

# Mercer Inspection Services

**5750 Clearwater Drive  
Sacramento, CA 95841  
Inspector: Chris Mercer**



## Property Inspection Report

**Client(s): XXXXXXXXXXXXXXXX**

**Property address: XXXXXXXXXXXXXXXX**

**Inspection date: XXXXXXXXXXXXXXXX**

This report published on Monday, June 25, 2012 2:15:22 PM PDT

I have made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call me.

This inspection complies with the International Association of Certified Home Inspectors (InterNachi) Standards of Practice (see, <http://www.nachi.org/sop.htm>). This report is primarily intended to identify major defects within a structure that significantly affect its habitability or that will be costly to repair; however, minor defects and those which might affect the client's day-to-day life in the house may be noted in this report. Cosmetic items such as minor damage to molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

Areas of the property that are excluded due to lack of access are vulnerable to infestation and damage from wood destroying insects and organism, which may also health risks.

I pledge to give you a complete and unbiased inspection of the property you are considering buying or selling that will exceed all standards.

Chris Mercer

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## **How to Read this Report**

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

	<b>Safety</b>	Poses a risk of injury or death
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Comment</b>	For your information

[Click here](#) for a glossary of building construction terms.

## **Table of Contents**

[General information](#)

[Exterior](#)

[Roof](#)

[Garage](#)

[Attic](#)

[Electric service](#)

[Water heater](#)

[Heating and cooling](#)

[Plumbing and laundry](#)

[Fireplaces, woodstoves and chimneys](#)

[Bathrooms](#)

[Interior rooms](#)

[Kitchen](#)

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## **General information**

**Report number:** 1007

**Inspector's name:** Chris Mercer

**Structures inspected:** Main dwelling, attached garage, pool and spa.

**Type of building:** Single family

**Age of building:** 25 years  
**Property owner's name:** Undisclosed  
**Time started:** 9 am  
**Time finished:** 11:15 am  
**Present during inspection:** Client(s)  
**Occupied:** No  
**Weather conditions:** Clear  
**Temperature:** Warm  
**Ground condition:** Dry  
**Front of structure faces:** West  
**Main entrance faces:** West  
**Foundation type:** Post and pier

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1)   Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
  - [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
  - [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)
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## **Exterior**

**Footing material:** Not visible.  
**Foundation material:** Poured in place concrete. There are no issues.  
**Apparent wall structure:** Wood frame. There are no issues.  
**Wall covering:** Wood panels and hard coat stucco. There are no issues.  
**Driveway material:** Poured in place concrete, with a few very minor cracks.  
**Sidewalk material:** Poured in place concrete. There are no issues.  
**Exterior door material:** Solid core wood.

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2)    The pool gate is damaged and/or missing. A qualified contractor should evaluate and replace or make repairs as necessary.



**Photo 13**



**Photo 14**

Iron fence was removed and is currently stored on the south side of the house.

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**3) 🛠️🔧 POOL SECTION: Water Heater**

Heater make/model: Teledyne LAARS DR-400 mark V

- 1) The pool's water heater is not operational.
- 2) The water heater has an electrical line threaded through it and I was not able to determine if this line is used for anchoring the heating element or if it is an improperly placed potentially energized power line. Additionally, this line is not terminated.

Recommend that either a licensed electrical contractor or pool service specialist make this repair.

**\*\*Note:** A breaker on the pools electrical panel mounted next to the pool pump/heater appears to control the heater. The breaker is currently in the off position and should remain so until the heater is repaired. I recommend placing safety tape over breaker and labeling to prevent an unwanted activation of this circuit.



**Photo 12**  
Un-terminated line and is routed through gas furnace.

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- 4)   Exterior wiring box. The garage door (north side of garage) external light is not installed and the electrical box is not covered. The exposed wiring in this box is hazardous, and at a minimum, a cover needs to be placed on it.



**Photo 10**

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- 5)   South fascia board is deteriorated. Recommend replacing section from base of roof to apex.

A qualified contractor should evaluate and make repairs and/or replace as necessary.



**Photo 4**

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6)  The electric receptacles at the rear of the home (south of main patio entrance) have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.



**Photo 27**

External receptacle, five feet south of patio sliding door.

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7)  Screen door. The master bedroom's sliding screen door to the patio is torn and needs to be replaced. A new screen can be fitted into the original framing.



**Photo 26**  
Torn screen, master bedroom.

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**8)** 🛠️ POOL SECTION: Structural

The caulking between the cement deck (upper) and tile (lower) is cracking and missing in many areas.

