Left Coast Inspections Property Inspection Report



, CA Inspection prepared for: Date of Inspection: 3/2/2018

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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. **For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.** Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection **immediately before closing to check the condition of the property, using this report as a guide.**

COLOR CODED COMMENTS

BLUE= Items that are considered "safety" concerns. Or items that if not repaired could cause damage to the property. These items will appear in the summary.

ORANGE = Items that should be repaired to provide comfort and usability in the home.

GREEN = Normal maintenance suggestions that may benefit the home.

INSPECTION and SITE DETAILS

1. Inspection Time

Observations:

- The inspection started at 8:30 AM
- The inspection ended at 11:30AM

2. Present at the Inspection

Observations:

- The buyer and buyer's agent attended the latter portion of the inspection.
- The seller did not attend the inspection.
- The seller's agent did not attend the inspection.

3. Occupancy

Observations:

• The home was occupied by the sellers, who were absent from the home during the inspection.

4. Weather Conditions

Observations:

- During the inspection the weather was sunny.
- During the 2 days preceding the inspection the inspection the weather was generally sunny.

5. Year of Original Construction

Observations:

• The home was originally constructed in approximately 1977

6. Home Footprint Size

Observations:

• Per Real Estate listing, the size of the home in square feet was approximately 1304

7. Utilities

Observations:

All utilities were on at the time of the inspection.

8. Ground/Surface soil Condition

Observations:

• At the inspection, the ground was dry.

9. Homesite Elevation

Observations:

The home was located at or near sea level.

GENERAL INTERIOR

1. General Condition

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be listed in this report.

• The doorbell responded to the switch at the time of the inspection.

2. Wall Thermal Insulation

Observations:

• Exterior walls appeared to framed with 2x4 providing cavities for thermal insulation approximately 3¹/₂ inches thick. Typically this would provide an R-value of R-11.

ENTRYWAY

1. Floor

Observations:

• The floor appeared to be in serviceable condition at the time of the inspection.

2. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of walls.

3. Ceiling

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings.

KITCHEN

1. Sink

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

• The kitchen faucet base leaked when water was turned on. The Inspector recommends repair/replace.



Faucet leaks at base.

2. Undersink Conditions

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

3. Garbage Disposal

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

4. Dishwasher

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

• The dishwasher did not have an Air Gap installed in the drain line at the time of the inspection. The Air Gap is designed to prevent wastewater from contaminating the water supply.



No air gap present.

5. Cabinets

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

• The kitchen cabinets exhibited minor deterioration commensurate with the age of the home.

6. Countertops

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen countertops. Notable exceptions will be listed in this report.



suggest caulking here

7. Receptacles

Observations:

• In the kitchen an electrical receptacle was missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected. (Under sink)



Missing cover plate

8. GFCI Receptacles

Observations:

• Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

9. Kitchen Lighting

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

10. Range

Observations:

• The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

11. Range Condition

Observations:

• The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device.



no anti-tip device installed



Proper installation of anti-tip device.

12. Microwave

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

13. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

14. Ceilings

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

15. Floor

Observations:

• The floor appeared to be in serviceable condition at the time of the inspection.

DINING ROOM

1. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the dining room.

2. Ceiling

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the dining room.

3. Floor

Observations:

• The floor appeared to be in serviceable condition at the time of the inspection.

LIVING ROOM

1. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the living room.

2. Ceiling

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the living room.



past crack patched

3. Floor

Observations:

• The floor in the living room appeared to be in serviceable condition at the time of the inspection.

4. Ceiling Fan

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the living room.

5. Smoke/CO Detectors

Observations:

• Smoke detector placement appeared to be adequate and responded to the "having power" test button. Smoke detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

HALLWAY

1. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the hallway.

2. Ceiling

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the hallway.

3. Floor

Observations:

• The floor appeared to be in serviceable condition at the time of the inspection.

