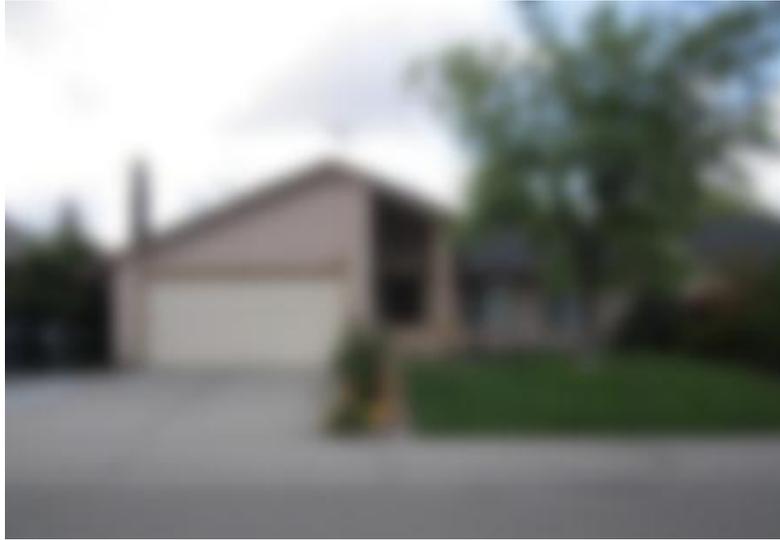


# Mercer Inspection Services

5750 Clearwater Drive  
Sacramento, CA 95841  
Inspector: Chris Mercer



## Property Inspection Report

Client(s):XXXXXXXXXXXX  
Property address:XXXXXXXXXXXX  
XXXXXXXXXXXX  
Inspection date:XXXXXXXXXXXX

This report published on Monday, April 16, 2012 3:03:05 AM 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>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>Monitor</b>	Recommend monitoring in the future
	<b>Serviceable</b>	Item or component is in serviceable condition
	<b>Comment</b>	For your information

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

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## Exterior

**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame

**Wall covering:** Stucco

**Driveway material:** Poured in place concrete

**Sidewalk material:** Poured in place concrete

**Exterior door material:** Solid core wood

- 
- 1)  The light adjacent to the garage door on the east side of the house is loose. This can cause water penetrate into the electric receptacles and is a fire hazard. . Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.



**Photo 8**

Loose fixture, east exterior garage door

- 
- 2)  Portions of the fence and the west side gate are damaged and/or deteriorated in some areas. In general the east, south side, and west front sides of the perimeter fence appear to be near the 75% lifespan point.

- 1) The latch to the gate requires repair.
- 2) The latch post has pulled away from the exterior wall and it is loose. It should be reattached.
- 3) The gate will not open because a wooden board has been attached to the latch post.
- 4) The perimeter fence on east side has areas where splitting and cracking of top and bottom rails has occurred.

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



**Photo 6**  
Gate latch



**Photo 10**  
East exterior wall latch post



**Photo 11**  
East perimeter fence pickets



**Photo 12**  
East perimeter fence rail

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3)  The ground around the southeast edge of the patio has significantly soggy soil, standing water. The flexible plastic drain that connects to the patio roof downspout has deteriorated significantly, which may be allowing water to flood into the yard/or the drainage may be stopped up due to debris accumulation in the plastic pipe.

Recommend consulting with a qualified contractor who specializes in drainage, to determine if or what repairs are needed to provide adequate drainage. Possible repairs may involve installing, repairing and/or replacing underground drains.



**Photo 9**  
South patio drainage

- 
- 4)  There is plastic pipe that is broken and exposed in the backyard approximately 2 feet from the south exterior wall. The origin of this pipe is unknown. The origin of this pipe should be determined and either capped at the origin or repaired.



**Photo 3**  
Plastic pipe of unknown origin

- 
- 5)  The downspout west of the air conditioner at the rear of the house needs an extension. This can result in water accumulating around the structure's foundation. Minimally, I recommend installing a diverter to move water several feet from the foundation. Ideally a downspout should be tied into an underground drain line to carry rainwater away from the house.

Accumulated water is conducive for wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time.

A qualified contractor may be necessary for this repair, especially for underground drain work.



**Photo 1**  
South exterior wall center downspout

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6)  The gutters on the rear of the house, left of the patio door was leaking during the inspection. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is conducive for wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time.

A qualified contractor should replace or repair gutters where necessary.