Recommend removing and replacing with new caulking.

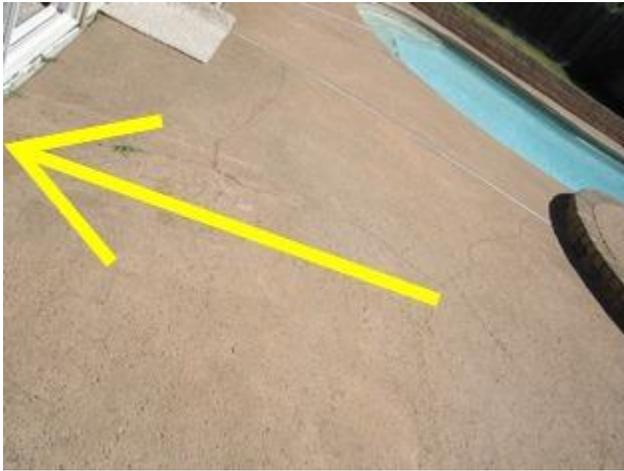


**Photo 36**

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**9)** ⓘ Minor cracks were found in one or more sidewalk or patio sections. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended in the front of the home; however in the rear of the home, the patio may be slumping towards the home. This appears to be due to erosion cause by the

improper drainage of water from the patio service to the southwest region of the house (just outside of the master bedroom). Client(s) should have a proper drainage system installed to remove standing water from this area and reduce erosion of underpinning soils. Clients(s) should also have repairs made to existing cracks for aesthetic reasons.



**Photo 15**  
Slopes in direction of arrow towards the house.



**Photo 16**  
Cracking and slope following direction of arrow.

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**10) Beam end unprotected:**

The terminal end of the garage main overhead beam has been cut by several inches and is exposed to weather. The beam had most likely rotted and a former owner cut the rotted section off. This possesses no risk to the structural integrity; however, the end of the beam is exposed wood and need to be covered by a suitable primer and paint.



**Photo 29**  
Exposed beam end.

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**Roof**

**Roof inspection method:** Traversed

**Roof type:** Cross gable

**Roof covering:** Asphalt or fiberglass composition shingles

**Estimated age of roof:** 15 years

**Gutter & downspout material:** Aluminum

**Roof ventilation:** Adequate

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**11)**   The roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface, and may want to have a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".

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**12)**   This asphalt or fiberglass composition roof surface has two or more layers of roofing materials. When this roof is replaced, recommend a complete "tear off", where all existing layers of roofing are removed before installing new roofing materials. For 20-year rated composition shingles, additional layers of material reduce the new roof material's lifespan as follows:

- 16-20 years - First roof
- 12-16 years - Second layer on existing roof

Removing existing roofing materials will significantly increase the cost of the next roof.



**Photo 9**

Two roofing layers.

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**13)**   Asphalt or tar sealant has been used on metal roofing in one or more areas. This is not a standard building practice since it can trap moisture between the metal and the sealant and accelerate rusting and/or corrosion. It's likely this roof has had active leaks and was repaired by someone other than a qualified roofing contractor. A qualified roofing contractor should evaluate and make repairs as necessary.



**Photo 8**

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**14)**  Cracking sealant. Roofing sealant is cracking around some vents and the air conditioner compressor.

Recommend resealing with a suitable sealant.



**Photo 34**

Sealant cracks.

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**15)** Roofing section that covers the garage has been improperly installed. Nailing's were performed on shingles below the overlay line. When nails are applied below the over lay line, leaking is likely to occur.

Additionally, in this region there is a region where the shingles are damaged and need to be replaced.

Recommend having a qualified roofing contractor should remove this section and replace it as soon as possible.



**Photo 5**



**Photo 6**



**Photo 7**

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#### **16) Roof Sheathing:**

Areas of the sheathing are water stained and there is evidence of some previous mildew growth. The inspector transverse the stained areas from the surface of the roof and the areas did not appear weak (flex under bouncing weight). From the vantage point of the attic entrance the sheathing does not appear to be splitting or cracking. Moisture content was taken from two accessible stained areas and was 10%. This is normal.

Recommend replacing roof to prevent or lower the potential for any further moisture from contacting the roof sheathing.



**Photo 17**

Some discoloration from previous roof leakage. Sheathing is currently dry and structurally sound.

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## Garage

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**17)**    1) The surface between the attached garage and interior living spaces has an approximate 18" x 24" gap in the surface materials.

2) The perimeter of the garage/house door has large gaps surrounding the frame. These need to be filled.

These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.