4. Smoke/CO Detectors

Observations:

• Smoke detector placement appeared to be adequate and responded to the "having power" test button. Smoke detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

• CO detector placement appeared to be adequate and responded to the "having power" test button. CO detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with CO and is beyond the scope of this inspection. Battery operated CO alarms should be checked routinely and the batteries changed frequently.





smoke detector present

CO detector present

WINDOWS

1. Window Type

Observations:

- The home had single pane aluminum windows.
- Most windows in the home were sliding.

2. Window Condition

Observations: At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

FIREPLACE

1. Fireplace

Observations:

• The home had a wood-burning fireplace in the living room.

2. Firebox

Observations:

• Firebrick lining the wall of the firebox of the wood-burning fireplace in the living room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair.



Mortar is missing, brick is loose.

LAUNDRY ROOM

1. Location

Observations:

• Laundry room was located in the Garage.

2. Dryer Venting

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.

3. 240-volt Receptacles

Observations:

• No 240-volt dryer electrical receptacle was was installed at the time of the inspection.

4. 120-volt Receptacles

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room.

5. Gas Shut-off

Observations:

• The gas shut-off for the dryer is shown in the photo.



gas shutoff valve

6. Floors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the laundry room.

7. Sink

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the laundry room sink.

• The laundry room sink had functional flow and functional drainage at the time of the inspection.

• The faucet of the sink in the laundry room appeared to be in serviceable condition at the time of the inspection.

MASTER BEDROOM

1. Interior Door Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

2. Smoke/CO Detectors

Observations:

• Smoke detector placement appeared to be adequate and responded to the "having power" test button. Smoke detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

3. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

4. Ceiling

Observations:

• Minor damage to the ceiling was visible in this bedroom at the time of the inspection.



poorly completed repairs

5. AFCI Receptacles

Observations:

• Electrical receptacles in this bedroom appeared to be in functional condition at the time of the inspection but had no Arc Fault Circuit Interrupter (AFC) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets. This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

6. Ceiling Fan

Observations:

Ceiling fan in this bedroom was operable and appeared to be in serviceable condition at the time
of the inspection.

SOUTH WEST BEDROOM

1. Interior Door Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior door in this bedroom.

2. Smoke/CO Detectors

Observations:

• Smoke detector placement appeared to be adequate and responded to the "having power" test button. Smoke detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

3. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

4. Ceiling

Observations:

• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

5. AFCI Receptacles

Observations:

• Electrical receptacles in this bedroom appeared to be in functional condition at the time of the inspection but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets. This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

6. Ceiling Fan

Observations:

• Ceiling fan in this bedroom was operable and appeared to be in serviceable condition at the time of the inspection.

SOUTH EAST BEDROOM

1. Interior Door Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

2. Smoke/CO Detectors

Observations:

• Smoke detector placement appeared to be adequate and responded to the "having power" test button. Smoke detector operation is not tested as part of a general home inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

3. Walls

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.

4. Ceiling

Observations:

• The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

5. AFCI Receptacles

Observations:

• Electrical receptacles in this bedroom appeared to be in functional condition at the time of the inspection but had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets. This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

6. Ceiling Fan

Observations:

• Ceiling fan in this bedroom was operable and appeared to be in serviceable condition at the time of the inspection.

MASTER BATHROOM

1. Bathroom Configuration

Observations:

This bathroom contained a sink in a cabinet, a toilet, and a shower.

2. Interior Door Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

3. Sinks

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

- This bathroom sink had functional flow and functional drainage at the time of the inspection.
- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

4. Undersink Conditions

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathroom.

5. Cabinets

Observations:

• Although the cabinets in this bathroom were older, the Inspector observed few deficiencies in their condition.

6. Counters

Observations:

• The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

7. GFCI Receptacles

Observations:

• Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

8. Toilet Type/Operation

Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

9. Shower

Observations:

• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

10. Bathroom Ventilation

Observations:

• This bathroom had an operable source of ventilation at the time of the inspection.

11. Wall Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

12. Ceiling

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

13. Floor

Observations:

• The floor appeared to be in serviceable condition at the time of the inspection.

