy.
- Many receptacles tested as open ground.

6. Smoke Detectors

Observations:

- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector.
- Smoke detector was not tested. No detectors were visible in bedrooms.

7. Window Condition

Materials: Steel framed casement window noted.

Observations:

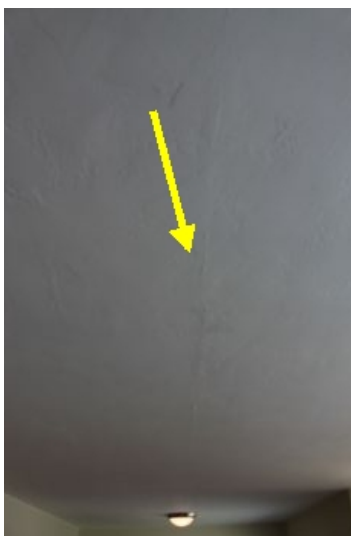
- Some windows had difficulty latching / opening.

8. Ceiling Condition

Materials: There are plaster ceilings noted.

Observations:

- Evidence of a crease / crack in the ceiling was noted in several areas.



Evidence of a crease / crack in the ceiling was noted in several areas.

9. Wall Condition

Materials: Plaster walls noted.

Observations:

- Some areas not accessible due to stored personal items.

10. Fireplace

Location: Living Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- The fireplace front has no doors or screen for the opening.
- Ash cleanout door is rusted shut and could not be opened.
- Fireplace was not lit nor tested for smoke drafting.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Closets

Observations:

- The closets appear to be in serviceable condition although personal items limited inspection.

2. Smoke Detectors

Observations:

- No CO detector was observed at time of inspection. Recommend installing and monitoring of carbon monoxide.
- There were no smoke detectors present in the bedroom(s).

3. Wall Condition

Materials: Plaster walls noted.

Observations:

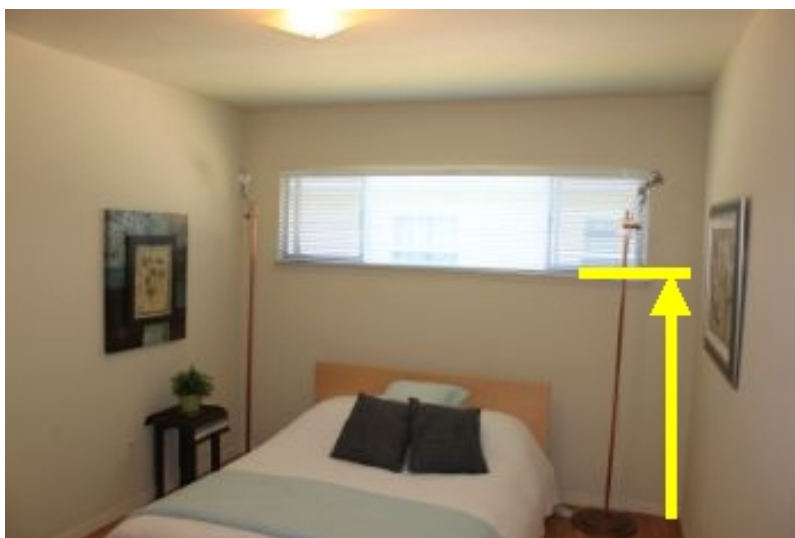
- Some areas not accessible due to stored personal items.

4. Window Condition

Materials: Wood framed casement window noted. • Steel framed casement window noted.

Observations:

- Window in bedroom do not allow sufficient opening for exit in the event of an emergency. Current building standards call for window sills no higher than 44" from the floor.



Standards call for a max window sill height of 44" off the floor in order to allow secondary emergency egress.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

Locations: Master Bathroom • Guest bathroom

2. Cabinets

Observations:

- Appeared functional, at time of inspection.
- Limited access due to stored personal items.

3. Ceiling Condition

Materials: There are plaster ceilings noted.

Observations:

- The drywall is patched in areas. The reason for the patch could not be determined.

4. Counters

Observations:

- Ceramic tile tops in hall bath noted.

5. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- No major function concerns noted at time of inspection for bathroom floors.

6. Mirrors

Observations:

- The mirror/medicine cabinet was present but not fully accessible due to stored personal items.

7. Showers

Observations:

- Cracked tiles in shower noted. May allow water under shower pan.
- functional
- Water was found on bathroom floor upon inspector entering room. Perhaps from home buyer testing.

8. Shower Walls

Observations:

- Ceramic tile noted.

9. Bath Tubs

Observations:

- Operable at time of inspection.

10. Enclosure

Observations:

- Unable to determine if glass is tempered safety glass.

11. Sinks

Observations:

- Drain line leaks under sink. Small leak at hall bathroom sink.



Drain line leaks under sink. Small leak at hall bathroom sink.



Flexible tubing is a non-standard material for this application

12. Toilets

Observations:

- Toilet operating properly at time of inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- The kitchen cabinets appeared functional and serviceable, at time of inspection.
- Most not accessible due to stored personal items.

