

Mercer Inspection Services

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



Property Inspection Report

Client(s): XXXXXXXXXXXXXXXX

Property address: XXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX

Inspection date: XXXXXXXXXXXXXXXX

This report published on Sunday, July 15, 2012 1:09:11 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

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:

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

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

Table of Contents

[Exterior](#)

[Roof](#)

[Garage](#)

[Attic](#)

[Electric service](#)

[Water heater](#)

[Heating and cooling](#)

[Plumbing and laundry](#)

[Fireplaces, woodstoves and chimneys](#)

[Kitchen](#)

[Bathrooms](#)

[Interior rooms](#)

[General information](#)

Exterior

Footing material: Not visible

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Wood clapboard, Hard Coat Stucco & Clapboard

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Hollow core wood

-
- 1)  One trip hazards was found in the walkway to the house due to settlement and/or heaving. Recommend having a qualified contractor evaluate and repair (possibly lift) or replace walkway section as necessary to eliminate trip hazards.



Photo 30

-
- 2)  Fences and/or gates are damaged and/or deteriorated in some areas. Fence post anchoring in several places is loose and the fence is wobbling in that area. Typically a wooded fences lifespan is 25 years. This fence is at or near the point of a full replacement. A qualified contractor should evaluate and make repairs or replace sections as necessary.



Photo 23
Wobbly sections of fence.



Photo 24
Wobbly gate and is difficult to open.

3)  Siding is deteriorated in one area. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.



Photo 28

4)  Fascia boards are damaged or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary.

5)  One or more fence gates are difficult to open, close and/or latch, or are damaged and/or deteriorated. Repairs should be made as necessary, and by a qualified contractor if necessary, so gates operate easily.



Photo 24
Wobbly gate and is difficult to open.

6)  One or more downspouts are loose or detached. 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. Repairs should be made as necessary so downspouts are securely anchored and functional.



Photo 25



Photo 26

7)  The window screens in the front of the house are in disrepair. The screen framing has been bent and screens should be replaced.



Photo 17



Photo 18



Photo 19



Photo 20

-
- 8)  East exterior wood trim board rotten/deteriorated. This board needs to be replaced.



Photo 16
Board needs replacing.

9)  Sealing around openings and pipe outlets. On the east exterior wall of the house, there are several holes that need to be filled in and the gap around the main water service entrance pipe should be closed with caulking. These opening can allow wood destroying insects and wasps and hornets easy access into interior wood cavities.



Photo 31

Holes and gap need to be filled.

10) Dog door on kitchen/rear or house door is in disrepair. The dog door is needs to be replaced, and with one that can be securely looked from the inside of the home.



Photo 27

Roof

Roof inspection method: Traversed

Roof type: Cross gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 11 years, per permit located in garage next to home entrance door

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

11)  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 30-year rated composition shingles, additional layers of material reduce the new roof material's lifespan as follows:

- 26-30 years - First roof
- 21-25 years - Second layer on existing roof

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



Photo 15



Photo 12
Two layers.

12)  Satellite Dish(s) were installed and either too little sealant was used around many mounting screws and/or sealant has deteriorated.

Recommend that exterior sealant be applied to these areas and at intervals of every 3 years.



Photo 13

13)  Improper shingle nailing. In one or more shingles, roofing nails were driven below the tab line on the external--exposed section of the shingle. These have been coated with a sealant, but sealant is going beyond its lifespan.

Recommend that all such improper nailing's be resealed or the shingles replaced.



Photo 14

14)  Debris has accumulated in one or more gutters. 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. Gutters should be cleaned now and as necessary in the future.

Garage

15) 🔧🔍 The automatic door closing device is inoperable.

A qualified contractor should evaluate and make repairs as necessary.

16) 🚫 Much of the garage, including areas around the interior perimeter and in the center are excluded from this inspection due to lack of access from stored items.

Attic

Inspection method: Viewed from hatch

Roof structure type: Trusses

Ceiling structure: Not visible

Insulation material: Fiberglass roll or batt, Mineral wool loose fill

Insulation depth: 9 inches

Insulation estimated R value: 33

17) 🚫🔧🔍 Wire splices are exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.



Photo 8

18) 🚫🔧🔍 1) Some wiring is loose, unsupported, or inadequately supported. Standard building practices require non-metallic sheathed wiring to be trimmed to length, attached to runners or to solid backing with fasteners at intervals of 4-1/2 ft. or less. Fasteners should be installed within 12 inches of all enclosures.

2) 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

A qualified, licensed electrician should evaluate and repair as necessary. For example, trim wire to length and/or install staples as needed.



Photo 7

Photo 5

19)  Master bathroom ventilation exhaust pipe is crushed/folded at roof exit. This can result in greatly reduced air flow and buildup of condensation in exhaust pipe, which is conducive to mold growth.

Recommend replacing the flexible exhaust pipe or if there is enough pipe, cut it off at the end and attach properly.



Photo 6

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service voltage (volts): 120/240

Location of main service switch: External west side of house (garage area), before gate to rear.

Location of main disconnect: Middle of panel and labeled

Service entrance conductor material: Copper

System ground: Concrete encased electrode

Main disconnect rating (amps): 125Bryant Br 2125B main breaker

Branch circuit wiring type: Both copper and aluminum multi-strand

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: No

20)   One neutral wire connection is doubled or bundled together on the neutral bus bar. This is unsafe due to the need to turn off multiple circuit breakers to work on any of the circuits using these wires. A qualified electrician should evaluate and repair as necessary.



