

Summary Report

IMPORTANT NOTICE: It is essential that you read the entire building inspection report for complete inspection details

Page / Phase

Subsection

Repairs / Evaluation needed

Page / Phase	Subsection	Repairs / Evaluation needed	
A - Health and Safety Item. Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson.			
5	Site	Sidewalks	Trip hazard(s) at: un-level masonry alongside of driveway, right side
9	Garage / Parking	Firewall	Hole(s) in wall need(s) repair
9	Garage / Parking	Notes	Electrical wiring through firewall needs to be in sealed conduit.
10	Garage Doors / Laundry	Garage Door(s)	Not safety-type springs
10	Garage Doors / Laundry	Notes	Infrared sensors installed are more than 6" off of floor and defective.
11	Attic / Roof I	Notes	Many improperly terminated wires in attic.
11	Attic / Roof I	Notes	Vent fan has blade removed, exposed wiring connections.
13	Plumbing	Notes	PVC line at rear to right side hose faucet is not allowed at supply due to possible contamination of drinking supply.
14	Water Heaters / Fuel System	Water Heaters	18" platform needed in garage at # 1
14	Water Heaters / Fuel System	Water Heaters	Vent Flue: improper connection at # 1
14	Water Heaters / Fuel System	Water Heaters	Recommend overflow pipe to proper location at # 1
14	Water Heaters / Fuel System	Notes	Improper draft diverter for this unit.
15	Electrical I	Panel Comments	Main panel appears outdated by current standards / Upgrade advised
15	Electrical I	Panel Comments	Recommend labeling as needed at panel # 1
15	Electrical I	Notes	Federal Pacific Electric Panel. Please see attached article.
16	Electrical II	Wiring	Recommend full evaluation of system by a licensed electrician
16	Electrical II	Wiring	Exposed splices noted at: garage, attic
16	Electrical II	Wiring	Extension cord over 6 feet, recommend permanent wiring at: garage lights
16	Electrical II	Wiring	Exposed wire termination at: in many areas of attic
16	Electrical II	Wiring	Exposed romex below 7 ft. at garage / protection recommended
16	Electrical II	Wiring	Exposed wiring / protection recommended at: eaves, attic, rear wall, patio
16	Electrical II	Wiring	Apparent abandoned wiring at: several areas in attic. Use caution when entering and moving in attic
16	Electrical II	Lights / Outlets	Damaged light fixture at: rear wall at patio
16	Electrical II	Lights / Outlets	GFCI protection needed at: garage / exterior / bathrooms / kitchen / laundry
16	Electrical II	Notes	Wiring through firewall not in conduit and sealed.
16	Electrical II	Notes	Open knock outs in box in garage.

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17	Heating I	Burners	Scorching signs at # 1
17	Heating I	Notes	Unit is a part of a national recall. Model Number HCC050ND3RX Serial Number 890614012.
18	Heating II / Air Conditioning	Notes	Water tight conduit disconnected from disconnect on wall.
19	Kitchen	Notes	No air gap or high loop at drain to disposal.
19	Kitchen	Notes	Unit does not have anti tip device installed.
19	Kitchen	Notes	Flex vent pipe from exhaust fan to exterior termination is not allowed.
21	Interior	Notes	Due to age of home lead based paint may be present under top coats.
23	Fireplaces / Smoke Alarms	Chimneys	Spark arrestor needed
23	Fireplaces / Smoke Alarms	Smoke Alarms	Did not respond to test button at: hall
23	Fireplaces / Smoke Alarms	Smoke Alarms	Recommend installing detector(s) as needed
23	Fireplaces / Smoke Alarms	Notes	Detectors recommended in each bedroom/sleeping area, and each hall leading to sleeping areas.
23	Fireplaces / Smoke Alarms	Notes	Exhaust fan needs to terminate through its own vent through roof not to gable vent.

B - Defect or Functional Concern. Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson.

5	Site	Retaining Walls	Large cracks up to 1/4" at: rear
6	Exterior I	Notes	Damaged masonry at right side of driveway.
6	Exterior I	Notes	Does not appear to be properly secured to structure for seismic safety.
9	Garage / Parking	Interior	Sagging beams overloaded by storage
9	Garage / Parking	Interior	Sway beams have been modified
10	Garage Doors / Laundry	Notes	Missing baseboard in room and minor damage to wall from adjacent bathroom.
11	Attic / Roof I	Notes	Remove gutter from front of garage and/or replace gutter slope to away from roof at front bedroom.
12	Roof II	Sloped / Soft Surface	Apparent improper installation
12	Roof II	Sloped / Soft Surface	Moisture stains on ceiling at: front bedroom, livingroom
12	Roof II	Sloped / Soft Surface	Recommend further evaluation and repairs as needed by a licensed roofing contractor
12	Roof II	Sloped / Soft Surface	Many worn ridge shingles
12	Roof II	Notes	Antennae on roof has caused damage to shingles.
12	Roof II	Notes	Section next to left side of chimney at rear is un-level and may cause water to sit and pond.

