

Mercer Inspection Services

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



Property Inspection Report

Client(s): XXXXXXXX

**Property address: XXXXXXXX
XXXXXXXX**

Inspection date: XXXXXXXX

This report published on Thursday, August 30, 2012 12:20:59 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
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

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

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Exterior

Footing material: Poured in place concrete, Not visible

Foundation material: Post and pier

Apparent wall structure: Wood frame
Wall covering: Stucco Hard coat stucco
Driveway material: Poured in place concrete
Sidewalk material: Poured in place concrete
Exterior door material: Solid core steel

1)   1) Siding at base of front southwest corner of the home is deteriorated and need replacement. A qualified contractor who should evaluate and make repairs and/or replace siding as necessary.

2) The wood base rail on top of brick adjacent to this corner is also deteriorated and need to be replaced.

3) A few areas of the masonry have holes, missing brick or mortar. These should be repaired by a qualified masonry contractor.



Photo 4

Photo 5

2)   The deck stair rails on the northwest side of the house are unstable in one or more areas due to lack of diagonal bracing. This is a safety hazard since movement may lead to falling. A qualified contractor should evaluate and repair as necessary, such as installing additional supports and/or diagonal bracing.



Photo 29

This can be remedied by lag screwing each of the post to a 6" x 6" cross connector below the last step, or by replacing the post with longer posts that are anchored into the ground with concrete.

3) + Trip Hazard. A section of the front entrance way sidewalk has either lifted or depressed leaving a 1.5 inch raised edge. This is a trip hazard and needs to be repaired. This should be done by a licensed cement contractor.



Photo 36

-
- 4) 🔍 Leaning was found in one of the retaining walls. This is the section in the front of the home on the north side; a qualified contractor should evaluate and repair or replace wall(s) as necessary.



Photo 6

5) 🛠️🔍 Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

6) 🛠️🔍 Siding below the south side of the front bay window is damaged and/or deteriorated. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion



Photo 8

7)  Fascia boards are damaged or deteriorated on the north side of the north storage building.



Photo 9

8)  The outside water shutoff in the rear of the house leaks. The connector fitting to leading to a 90 degree elbow fitting is where the leak emanates. A qualified plumber should evaluate and repair as necessary.

One of the automatic sprinkler valve actuators at the rear of the house is leaking. A lawn and garden specialist should make this repair.



Photo 28

9)  Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.



Photo 10

10)  Some of the siding below the front bay window has been replaced, but has not been painted and caulked. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water intrusion.



Photo 7

11)  Vegetation such as trees, shrubs and/or vines is 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.

12)  Caulk is missing or deteriorated in some areas and should be replaced and/or applied where necessary. For more information on caulking, visit: [The Ins and Outs of Caulking](#).

13)  Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



Photo 2

14) The screen in the front door and the master bedroom window has tears in them and should be repaired or replaced.



Photo 34

Roof

Roof inspection method: Traversed

Roof type: Cross gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 10 years

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

15) 🔍 The roof cap on the north side storage building was attached to shingles that were above minimum nailing line and exposing nails. This can lead to leaking. A qualified roofing contractor should add an additional section of shingle to the roof apex and a new roof cap.