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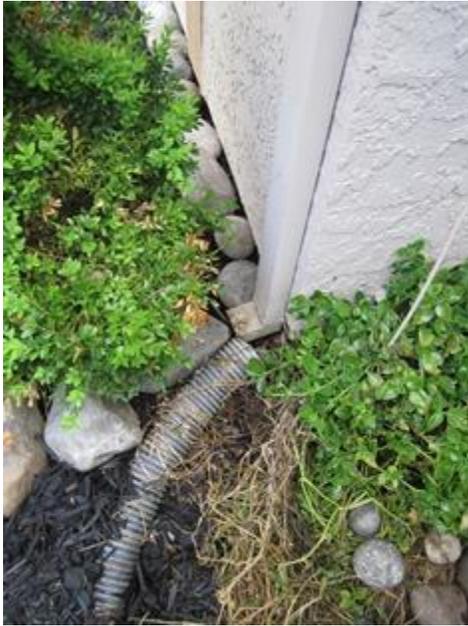
7)  Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.



**Photo 5**  
Vegetation growth and fence issues

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8)  The west side front downspout is not connected to the flexible plastic drain.



**Photo 2**  
North exterior wall west corner downspout

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9)  A gap exists on the east exterior wall. It is likely that an antenna cable was run through this opening. This gap should be sealed to prevent moisture intrusion and entry by insects, particular hornets and wasps.



**Photo 27**  
1/2 x 1" hole in east wall of home, approx. twelve feet elevation.

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10)  Two minor vertical cracks in the stucco were found below each of the bottom corners of the kitchen window located on the east side of the house. The attached photo

shows only one side where this has taken place.

A qualified contractor should evaluate and make repairs as necessary to prevent water intrusion and further deterioration in the future.



**Photo 7**  
Minor cracks

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**11)** 🛠️ There is an area of exposed/partially buried flexible plastic drain pipe on the west side of the house. The plastic will deteriorate at an accelerated rate when exposed to sunlight. This section should either be covered with soil or it should be reburied.



**Photo 4**  
West exterior partially buried plastic pipe

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**12)** 🛠️ The gutters on the rear of the house, just to the west of the patio door is clogged and almost completely full of water. This can result in water accumulating around the structure's foundation. Accumulated water is conducive for wood destroying insects and

organisms, and may also cause the foundation to settle and possibly fail over time.

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**13)** 🛠️✅ Caulking Missing:

On the top north side of the east side garage door, there is a small opening that water can enter into. It needs to be filled with water resistant caulking.



**Photo 23**

Garage door, east side of house. Note on improperly caulked door jam.

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## **Roof**

**Roof type:** Cross gable

**Roof covering:** Asphalt or fiberglass composition, Architectural Shingles

**Gutter & downspout material:** Aluminum

**Roof ventilation:** Adequate

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**14)** 🛠️❌✅ Antenna guy wire is disconnected. The guy wire running from the north center side of the roof of the house is disconnected from the antenna mast. This is a safety concern. High winds or the failure of other guy wires may lead to the collapse of the antenna.



**Photo 14**  
Detached guy wire

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**15)** 🛠️👉 The gutter on the patio roof is improperly attached and has uplifted shingles and exposed roof sheathing. Additionally, there are several large wood screws that are in contact with the shingles and this will cause damage to them. This is typical of a gutter add on done by an unqualified contractor.

A qualified roofing contractor should evaluate and repair as necessary.



**Photo 16**  
Improperly attached patio roof gutter



**Photo 17**

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**16)** 🛠️✅ Kickout flashing should be installed on sections where water is likely to stream into contact with the roofing/ exterior wall or other wood interface. Due to the contortions in the shingles around the roof/patio west side interface, moisture is likely an able to penetrate to the roof sheathing. I recommend that a kick out flashing be installed in that location.

A qualified roofing contractor may be needed for this repair.



**Photo 18**  
Kickout flashing needed

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**17)** 🏠🔍👷 Composition architectural shingles are installed on the patio roof that has a slope less than 3/12 (three inches rise for every 12 inches run). Most shingle manufacturers won't warranty composition shingles if used on a roof with a slope less than 3/12. Water penetration, especially as the roof progressively ages is an issue.

For example, currently, the shingles at the lower terminus of the patio roof are curling and is allowing water to build up (ponding) potentially contacting the roof sheathing.

At a minimum, the client(s) should consult with a qualified roofing contractor regarding this and monitor these roof section(s) and interior spaces below for leaks in the future. Ideally, or if leaks occur, a qualified roofing contractor should replace the roof surface with materials intended for low slopes such as a "torch down" roof.