14. Heating

Observations:

• This bathroom had an operable heat source at the time of the inspection.

HALL BATHROOM

1. Bathroom Configuration

Observations:

• This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

2. Interior Door Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior door in this bathroom.

3. Sinks

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

- This bathroom sink had functional flow and functional drainage at the time of the inspection.
- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

4. Undersink Conditions

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathroom.

5. Cabinets

Observations:

• Although the cabinets in this bathroom were older, the Inspector observed few deficiencies in their condition.

6. Counters

Observations:

The countertop in this bathroom had minor damage.



Staining on sink top

7. GFCI Receptacles

Observations:

• Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

8. Toilet Type/Operation

Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

9. Bath Tubs

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components. Tub inspection incudes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve
- The tub had functional flow and functional drainage at the time of the inspection.

10. Shower

Observations:

• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

11. Bathroom Ventilation

Observations:

• This bathroom had an operable source of ventilation at the time of the inspection.

12. Wall Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

13. Ceiling

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

14. Floor

Observations:

• The floor appeared to be in serviceable condition at the time of the inspection.

15. Heating

Observations:

• This bathroom had an operable heat source at the time of the inspection.

GARAGE

1. Garage Description

Observations:

• The home had a two-car attached garage.

2. Garage Floor

Observations:

• Severe cracking was visible in the garage floor at the time of the inspection. This type of cracking is typically caused by soil movement. The Inspector recommends evaluation by a structural engineer to determine the degree to which this condition is likely to continue and to discuss options for correction or stabilization.



Cracks over 1/2" in garage floor.



Cracks over 1/2" in garage floor.

3. Fire Separation

Observations:

• The walls separating the garage from home living space appeared to meet generally-accepted current safety standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

• The door from the garage to the living areas fire rating was void due to a pet door being installed. Recommend replacement of the door to maintain a fire rating.



pet door voids fire rated door.

OVERHEAD GARAGE DOOR

1. Door Tracks

Observations:

• The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

2. Automatic Opener

Observations:

- One overhead garage door was equipped with an automatic door opener.
- The automatic garage door opener responded to the controls at the time of the inspection.

3. Automatic Reverse

Observations:

• The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. The Inspector recommends installation of a photo sensor for safety reasons.

4. Automatic Opener Switch

Observations:

• The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

5. Manual Disconnect

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

WATER HEATER

1. Water Heater Location

Observations:

• The water heater was located in the garage.



located in the garage

2. Water Heater Type

Observations:

• This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

3. General condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

4. Water Heater Data Plate Information

Observations:

- The water heater was manufactured by A O Smith.
- This water heater model number was 123455GH
- This water heater serial number was GELN502697
- The date of manufacture for this water heater appeared to be 10/04/2003
- Water heater capacity in gallons was 40

5. Burn Chamber Condition

Observations:

• The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

6. Fuel Supply



gas shutoff valve

7. Combustion Exhaust

Observations:

• Water heater exhaust flue vent connections require screws. Suggest this be repaired.



vent pipe needs screws at connections

8. Combustion Air Supply

Observations:

• Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

9. Water Pipe Connections

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

10. Pressure Relief Valve

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (<u>IPR valve</u>), (not tested).

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the discharge pipe connected to the pressure relief valve.

FURNACE

1. Furnace Location

Observations:

• Furnace was located in a hallway closet.

2. Furnace Type

Observations:

• This furnace was older, gas-fired, low-efficiency, forced-air.

3. General Condition

Observations:

 At the time of the inspection, the Inspector observed few deficiencies in the condition of this furnace furnace. Notable exceptions will be listed in this report. Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

• Non-metallic conductors passed through knock-outs in the furnace that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include busings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed.



missing grommet/wire clamp here



previous water damage, dry now

4. Furnace Operation

Observations:

This furnace responded adequately to the call for heat.