Photo 34
Neutral bus bar double tapped in this location.

21)  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.

22)  The legend for overcurrent protection devices (breakers or fuses) in the main service panel is missing, unreadable or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

Water heater

Estimated age: 6 years

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: State

Model: GS640Y0CTGTC0

Water temperature (degrees Fahrenheit): 126

23)  The hot water temperature is greater than 120 degrees Fahrenheit. 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/cpsc/pub/pubs/5098.html>

Heating and cooling

Estimated age: 28 years

Primary heating system energy source: Natural gas

Primary heat system type: Forced air, Up draft, Standard efficiency

Primary A/C energy source: Electric

Primary Air conditioning type: Split system

Distribution system: Flexible ducts

Manufacturer: GE era Trane product

Model: BWV030A100S2

Filter location: At the base of the furnace, but filter is not present

Last service date: N/A

24)    No filter is visible for the heating/cooling system. As a result, the unfiltered air has flowed through the system and clogged the A/C expansion radiator, built up on gas burners, and accumulated in the systems air ducts. The heating/cooling equipment life and the indoor air quality may be reduced. Correctly sized filter(s) should be installed. If necessary, guides or retaining devices should be installed or repaired so filter(s) are securely anchored and gaps around edges are minimized

When heat was activated, a burning odor was detected from vents. System was shut down to prevent a possible duct fire. Ducts should be cleaned and furnace cleaned as soon as possible.



Photo 4
Dust clogged.

Photo 32

Indicator reads that filter needs replacing. Without a filter present this indicates reduced flow due to dust build up.

25)   Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. Recommend having a qualified contractor clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: <http://www.epa.gov/iaq/pubs/airduct.html>

26)   The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

27)   Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by the dirty expansion coil in the heater/ac unit.

See "None" section above for recommendation.

Plumbing and laundry

Location of main water shut-off valve: Northwest corner of lot, on the edge of the driveway.

Location of main fuel shut-off: Exterior west side of home (garage) before rear gate,

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Not visible

Waste pipe material: Galvanized steel

28)   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>

29)  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.

30)  Neither the clothes washer nor dryer were present. They are excluded from this inspection.

31)  Note on the location of the main water shutoff. The original water shutoff valve was located near the street corner in the front lawn, but it has since been relocated to the west edge of the driveway. See photo below.



Photo 29

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry with metal liner

Chimney type: Masonry

32)    Two of the electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is the outlet south of the sink. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

33)   The under-sink food disposal is noisy. The disposal contains pieces of plastic that needs to be cleared out before operation.



Photo 2

Plastic pieces in disposal. Need to be cleaned out.

34)  One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.

35) 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 replaced where necessary.



Photo 1

Bathrooms

36)  Minor damage deterioration was found on the grout at the base of the master bedroom shower. This was in conjunction of the extensive presence of black and pink mold. The client(s) should evaluate and consider having repairs made, and/or grout replaced where necessary.



Photo 3

37)  Toilets are loose in both bathrooms.

Recommend the retaining bolts be tightened in both locations and sealant be placed around the edge of the toilet to prevent moisture intrusion under the toilet. This can lead to mold growth and rotting of subflooring at the toilet flange junction. Also, as a result of toilet movement --Although none was present during the inspection, if in the future sewer gases or other such odors are detected to be emanating from the base of the toilet, a new wax ring should be installed.

Interior rooms

38)  An electrical receptacle in the front living room is loose and/or not securely anchored. 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.

39)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 10 years old. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <http://www.google.com/search?q=old+smoke+alarms>

40)  An insufficient number of smoke alarms are installed. Additional smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>

41) 🛠️ One or more exterior entrance doors are of hollow-core construction rather than solid core. This may represent a security hazard since these doors are easily broken. Hollow-core, exterior entrance doors should be replaced with solid core doors by a qualified contractor.

42) 🔍 One or more sliding glass doors are difficult to open or close. A qualified contractor should evaluate and repair or replace door(s) as necessary.

43) 🛠️ Screen(s) in one or more windows are torn or have holes in them. Screens should be replaced where necessary.

44) 🛠️ 1) Master bedroom entrance doors are cut to high off base.

2) Door is off hinges in front bedroom.

3) Sound system speaker wire junction box in living room is in disrepair and there is a 3" x 4" cut-out in the drywall that exposes the wall studs and insulation.

4) No carpeting in master bedroom--bare cement floor.



Photo 9
Missing carpeting.



Photo 10
Door off hinges.



Photo 11
Large gap.

45)  Screens in one or more windows are torn or have holes in them. Screens should be replaced where necessary.

46)  Screens are missing of one or more windows and the sliding screen is missing from the master bedroom. Screen doors should be replaced where necessary.



Photo 22
Missing screen.



Photo 21
Missing screen door.

General information

Report number: 1008

Inspector's name: Chris Mercer

Structures inspected: House, attached garage, perimeter fence

Type of building: Single family

Age of building: 28

Time started: 2 pm

Time finished: 4:30 pm

Present during inspection: Client(s)

Occupied: No, but furnishings and stored items are present

Weather conditions: Clear

Temperature: Warm

Ground condition: Dry

Front of structure faces: North

Main entrance faces: North

Foundation type: Slab on grade

The following items are excluded from this inspection: Shed

47)  Some wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be evaluated.

END OF REPORT

If you have any questions about this report please contact Chris Mercer at (916) 588-6619.