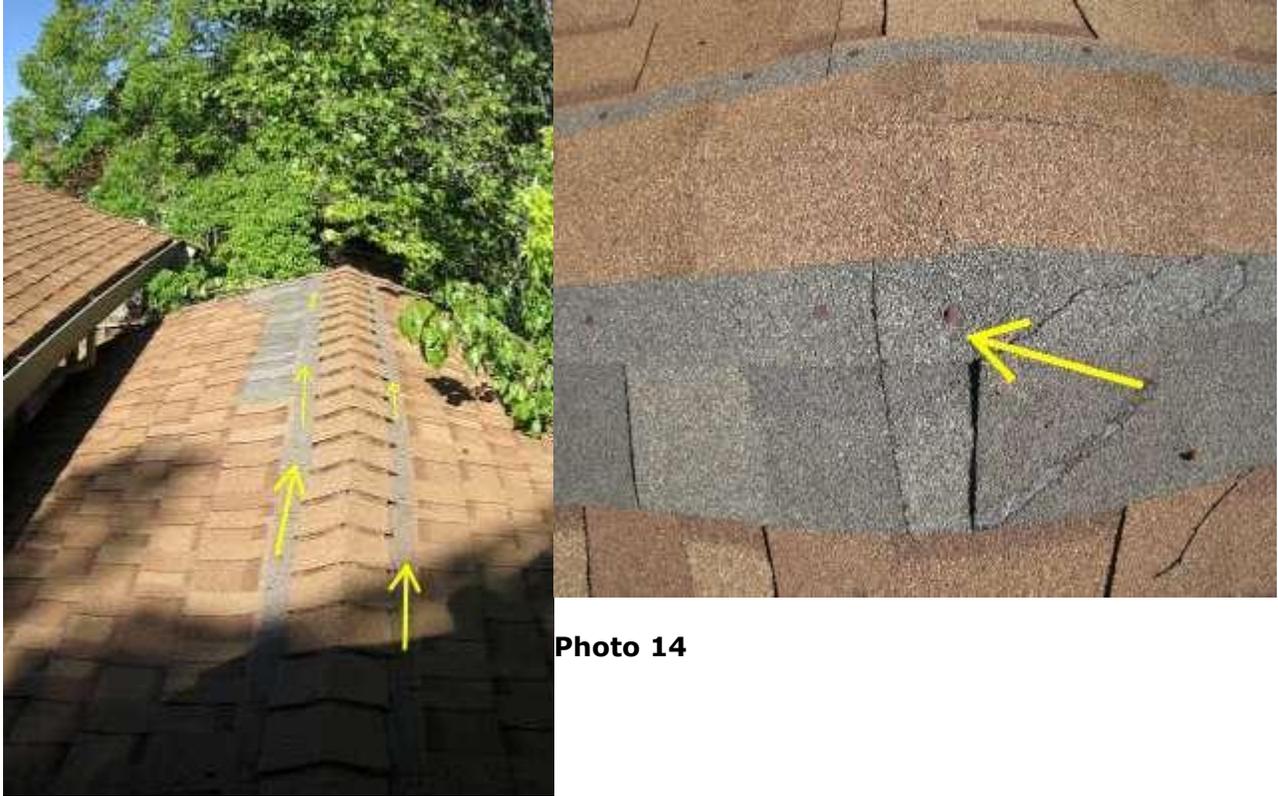


Photo 14

Photo 15

16) 🗑️ 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.



Photo 12
Debris in gutter.



Photo 13
Debris in gutter.

17) 🗝️ Trees are overhanging roof and are within 10 feet of roof vertically. This is conducive for wood destroying insects, animals, and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof. The attached photo show raccoon scat on the roof due to animal being able to access roof via a tree limb.



Photo 16
Raccoon scat and perching spot outside of upstairs bedroom window.

Garage

18)    One wall surface between the attached garage and interior living spaces has a 12" x 12" cut away. 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 22

19)   Two electrical receptacle cover plates are missing on the south side wall of the interior of the garage. 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.

20)  Frame of side garage entrance door is deteriorated to the point that it may require replacement. A licensed contractor should make this repair.



Photo 26



Photo 27

Attic

Inspection method: Partially traversed

Roof structure type: Rafters

Ceiling structure: Not visible

Insulation material: Fiberglass loose fill

Insulation depth: 12

Insulation estimated R value: 38

21)  Stains were visible on the roof structure in one area. This area was dry at the time of the inspection. The stains may be caused by a past leak. There is evidence of this in the north/center wall/ceiling junction in the upstairs master bedroom. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