5. Furnace Manufacturer

Observations:

- This furnace was manufactured by Day and Night.
- The model number of this furnace was 395BAW024040
- This serial number of this furnace was 4488C10554
- This furnace appeared to be the original installed when the home was built.
- The date of furnace manufacture appeared to be 1977

6. Furnace Exhaust Venting

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

7. Furnace Air Filter

Observations:

• The air filter for this furnace was located in the furnace lower blower compartment.

• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air.

8. Combustion Air

Observations:

• Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

9. Combustion Chamber

Observations:

• Flame color indicated that the furnace burner assembly may need to be cleaned and adjusted. The Inspector recommends service by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

10. Fuel Pipe Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

11. Thermostat

Observations:

The thermostat for this furnace was located in the hallway.

GROUNDS

1. Driveway Condition

Observations:

The home had a concrete driveway.

• Severe heaving of soil beneath the driveway has created trip hazards that should be corrected by a qualified contractor.



moderate heaving/settling



moderate heaving/settling



Driveway trip hazard.



Driveway trip hazard.

2. Walkways

Observations:

- The home had no walkways.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.

3. Building Lot Description

Observations:

• The building site was relatively level and flat.

4. Landscape Irrigation

Observations:

• The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline.

5. Fence Material

Observations:

• Fences were made of wood.

6. Fence Condition

Observations:

• The inspector observed no deficiencies in the condition of the fences at the time of the inspection.

7. Gates

Observations:

- The gates were made of wood.
- The Inspector observed no deficiencies in the condition of the gates at the time of the inspection.

WATER SUPPLY PIPES

1. Main Water Shut-off

Observations:

• The main water supply shutoff was located on the right side of the house..

2. Water Pressure

Observations:

• Water pressure measured 60 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.



60 PSI

3. Main Water Pipe

Observations:

- The main water supply pipe was 3/4" copper pipe.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

4. Water Supply Pipe Material

Observations:

- Most water supply pipes were not visible due to wall, floor and ceiling coverings.
- The visible home water supply pipes were a combination of half-inch and three-quarter inch copper.

5. Water Supply Pipe Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

6. Functional Flow

Observations:

• All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

7. Water Pipe Bonding

Observations:

• The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.

8. Water Supply

Observations:

• The home water was supplied from a public source.

DRAIN, WASTE, and VENT PIPES

1. DWV Material

Observations:

• The visible drain, waste and vent (**DWV**) pipes were **ABS** plastic.

2. DWV Pipe Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

SEWAGE SYSTEM

1. Sewage System Type

Observations:

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.
At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

GAS SYSTEM

1. Type of Gas

Observations:

• The home was fueled by natural gas supplied by a public utility.

2. Main Gas Shut-off

Observations:

• The main gas shut-off was located at the gas meter located at the right side of the home.



gas shutoff valve

3. Gas Distribution Pipes

Observations:

• The home gas distribution pipes were black steel.

ELECTRICAL SERVICE

1. Service Lateral

Observations:

• Conductors supplying electricity to the home were buried underground.

2. Electric Meter Location

Observations:

• The electric meter was located at the left side of the home.

3. Electric Meter Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

SERVICE PANEL

1. Service Panel Location

Observations:

• The service panel was located at the left side of the home.

• The service panel did not have proper clearances to provide quick access for an emergency disconnect due to overgrown or poorly placed vegetation. This condition should be corrected. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches.



Vegetation obstructs panel access

2. Cabinet Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



SERVICE PANEL Cabinet Condition

3. Labels

Observations:

• The branch Circuit Directory label of the service panel was missing and circuits were identified by markings on the face of the dead front cover.



Electrical not labeled well

4. Service Panel General Condition

Observations:

• The Inspector observed no deficiencies at the electrical service panel at the time of the inspection. Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

5. Service Panel Description

Observations:

• The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

6. Service Panel Manufacturer

Observations:

The service panel brand was General Electric

7. Cabinet Exposure Type

Observations:

• The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

8. Cabinet Amperage Rating

Observations:

• The manufacturer's label listed the panel rating as 100 amps.

9. Main Disconnect

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
The electrical service disconnect was rated at 100 amps.

EXTERIOR ELECTRICAL

1. Exterior Electrical Receptacles

Observations:

• Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.