**Photo 15**  
Low roof pitch and end shingle curling

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**18)** 🗑️ Debris has accumulated in the south roof gutter and it is completely blocked and full of water. This is conducive for wood destroying insects since gutters may overflow and

cause water to come in contact with the structure's exterior or make water accumulate around the foundation. Gutter should be cleaned now and as necessary in the future.

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## **Garage**

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**19)** 🛠️🔍 One or more wall and/or ceiling surfaces between the attached garage and interior living spaces have gaps, holes, or missing or inadequate surface materials. 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 25**  
Cut out of drywall/garage firewall east of garage/kitchen door.



**Photo 28**  
Drywall clearance around pipe not to exceed 1/4"

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**20)** 🛠️🔍 The water heater and the furnace are subject to damage from vehicles because no protective barrier is installed in front of them.

According to the 2010 California Plumbing Code, California Code of Regulations, Title 24, Part 5, 508.14: Such appliances shall be located or protected so it is not subject to physical damage by a moving vehicle. [NFPA 54:9.1.10.2]

A qualified contractor should install an adequate barrier as per standard building practices (steel post anchored in concrete, wood partition, etc.).



**Photo 34**  
Unprotected heating/ac unit



**Photo 35**  
Un protected water heater

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**21)** 🛠️🔧🔪 Attic Entrance:

The current opening measures 8.8" x 11" and there is no hatch.

According to 2006 IRC (Residential Construction): R807.1 Attic Access. Buildings with combustible ceiling or roof construction shall have an attic access opening not be less than 22 inches by 30 inches. A 30-inch (762-mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening.

The 2006 edition of the IRC, section R309.2 requires that for garages that have access to the attic, a hatch cover made from an approved, fire-rated material should protect this access at all times. Garage attic door must be constructed such that the 45 minute rating is maintained; any drywall edges on both the hatch and the surrounding area exposed to physical damage are protected. The cover or door is installed so that it is permanent (not removable) with hardware to maintain it in a closed position with latching hardware to maintain it in a closed position. This could be accomplished by the use of spring loaded hinges, door closer, or hardware that will not allow it to be left in an open position when not in use. A single bolt type or hook and eye hardware does not provide a positive closure since these would allow the door to be left open. Likewise drywall screws are "fasteners" and not hardware so they cannot be used as the only means of keeping access doors closed.

I recommend that you strictly follow the IRC requirements on this matter.

This should be done by a qualified contractor.



**Photo 26**

Attic entrance. Too small and not equipped with a fire resistant, self-closing hatch.

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**22)** 🛠️🔧🔪 Garage Door Step Plate:

The step plate/cover plate located on the east garage egress is poorly supported and is unstable when stepped on. The flex in this plate from foot pressure is likely to cause it to become detached or crack. The gap between the aluminum plate and cement should be spaced with a suitable material.

A qualified contractor should evaluate and make repairs as necessary.



**Photo 36**

Wobbly/flexing step plate

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**23)** 🛠️🔧🔪 Automatic Closing Door:

The garage-house door isn't equipped with an automatic closing device such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

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**24)**    **Missing Garage Door Opener and Control Wires:**

The vehicle door was formerly intended to be operated by an automatic, electric opener. This has been removed. The door is currently in balance and operates manually without any problems. If the opener is not going to be replaced, I recommend that the overhead electrical control wires be removed.



**Photo 37**  
Loose garage door opener wiring

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## Attic

**Inspection method:** Partially traversed. Not able to gain access to west side of attic. I was able to observe the west side from the center of the home using a flashlight.

**Roof structure type:** Trusses

**Insulation material:** Fiberglass loose fill, Fiberglass roll or batt90% loose fill

**Insulation depth:** Average 4 inches

**Insulation estimated R value:** 9

**Inspection method:** Viewed from hatch, partially traversed

**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Insulation material:** Fiberglass loose fill, Fiberglass roll or batt

**Insulation depth:** 4 inches average

**Insulation estimated R value:** 9

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**25)**     **Electrical Cables in Attic:**

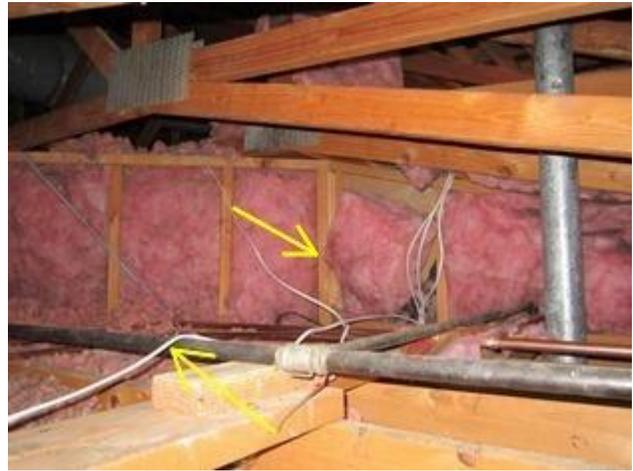
1) Electrical cables within 4 feet from attic entrance without adequate protection from abrasion. Additionally, electrical cables should not be running along a walkway unprotected. These can be damaged by movement in the attic and lead and become a fire and electrical shock hazard. Cables should be moved.