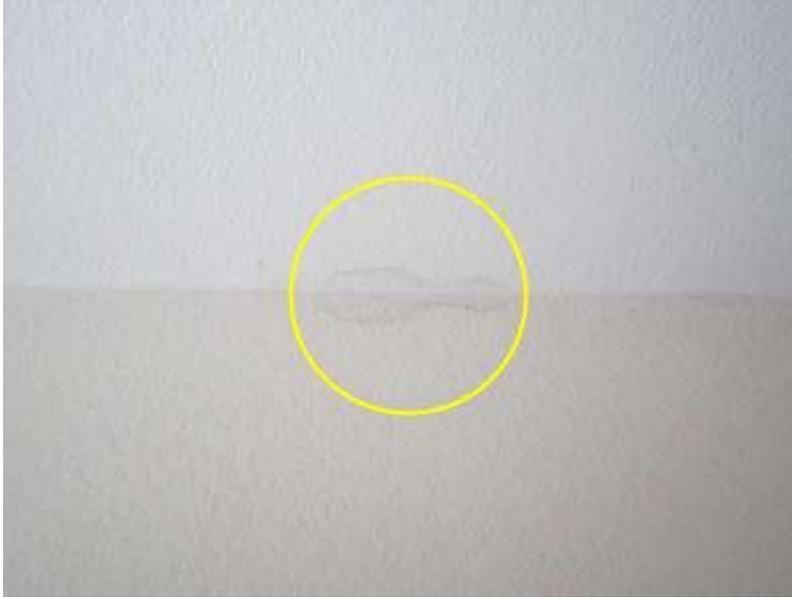


Photo 35

22) Photo Insulation.



Photo 25

Electric service

Primary service type: Overhead

Primary service overload protection type: Circuit breakers

Service amperage (amps): 125 Panel rated at 125 amps

Service voltage (volts): 120/240

Location of main service switch: Southside, front of property, just before gate.

Location of main disconnect: Middle of panel

Service entrance conductor material: Copper

System ground: Ground rod(s) in soil

Main disconnect rating (amps): 125

Branch circuit wiring type: Copper Aluminum multi -strand to air HVAC

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: No

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.

24)  Photo of service panel showing location of the main disconnect.



Photo 11

This is a Siemens I-T-E, Type 3R service panel, which is rated for 125 amps. The meter is rated for 200amps.

Water heater

Estimated age: 25 years

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 50

Manufacturer: American

Model: GV2F8533T

Water temperature (degrees Fahrenheit): 120

25)   The water heater does not have seismic straps or struts installed. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. A qualified contractor should install seismic straps or struts as necessary and as per standard building practices.



Photo 37

26)   The estimated useful life for most water heaters is 8 to 12 years. This water heater 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)  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.

Heating and cooling

Estimated age: 35 years on main system, and heat pump 10 years

Primary heating system energy source: Natural gas, Electric

Primary heat system type: Forced air, Heat pump

Primary A/C energy source: Electric

Primary Air conditioning type: Split system, Heat pump, Dual system

Distribution system: Flexible ducts

Manufacturer: Carrier furnace/AC and Radco heat pump

Model: Radco Model FB4ANF024, Carrier upflow forced air furnace/AC

Filter location: In return air duct below furnace, At the base of the furnace
Last service date: Unknown

28)  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.

29)  Air handler filter(s) are dirty and should be replaced now. They should be checked monthly in the future and replaced as necessary.

30)  Air handler filter(s) are dirty and should be washed now. They should be checked monthly in the future and washed as necessary.

31)  Operating temperature at register tested at 115 degrees F,

32)  HVAC Equipment Photos.



Photo 21
Carrier upflow furnace/AC in garage.



Photo 23
Bryant horizontal flow heat pump in attic.

33)  Photo of separate upstairs and downstairs duct systems from the attic. The duct system in the foreground is the upstairs and it is supplied by the heat pump only. The background ducts are supplied by the furnace in the garage only.



Photo 24
Heat pump ducts in foreground.

Plumbing and laundry

Location of main water shut-off valve: Adjacent to the front entrance to the house

Location of main water meter: Southeast corner of property, four feet from sidewalk on driveway.