**Photo 18**  
Firewall to be replaced.



**Photo 19**  
Gap



**Photo 20**  
Gap

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**18)**    The kick/step plate at the base of the garage/external door is wobbly. This aluminum plate needs to be attached so that there is not play when it is stepped upon.

A qualified contractor should evaluate and repair as necessary.



**Photo 33**  
Plate wobbly and poorly attached.

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19)  The lock mechanism on the garage to external door is very difficult to operate. A qualified contractor should evaluate and repair as necessary so vehicle doors can be easily secured.



**Photo 22**  
Hard to open lock.

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## **Attic**

**Inspection method:** Viewed from hatch and transversed to the east to test sheathing.

**Roof structure type:** Trusses

**Ceiling structure:** Not visible

**Insulation material:** Mineral wool, loose fill.

**Insulation depth:** 8" average

**Insulation estimated R value:** R-30. This is the suggested minimum in this area. I advise increasing to R-38

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## **Electric service**

**Primary service type:** Underground

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 125

**Service voltage (volts):** 120/240

**Location of main service switch:** Southwest corner of the home; just before gate to backyard.

**Location of main disconnect:** Breaker at top of main service panel.

**Service entrance conductor material:** Copper

**System ground:** Concrete encased electrode.

**Main disconnect rating (amps):** 125

**Branch circuit wiring type:** Copper

**Solid strand aluminum branch circuit wiring present:** Can't verify in all areas of house. Not visible in through attic wiring.

**Smoke detectors present:** Yes

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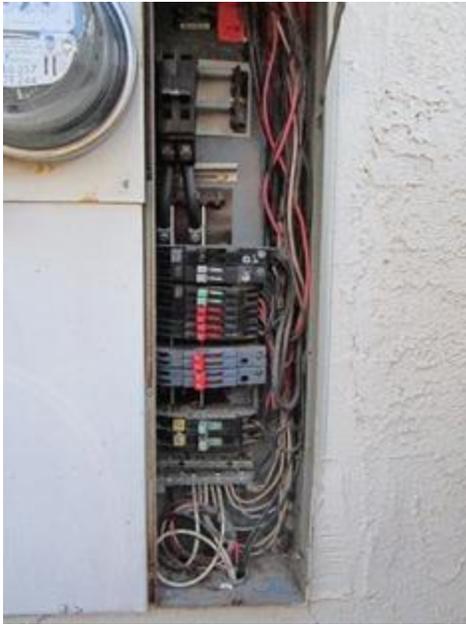
**20)**     Zinsco Model MTMB10 (12-24) UF, manufactured by GTE Sylvania

This property has a main service panel that uses Zinsco brand circuit breakers. This panel and circuit breakers have a variety of problems including:

- Bus bars possibly made from aluminum that tends to oxidize and corrode
- Breakers that don't trip under normal overload conditions
- Breakers that appear to be tripped when they're not

These problems are a safety hazard due to the risk of fire. Recommend having a qualified electrician replace any and all panels that use Zinsco brand circuit breakers.

If the panel is not replaced, then a qualified electrician should thoroughly evaluate the panel and components within and make repairs as necessary. Recommend installing smoke detectors above such panels.



**Photo 3**  
Un-terminated wire.

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**21)**    There is a loose conductors in the main service panel have bare ends and are not connected to an overcurrent protection device (circuit breakers or fuses). This is a safety hazard due to the risk of fire if the bare conductors come into contact with other components in the panel. A qualified electrician should evaluate and repair as necessary. For example, removing wires that aren't terminated or installing wire nuts.



**Photo 35**  
un-terminated wire

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**22)**   Exposed wiring and/or bus bars exist in the main service panel due to closure covers missing (slots where circuit breakers fit through the panel cover). This is a safety hazard due to the risk of shock. Closure covers should be installed where missing to eliminate exposed wiring, and by a qualified electrician if necessary.



**Photo 1**  
Missing covers.

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**23)**    The electric service to this property appears to be rated at substantially less than 200 amps, and may be inadequate for the client(s) needs. Recommend consulting with a qualified electrician about upgrading to a 200 amp service.

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**24)**   The legend for overcurrent protection devices (breakers or fuses) in the main service panel is missing, unreadable or incomplete. Although the breakers have been labeling with a marking pen, I recommend installing, updating or correcting the paper legend as necessary so it's accurate.