2) Electrical cables should be secured at intervals no more than every 4 feet in length. Cables should also not be strung over water and gas pipes or other such objects.

A qualified electrical contractor should evaluate and make repairs as necessary.



**Photo 19**  
Attic view from entrance. Note on insulation and wiring



**Photo 20**  
Attic view looking west. Note on insulation and wiring leaping over water pipe and not secured.

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26)    Attic Walkway:

It appears that a partial walkway was laid down in part of the attic. There should be no spacing in the walkway planking. This existing attic walkway needs fortification. As noted elsewhere in this section, electrical cable travel along the center of the walkway should be relocated. Although the photo below illustrates the electrical wiring issue, it also shows the issue with the planking.



**Photo 19**  
Attic view from entrance. Note on insulation and wiring

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**27)** 🛠️🔦 Attic Lighting:

An attic light should be installed, and it should be placed so as to illuminate the walkway and attic entrance. A control switch should be in the attic within reaching distance of the top of the hatch.

Recommend that a licensed electrical contractor perform this installation.

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**28)** 🛠️📄 Please see note on attic access issue in the "Garage" section of this report

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**29)** 🛠️👉 Insulation:

The ceiling insulation's R rating is significantly less than what's recommended for this area (R 30 to 60). Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.

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**30)** 🛠️👉 Ceiling insulation is uneven or missing in some areas. This is likely due to improper installation or someone having walked on or through the insulation.

Having a qualified licensed contractor add insulation to the recommended R rating will remedy this issue.



**Photo 21**

Attic looking into far west side of house. Note on unevenly piled up and unevenly distributed insulation.

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**31)** 🛠️👉 Insulation on air duct is damaged, deteriorated and/or missing in one or more areas. Recommend repairing insulation where necessary for better energy efficiency.



**Photo 22**

Attic looking down the center of home to the west. Note on torn insulation around flexible duct.

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**32)**  Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

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## **Electric service**

**Primary service type:** Underground

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

**Service amperage (amps):** 100

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

**Location of main service switch:** North corner of east side exterior wall, before the gate.

**Location of main disconnect:** Breaker at bottom of main service panel

**Service entrance conductor material:** Copper

**System ground:** Concrete encased electrode

**Main disconnect rating (amps):** 100

**Branch circuit wiring type:** Copper

**Smoke detectors present:** Missing in two interior rooms

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**33)**    One or the neutral wires is burned or heat-damaged, and has melted insulation.

A qualified electrician should evaluate and repair or replace wiring as necessary.



**Photo 32**  
Overheated neutral wire.

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**34)**   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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## **Water heater**

**Estimated age:** New

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 40

**Manufacturer:** General Electric

**Model:** GG40T0T06TXK00

**Water temperature (degrees Fahrenheit):** 129

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**35)**    The hot water temperature is greater than 120 degrees Fahrenheit (129 F actual). This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit:  
<http://www.cpsc.gov/cpscpub/pubs/5098.html>

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## **Heating and cooling**

**Estimated age:** New

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

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

**Primary A/C energy source:** Electric

**Primary Air conditioning type:** Split system

**Distribution system:** Flexible ducts

**Manufacturer:** Guardian

**Model:** GGL5060A12MP11A

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

**Last service date:** New

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**36)**  The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, I was unable to operate and fully evaluate the cooling system. However, the cooling system did energize and the outside compressor ran smoothly.

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**37)**  Operating temperature at register tested at 107 degrees F. This is appropriate.

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## **Plumbing and laundry**

**Location of main water shut-off valve:** Front, center of home.

**Location of main fuel shut-off:** North corner of east exterior wall, just before side gate.

**Water service:** Public

**Service pipe material:** Galvanized steel

**Supply pipe material:** Galvanized steel

**Vent pipe material:** Plastic

**Drain pipe material:** Not visible

**Waste pipe material:** Not visible

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**38)**   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 a 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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**39)**  Neither a clothes washer nor dryer were present.