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13	Plumbing	Water Lines	Copper / galvanized contact - dielectric fittings needed at: front faucet
13	Plumbing	Sewer Lines	Drain lines appear to be nearing end of life expectancy
18	Heating II / Air Conditioning	Distribution System	Damaged insulation at:
18	Heating II / Air Conditioning	Air Conditioning	Advise servicing and checking freon level at # 1
18	Heating II / Air Conditioning	Air Conditioning	Unable to test - Air temperature below 60° in last 24 hours
19	Kitchen	Notes	Hole in wall under kitchen sink.
20	Bathrooms	Shower	Moisture damage at wall at # 2
20	Bathrooms	Notes	Faucet loose at #1 at hot water side.
20	Bathrooms	Notes	Drywall damaged at #2 side wall.
22	Doors and Windows	Windows	Cracked glass at: master bathroom
22	Doors and Windows	Notes	Rear left bedroom has no closet.
23	Fireplaces / Smoke Alarms	Exhaust Vents	Inadequate venting at: front bedroom bathroom
23	Fireplaces / Smoke Alarms	Exhaust Vents	Exhaust fan advised at: both bathrooms for better ventilation
23	Fireplaces / Smoke Alarms	Notes	Wiring holding up antennae attached to chimney.

C - Routine Maintenance Item. This work can be performed by a knowledgeable home owner or handyman.

5	Site	Fences & Gates	Gate needs repair at: left side
5	Site	Fences & Gates	Few broken boards
5	Site	Fences & Gates	Cracked blocks at: rear
5	Site	Fences & Gates	Apparent insect damage
5	Site	Notes	Rear fence block has several cracks that have been patched.
6	Exterior I	Deck/Patio Cover	Recommend additional support at connections
7	Exterior II / Substructure	Exterior Walls	Damaged siding at: rear, plaster peeling
7	Exterior II / Substructure	Exterior Walls	Recommend patching cracks / gaps / holes
10	Garage Doors / Laundry	Garage Door(s)	Recommend lubricating hardware
10	Garage Doors / Laundry	Automatic Openers	Recommend adjusting sensitivity of auto reverse
11	Attic / Roof I	Flashing	Recaulking / mastic needed at: Vent pipes

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C - Routine Maintenance Item. This work can be performed by a knowledgeable home owner or handyman.

11	Attic / Roof I	Roof Drains	Addition of gutters advised to improve drainage
11	Attic / Roof I	Roof Drains	Gutter slopes improperly at: front of garage causing water to run under shingles
11	Attic / Roof I	Roof Drains	Recommend directing downspouts away from structure
16	Electrical II	Wiring	Unsecured junction box noted at: attic
16	Electrical II	Wiring	Junction boxes missing covers at: attic
16	Electrical II	Wiring	Unsecured wiring noted at: patio,eaves
16	Electrical II	Lights / Outlets	Some burned out bulbs. Recommend replacing bulbs prior to close of transaction to verify function of lights
18	Heating II / Air Conditioning	Filters	Recommend changing filter
20	Bathrooms	Shower	Enclosure: Caulking needed along base / sides at # 2
20	Bathrooms	Shower	Caulk needed at shower pan / walls at # 2
21	Interior	Ceilings	Water stains noted at: livingroom, front bedroom
21	Interior	Walls	Loose baseboard at: laundryroom, front bedroom
21	Interior	Walls	Moisture stains at: front bedroom
21	Interior	Walls	Damage in wall at: front bedroom bathroom
22	Doors and Windows	Interior Doors	Missing door at: front bedroom closet
22	Doors and Windows	Exterior Doors	Track / rollers need cleaning / repair at: patio door
22	Doors and Windows	Exterior Doors	Difficult to operate at: patio door
22	Doors and Windows	Windows	Many missing cranks / handles
22	Doors and Windows	Windows	Many missing screens
22	Doors and Windows	Windows	Glazing putty deteriorated at few windows

D - Recommend Upgrade to Increase Safety or Improve Function. Upgrade is suggested but not required.

10	Garage Doors / Laundry	Garage Door(s)	Springs worn / may have limited life
13	Plumbing	Water Lines	Hose Faucets: No anti-siphon valves / not to current standards
14	Water Heaters / Fuel System	Notes	No sediment trap in gas line.
16	Electrical II	Lights / Outlets	Suggest upgrading to GFCI outlets at: garage / exterior / bathrooms / kitchen / laundry
22	Doors and Windows	Exterior Doors	Screen door not provided at some doors

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D - Recommend Upgrade to Increase Safety or Improve Function. Upgrade is suggested but not required.

23 Fireplaces / Smoke Alarms Chimneys No rain cap / suggest installing

F - Recommend Evaluation by a Certified Asbestos Specialist

11 Attic / Roof I Attic Vent Pipes: Abandoned vent pipe(s) / tape on vent pipe(s) / heat shield(s) consist of suspect asbestos - containing material

14 Water Heaters / Fuel System Water Heaters Vent Flue: Suspect asbestos on vent at # 1

18 Heating II / Air Conditioning Distribution System Suspect asbestos noted

18 Heating II / Air Conditioning Notes Loose suspect asbestos noted in many areas on top of insulation which may now be friable in attic.

19 Kitchen Notes

21 Interior Notes Due to age of home acoustical ceiling spray, drywall products, exterior plaster may contain asbestos.

G - Recommend Evaluation of the Entire Property by a Licensed Pest Control Operator Prior to Close of Transaction

6 Exterior I Deck/Patio Cover Apparent moisture / insect damage to posts / framing

7 Exterior II / Substructure Trim / Eaves Moisture damage at: fascia, gable beam

21 Interior Notes Ground dwelling insects damage at front bedroom wall, baseboards.

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