EXTERIOR PLUMBING

1. Exterior Faucets

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

EXTERIOR WALLS

1. Exterior Wall Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

2. Stucco Type

Observations:

• Exterior walls of the home were covered with hardcoat stucco.

3. Stucco Condition

Observations:

• The Inspector observed no deficiencies in the condition of Stucco covering exterior walls.

4. Stucco Cracking

Observations:

• The stucco covering exterior walls showed minor cracking. This type of cracking, called "thermal cracking", is a reaction to internal stresses created by stucco expansion and contraction caused by temperature changes. It is common as stucco ages and is a cosmetic concern, not a structural problem. This type of cracking can be expected to continue slowly over time. Recommend keeping cracks sealed from water intrusion.

5. Wood Siding

Observations:

Exterior walls of the home were covered with wood siding.

6. Wood Siding Condition

Observations:

• The Inspector observed no deficiencies in the condition of wood siding covering the exterior walls of the home. Inspection of wood siding typically includes visual examination of installation practices and condition.

DOOR/WINDOW EXTERIORS

1. Door Exteriors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Jamb condition
- Threshold condition
- Moisture-intrusion integrity

2. Window Exterior Condition

Observations:

• The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

EXTERIOR TRIM

1. Trim Material

Observations:

• Exterior trim was constructed of wood.

2. General Condition

Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions will be listed in this report.

3. Soffits

Observations:

• Soffits had large areas of chipped paint. Suggest painting these areas for proper wood protection.

Left Coast Inspections



flaking paint east side eaves.

4. Fascia

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the fascia.

ROOF STRUCTURE EXTERIOR

1. Method of Inspection

Observations:

• The Inspector inspected the roof and its components by walking the roof.

2. Roof Configuration

Observations:

• The home had gabled roofs.

3. Roof Slope

Observations:

• The roof pitch (slope) was approximately 4&12.

4. Roof structure Exterior Appearance

Observations:

• The inspector observed no deficiencies in the condition of the roof structure exterior.

5. Roof sheathing

Observations:

• The roof was sheathed with 1 x 6 boards and covered with 7/16" OSB.

ASPHALT SHINGLES

1. Asphalt Shingle Description

Observations:

• The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.



flaking paint east side eaves.

2. Number of Layers

Observations:

• The roof had one layer of asphalt shingles installed at the time of the inspection.

3. General Condition

Observations:

• The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.

FLASHING

1. General Condition

Observations:

The inspector observed no deficiencies in the condition of roof flashing.

CHIMNEY at ROOF

1. Chimney General Condition

Observations:

• The Inspector observed few deficiencies in the portion of the chimney that extended above the roof. Notable exceptions will be listed in this report.

2. Chimney Crown

Observations:

• The chimney crown was constructed using concrete. Concrete is very durable and concrete caps typically have a long service life.

• Minor cracking was visible in the chimney crown. Suggest sealing these cracks.



cracks need sealing



cracks need sealing

ROOF DRAINAGE SYSTEM

1. Drainage System Description

Observations:

• Only portions of the roof had gutters and downspouts installed. The Inspector recommends installation of a full gutter system to help protect the home structure and occupants.

2. General System Condition

Observations:

• The roof drainage system was old, deteriorated and at or near the end of its useful life.

3. Gutter

Observations:

• Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

ATTIC

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- The Inspector evaluated the attic from inside the attic space.
- The attic was accessed through a hatch in a bedroom closet ceiling.
- Access panel was broken. Suggest repair.



access panel broken.

2. Roof Structure

Observations:

• The inspector observed no deficiencies during inspection of the roof structure.

3. Conventional Roof Framing

Observations:

• The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).

4. Roof Sheathing Material

Observations:

The roof appeared to be sheathed with 7/16-inch oriented strand board (OSB).

5. Roof Sheathing Condition

Observations:

• The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

6. Thermal Insulation Type

Observations:

The attic floor was insulated with blown-in cellulose.