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## **Fireplaces, woodstoves and chimneys**

**Fireplace type:** Masonry with metal liner

**Chimney type:** Masonry

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**40)**    The damper in one or more fireplaces is stuck and cannot be opened or closed. A qualified chimney service contractor should evaluate and make repairs as necessary.

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41) 🛠️🔍 The left side fireplace glass door is in disrepair. The door does not slide smoothly and comes off its track upon opening and closing. Additionally, the upper hinge appears to be damaged.

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## Kitchen

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42) 🛠️🔍 A cover plate is missing from an electrical receptacle under the sink. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

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## Bathrooms

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43) 🛠️🔍 There is a gap between the tile and the shower mixer in the master bathroom. The gap is large enough to allow a significant amount of moisture in the wall. This type of water intrusion promotes mold growth and wood rot.

The gap 'might' be able to be repaired using color matching or clear silicon, but a specialist should be consulted to determine the suitability and durability of this method. Replacement of this area of the mixer side wall may be necessary. If this is necessary, consider having this repair made by a qualified contractor



**Photo 33**

Gap between tile and mixer assembly

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44) 🔍 The GFCI outlet in the smaller bathroom is controlled by the GFCI in the master bedroom. While this is allowable under the NEC, I think it is a bad design to supply receptacles in one bathroom from a GFCI device in another. At least have each bathroom have its own GFCI device for the receptacles within that room. I recommend the receptacle

in the smaller bathroom converted to a standalone GFCI.

With this said, if the GFCI is activated in the smaller bathroom and power in that room is lost, the GFCI in the master bedroom must be reset.

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## **Interior rooms**

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**45)**    Smoke alarms are not present in one bedroom and the front center interior room. The holders are present, but the alarms are missing. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices (functioning one exists in hallways leading to bedrooms, and in each bedroom, etc.). For more information, visit: <http://www.cpsc.gov/cpscpub/pubs/5077.html>

\*\*I found one smoke alarm which seemed to belong in one of the other rooms in a closet in the master bathroom.

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**46)**    Kitchen-Garage Door:

There are two sets of door knobs on the kitchen-garage door. This poses a potential hazard for certain disabled individuals and small children when fast egress from the house is necessary.

I suggest removing one set of hardware. A dead bold can be installed, instead.

This may require the services of a licensed contractor or locksmith



**Photo 24**

Double door knobs is a hazard for certain disabled individuals and can pose an obstacle for children who may need to use this egress in the event of an emergency.

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47) 🛠️🔪📌 Kitchen Pantry Door:

This door locks from the outside. A child could get locked in this small enclosed space. Without an interior light, it would be difficult for them to operate the emergency release on the inside handle.

This door hardware should be replaced with a standard, non-locking set.



**Photo 29**

Kitchen pantry door locks from the outside. This is a hazard for small children who may be trapped in this confined space.

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48) 🛠️🔪📌 Crack in Door:

There is a vertical crack beginning at the top side edge of the west side entrance door to the master bedroom.

This 'might' be able to be repaired using wood glue and clamps. A licensed contractor should evaluate/repair this door.



**Photo 30**  
Vertical split in master bedroom west entrance door.

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**49)** 🛠️✅ Strike Plate Missing:

A strike plate is missing on the kitchen-garage door.

Since one set of hardware needs to be removed from this door, I suggest that the set that goes with this raw wood boring be removed.



**Photo 31**  
Strike plate is missing.

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50) 🛠️ 1) The doorbell is inoperable.

2) Electrical outlet on south wall of dining room has no power.

I recommend having a qualified electrician evaluate and repair these items as necessary.

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51) 🛠️✅📄 Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. I found one alarm to be admitting a "chirping" noise. This typically indicates that batteries need replacing.

For more information, visit: <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

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## **General information**

**Report number:** 1003

**Inspector's name:** Chris Mercer

**Structures inspected:** Main house and attached garage

**Type of building:** Single family

**Age of building:** 27 years

**Time started:** 10 am

**Time finished:** 12:30 pm + 1 hour revisit 3:30 to 4:30 pm

**Inspection Fee:** 200.00

**Payment method:** Check

**Present during inspection:** Client(s), Property owner, Realtor, Property owner present for 30 minutes

**Occupied:** No

**Weather conditions:** Partly cloudy

**Temperature:** Cool

**Ground condition:** Damp

**Front of structure faces:** North  
**Main entrance faces:** North  
**Foundation type:** Slab on grade

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END OF REPORT