Location of main fuel shut-off: South side of the exterior of the garage, in front of the gate.

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Not visible

Waste pipe material: Cast iron, not visible

34)   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>

35)  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.

36)  Faucet extension leaks at water outlet on the wet-bar sink in the living area. The end fitting should be replaced.



Photo 30

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

38) Photo of water meter location.



Photo 3

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry with metal liner

Chimney type: Masonry

39)  Significant amounts of ashes, wood and/or debris are in the fireplace. The inspector was unable to fully evaluate it. However, flue was operable and creosote levels in chimney were acceptable.

Crawl space

Inspection method: Viewed from hatch

Insulation material underneath floor above: None visible

Pier or support post material: Concrete

Beam material: Solid wood

Floor structure above: Solid wood joists

Vapor barrier present: Not visible

Kitchen

40)  Three burners on the stove were inoperable. Burner hardware is repairable if parts are still available. If not then the stove will need to be replaced. .

41) **i** 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.

42) Three of the swinging kitchen cabinet doors do not close properly. The hardware on this door should be replaced.



Photo 31



Photo 32



Photo 33

Bathrooms

43)  Linoleum in upstairs central bathroom is damaged and/or deteriorated in one or more areas. The linoleum needs to be replaced.

44)  The downstairs toilet did not operate when lever was pushed. Inspector was able to activate toilet by manually pulling on flapper assembly with tank lid off. It appears that slack need to be taken out of the rubber connector--i.e., connect the lever with the flapper.

45)  Sub flooring is damaged and/or deteriorated in the upstairs central bathroom. Damage extends from the south 1/3 of edge of tub to 18" along the north side of the hallway outside of the bathroom door. A qualified contractor should replace or repair the damaged flooring.



Photo 19



Photo 20

46)  Drain plug missing on the left sink in the master bedroom.

47)   Molding in the southwest corner of the master bathroom ceiling (above tub). This should be cleaned with a suitable agent, such as X-15 and the paint should be touched up.



Photo 18

48)  Recommend cleaning and sealing grout in rear of tub bottom joint line in the master bathroom.

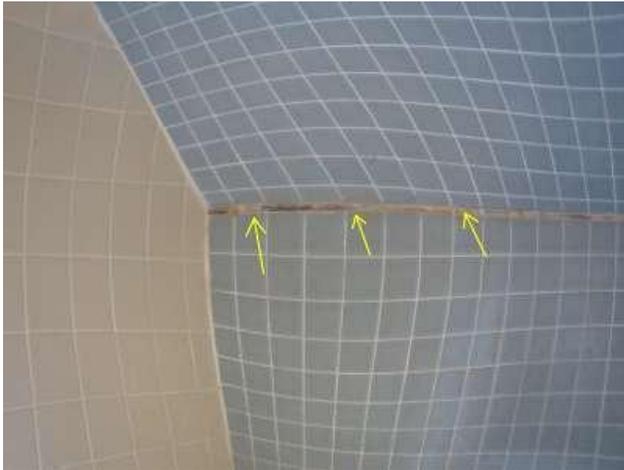


Photo 17

General information

Report number: 1009

Inspector's name: Chris Mercer

Structures inspected: Main house and attached garage, roof and exterior of north storage room,

Type of building: Single family

Age of building: 35 years

Time started: 8:45

Time finished: 12:45

Present during inspection: Client(s)

Occupied: No

Weather conditions: Clear

Temperature: Warm

Ground condition: Dry

Main entrance faces: East

Foundation type: Crawlspace

The following items are excluded from this inspection: Swimming pool, Shed, Outbuildings

49)   This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

50)   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)

Interior rooms

51)   No smoke alarms are visible. 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>

52) 1) One of the receptacles (the upper) in the south front bedroom (north wall) is not operable. The wiring is not connected.

2) One of the receptacles (the upper) in the middle front bedroom (south wall) is not operable. The wiring is not connected.

END OF REPORT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.