**Photo 2**  
Unreadable and incomplete legend.

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## **Water heater**

**Estimated age:** 9 years

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 50

**Manufacturer:** General Electric

**Model:** SG50T12Y000

**Water temperature (degrees Fahrenheit):** 108 at kitchen sink. This is a safe operation temperature.

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**25)**  The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

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**26)**  No drip leg is installed on the water heater gas supply line. Drip legs are intended to trap oil, scale, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. A qualified contractor should install a drip leg as per standard building practices.



**Photo 21**  
No drip leg.

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## Heating and cooling

**Estimated age:** 6 years

**Primary heating system energy source:** Natural gas

**Primary heat system type:** Forced air, horizontal draft

**Primary A/C energy source:**

**Distribution system:** Flexible ducts

**Manufacturer:** Rheem, Model: RRNA-B030JK06X

**Filter location:** In return air duct below furnace

**Last service date:** Not tagged

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27) 🔧 Heating: Operated normally.

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28) ⓘ Cooling: Operated normally.

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## Plumbing and laundry

**Location of main water shut-off valve:** West (front of house) adjacent to entrance.

**Location of main fuel shut-off:** Southwest corner of home (in front of gate)

**Water service:** Public

**Service pipe material:** Polyethylene, but only a 4" collar is visible

**Supply pipe material:** Copper

**Vent pipe material:** Not visible

**Drain pipe material:** Not visible

**Waste pipe material:** Cast iron to sewer

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29) + ⓘ Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if

necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

For more information visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5056.html>

<http://www.epa.gov/safewater/lead/index.html>

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**30)**  The sink in the master bathroom is leaking just before the P-trap. This fitting should be repaired by a qualified plumber.



**Photo 23**

Leaking at this location.

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**31)**  Main shutoff valve.

The main shutoff valve has a slow leak. This can attract wood destroying insects.

Recommend that a licensed plumber make repairs to this valve.



**Photo 11**  
Dripping.

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**32)**  No laundry appliances on premises.

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**33)**  No expansion tank is installed on this structure's water supply system. Expansion tanks are recommended when a property is on a public water supply system and the property's water system is "closed" via a pressure reducing valve (PRV), check valve, or backflow preventer. No room for expansion of water exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects may include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes.

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system. Recommend having a qualified plumber install an expansion tank as per standard building practices.

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## **Fireplaces, woodstoves and chimneys**

**Fireplace type:** Masonry

**Chimney type:** Masonry

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**34)**    One or more gaps exist between the fireplace face and the fire box. More specifically, there is a continuous gap between the internal hearth masonry and the cement

board lining the hearth. This is a fire hazard since heat from fires may reach wood wall cavities surrounding the fireplace. A qualified chimney service contractor should evaluate and repair as necessary.



**Photo 30**  
Gaps

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35)   The hearth extension is in disrepair/or in the middle of remodeling.



**Photo 31**

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36)  The gas supply was turned off and no key was available to turn it on to evaluate the fireplace.

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## **Bathrooms**

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**37)**  The ground fault circuit interrupter (GFCI) electric receptacles in both the main and master bedroom were tripped and will not reset. This is a safety hazard due to the risk of fire and/or shock. A qualified electrician should evaluate and make repairs as necessary.

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**38)**   (This is also noted in the plumbing section with recommendation --please see). Leak before p trap in the master bedroom.

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**39)**  Hardware such as hinges, latches or pulls are missing on all cabinets. Repairs should be made and/or hardware should be replaced as necessary, and by a qualified contractor if necessary.

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**40)** Mirror in main bathroom is detached.



**Photo 32**

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**41)** The lock mechanism on the master bathroom window is broken.



**Photo 37**

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## **Interior rooms**

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42) 🔍 There is surface damage to a small section of drywall of the closet in the southwest bedroom.



**Photo 24**

Drywall damage.

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43) ⓘ Sliding glass doors are missing from the master bedroom.



**Photo 25**  
Missing sliding door.

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44) 🛠️ The master bedroom window will not latch when closed. The latch is broken and needs to be replaced.

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45) 🛠️ The master bedroom screen door has a tear in it. The screen should be replaced.



**Photo 26**  
Torn screen, master bedroom.

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46) 🛠️ There is no hardware installed in any of the bathroom or kitchen cabinetry.

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**47)**  The ceiling fan in the living room appears to be inoperable. Recommend asking the property owner(s) about this, and if necessary, having a qualified electrician evaluate and repairs as necessary.

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## **Kitchen**

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**48)**  The stove is partially covering an electrical outlet. It does not appear that an appliance cord can fit into a receptacle without strain. I recommend removing this outlet or moving it to a better location.

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If there are any questions or comments regarding this report, please direct them to Chris Mercer, (916) 588-6619