2. Counters

Observations:

- Ceramic tile kitchen counter tops noted.

3. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

4. Oven & Range

Observations:

- All heating elements operated when tested.
- Free standing range does not have an anti-tip device. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
- Oven was plugged into a 2 prong electrical outlet with an adapter.

5. Sinks

Observations:

- Suggest caulking as necessary.
- Sink appeared serviceable at time of inspection.
- Water filter device was not inspected.



Rust at underside of sink

6. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- Flooring in kitchen appears serviceable.

7. Electrical

Observations:

- Junction box missing cover and wires are exposed.
- A minimal amount of receptacles were found in kitchen.



Junction box missing cover and wires are exposed.

8. GFCI

Observations:

- Junction Box Cover missing; Under kitchen sink, behind disposal; recommend cover for safety.
- GFCI in place and operational

Laundry

1. Locations

Locations: Laundry located in the garage area

2. Dryer Vent

Observations:

- Dryer vent appeared functional although its discharge is located very close to the floor.
- **MAINTENANCE TIP:** Dryer vent can easily become clogged with lint. This represents a potential fire danger. The Consumer Product Safety Commission recommends cleaning the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. Also, keep the floor around your washer and dryer clean and dry.



Dry vent missing screen and damper

3. Gas Valves

Observations:

- A gas valve is present but its function was not tested.

4. Wash Basin

Observations:

- Appeared serviceable.

5. Plumbing

Observations:

- Laundry room plumbing appeared serviceable, however, existing washer & dryer were not tested.

Attic

1. Access

Observations:

- Access at hallway ceiling.
- Scuttle Hole is considered undersized for proper access

2. Structure

Observations:

- Could not access all areas of the attic due to limited space.
- Assessment of attic greatly limited by blown-in insulation.
- Broken truss kingpost was noted



King post of truss is cracked. Repair recommended.

3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Dormer vents noted.
- Bathroom vent should ventilate to exterior rather than the attic space



Bathroom vent terminates in attic rather than venting to exterior

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Duct Work

Observations:

- While asbestos detection and other chemical testing are beyond the scope of the inspection, the inspector's experience leads him to suspect that some building materials in this home may contain asbestos. If client has any concerns regarding this possibility, an asbestos testing lab should be consulted prior to closing.
- Some duct insulation shows staining and/or is pulled away from duct in some areas

6. Electrical

Observations:

- Unprotected wires are within 6 feet of access opening and have trip hazard potential. These wires should also be protected from possible damage.
- Electrical wiring for bedroom closet lights are sub-standard.



Open receptacles & non-standard wiring installation are present in the attic

7. Attic Plumbing

Observations:

- No deficiencies noted in plumbing vent piping.

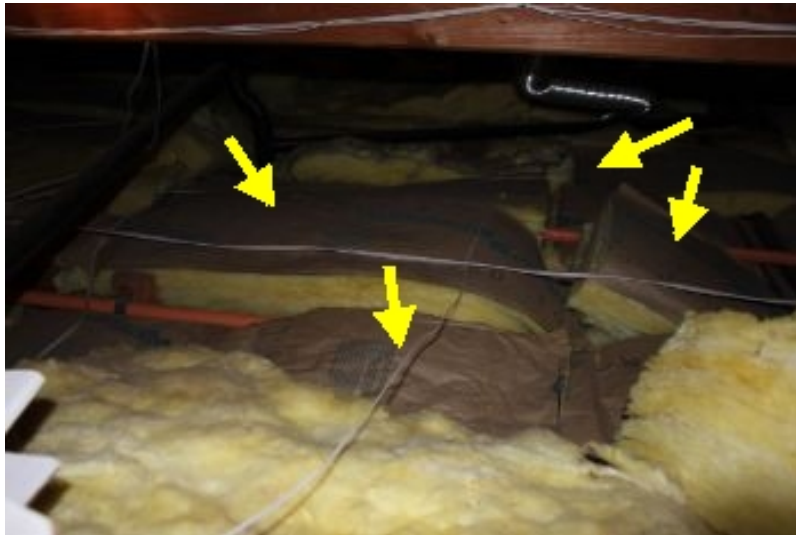
8. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted. • Blown in cellulose insulation noted.

Depth: Insulation averages about 4-6 inches in depth.

Observations:

- Vapor retarder/barrier installed wrong side up



Insulation is installed upside down in area over front bedroom

Crawlspace

1. Walls

Materials: Crawlspace noted.

Observations:

- Moisture was present in crawlspace. Continual moisture can create high humidity, organic growth or damage items stored in crawlspace.
- No active leaks were observed at the time of the inspection.

2. Plumbing Materials

Materials:

- Cast iron drain lines have a life expectancy of 30-50 years. Recommend periodic review.
- Evidence of past water leakage observed. No active leaking was observed.

Observations:

- Cast Iron

3. Framing

Observations:

- Appear Functional

4. Subfloor

Observations:

- Not fully visible for inspection due to lack of access.

5. Columns

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

6. Piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.