7. Thermal Insulation Depth

Observations:

• Attic floor insulation depth averages 4 to 6 inches. The Inspector recommends installing additional insulation to comply with local energy codes.

8. Thermal Insulation Condition

Observations:

• The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

9. Roof Structure Ventilation

Observations:

- Soffit vents were installed as part of the roof structure ventilation system.
- Gable vents were installed to ventilate the attic space.

10. Ventilation General Condition

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

11. Room Vent Terminations

Observations:

• Room vent ducts were pointed towards the gable vent. This is not sufficient for proper removal of moisture from the bathrooms. Suggest directly venting these ducts to the exterior. Each bathroom should have its own exterior termination.



vents from both bathrooms not ducted to outside.

12. Electrical

Observations:

• The Inspector observed few deficiencies in the condition of the electrical components in the attic at the time of the inspection. Notable exceptions will be listed in this report.

• One or more junction boxes visible in the attic were missing cover plates at the time of the inspection, leaving energized electrical components exposed to touch. This condition is a shock/electrocution and potential fire hazard. The Inspector recommends that listed cover plates be installed.



Missing junction box cover.

13. Pest

Observations:

• A rodent carcass was noted in the attic and should be removed by a qualified pest control professional.



Mouse carcass

FOUNDATION

1. Foundation Configuration

Observations:

• The foundation was slab-on-grade.

2. Slab-on-grade

Observations:

• The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

CHIMNEY STRUCTURE

1. Chimney Foundation

Observations:

• The chimney had a poured concrete foundation.

2. Brick Chimney

Observations:

• The chimney exterior was brick.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
OSB	Oriented strand board (OSB), also known as flakeboard, sterling board and aspenite in British English, is a type of engineered lumber similar to particle board, formed by adding adhesives and then compressing layers of wood strands (flakes) in specific orientations. It was invented by Armin Elmendorf in California in 1963.[1] OSB may have a rough and variegated surface with the individual strips of around 2.5 cm × 15 cm (1.0 by 5.9 inches), lying unevenly across each other and comes in a variety of types and thicknesses.

TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure- relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling
	contractor. From Plumbing: Water Heater TPR Valves

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

KITCHEN			
Page 3 Item: 1	Sink	 The kitchen faucet base leaked when water was turned on. The Inspector recommends repair/replace. 	
Page 5 Item: 11	Range Condition	• The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device.	
FIREPLACE			
Page 8 Item: 2	Firebox	• Firebrick lining the wall of the firebox of the wood- burning fireplace in the living room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair.	
GARAGE			
Page 16 Item: 2	Garage Floor	• Severe cracking was visible in the garage floor at the time of the inspection. This type of cracking is typically caused by soil movement. The Inspector recommends evaluation by a structural engineer to determine the degree to which this condition is likely to continue and to discuss options for correction or stabilization.	
Page 17 Item: 3	Fire Separation	 The door from the garage to the living areas fire rating was void due to a pet door being installed. Recommend replacement of the door to maintain a fire rating. 	
OVERHEAD GARAGE DOOR			
Page 17 Item: 3	Automatic Reverse	• The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. The Inspector recommends installation of a photo sensor for safety reasons.	
FURNACE			

Page 20 Item: 3	General Condition	• Non-metallic conductors passed through knock-outs in the furnace that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include busings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed.		
GROUNDS				
Page 21 Item: 1	Driveway Condition	 Severe heaving of soil beneath the driveway has created trip hazards that should be corrected by a qualified contractor. 		
ATTIC				
Page 33 Item: 11	Room Vent Terminations	• Room vent ducts were pointed towards the gable vent. This is not sufficient for proper removal of moisture from the bathrooms. Suggest directly venting these ducts to the exterior. Each bathroom should have its own exterior termination.		
Page 34 Item: 12	Electrical	• One or more junction boxes visible in the attic were missing cover plates at the time of the inspection, leaving energized electrical components exposed to touch. This condition is a shock/electrocution and potential fire hazard. The Inspector recommends that listed cover plates be installed.		