

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 Friday, September 21, 2012 12:59:47 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 clients 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
	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: None

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Composition wood panels, Stucco Hard coat stucco

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core steel

1) 🛠️🔍️ One trip hazard was found in the poured cement rear patio, and appears due to cracks, settlement and/or heaving. There is a strong likelihood that a Sugar Maple's root system is causal of this condition. A qualified contractor should be consulted. This may require the repairing or replacing sections of the patio to eliminate trip hazards. This may also involve removing sections of the root system and re-leveling and re-packing the soil.



Photo 17

Note: these two photos are of the same area and not two separate trip hazards.



Photo 18

2) 🛠️🔍️ The electric receptacles adjacent to the patio door are loose. 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 15

Receptacle is loose. When repaired, attention should be paid to making sure weather proof caulking is applied to prevent water intrusion.




3)    Wiring from a broken light fixture adjacent to the patio is exposed. The insulation can be damaged by objects coming in contact with it and/or it being repeatedly moved. This is a safety hazard due to the risk of shock and fire. A qualified electrician should replace the light fixture.



Photo 44

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- 4) 🛠️🔪 Exterior flood light located at roof apex, under the eave on the front of the house is missing a protective cover. The fixture cover is designed to prevent the intrusion of water and debris that can lead to malfunctioning of the light and/or can be a fire hazard. Light cover should be replaced or the light should be completely removed. If removed, a qualified electrician should do this.



Photo 7

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- 5) 🛠️🔪🔍 The patio has significant cracks and/or deterioration in one or more areas. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary.

*Note: This comment is continued under the 'Trip hazard" below.



Photo 16

6) 🛠️🔍 The fences on the south border of the property is damaged and/or deteriorated in many areas. Deterioration is to the point that I recommend replacing this section of the fence. A qualified contractor should evaluate and replace sections as necessary.



Photo 36

Many of the fence boards are broken and poorly attached.
Fence posts are loose in their footings, so the fence is wobbly.



Photo 37

The point of the arrow show an area of the fence that is badly deteriorated and is leaning inward; it is being supported only by the surrounding areas of the fence.

7) 🛠️🔍 Gutter for the entire house is missing. This can result in water accumulating around the structure's foundation and upon the air-conditioning compressor. Accumulated water is conducive to attracting wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters

where missing. Also recommend installing extensions such as splash blocks or tie-ins to underground drain lines as necessary to carry rainwater away from the house.




Photo 3



Photo 6



Photo 8

8)  A 4' x 11' area, on the north side the grounds, adjacent to the structure, has significantly soggy soil and some standing water. A sprinkler head was found to be leaking, but it was able to be easily repaired by inspector. However, in my experience, I can never discount other complicating factors, possibly a leak in a below ground 90 degree connector joint. It would be rare coincidence for this to be the case, but I advise keeping an eye out on the area and making sure that it dries up over the next several weeks.

Sprinkler coverage:

The sprinklers cover all areas of the rear lawn except a 20 diameter circle next to the tree in the northeast corner of the yard. My hunch is the installer knew the limits of the water pressure and put as many sprinklers on one line as possible, but it was not enough to cover the whole yard. Being that the only un-watered spot was the 20 foot circle and it would take another control valve to handle it, the owner decided (or contractor) decided to make due

with two. With this same rationale, connecting up an additional rainbird or radial head to one of the existing valves is not a good idea. A new valve should be installed for this sprinkler head. This would be a good idea because you can add more sprinkler to this third valve to cover other under watered areas.



Photo 11

Richdei made $\frac{3}{4}$ " valve rubber diaphragm had some gravel lodged in it. The inspector removed the gravel and the valve now appears to shut off properly.


9)  The south side gate's latch is damaged and/or deteriorated. Repairs should be made as necessary, and by a qualified contractor if necessary, so gates operate easily.



Photo 9




10)  The patio sliding screen door track section of the framing is bent and/or dented and the screen door needs to be replaced.



Photo 43

Two of these appear usable. Note: these types of screens can also be repaired.

11)   Logs and other debris next to side of house. Wood logs and other debris are either in contact or very near the external north wall of the house. This can attract and provide a conduit for wood destroying insects to enter the home. Recommend keeping all dead wood and other biomass at least two feet away from exterior walls.




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 19



Photo 40
Former repair. Vinyl patching like this will need to be replaced every 7 to 10 years.

Roof

Roof inspection method:

Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 10 to 12 years

Gutter & downspout material: None Downspouts in place, only.

Roof ventilation: Adequate


14)  Roofing nails in the south side base of the upper story flashing have loosened or backed out. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary, such as reseating nails and applying sealant.



Photo 2


15)  Kick out flashing should be installed at the base of the slope of the west side front wall. Kick out flashing is designed to divert water flow away from vulnerable corners and trim. Recommend that a qualified roofing contractor install flashing at the point shown in the picture below.



Photo 5

Kick out flashing needed where the arrow points to,



16)   A section of the roof sheathing flexed considerably when walked upon by the inspector. This section is on the upper story south face, approximately at the horizontal and vertical center. There was no cracking or breakage upon walking on the roof surface, but the sheathing viewed from the attic shows some splitting and cracking. The sheathing appears strong enough to last until the next roof is installed. At that time in the future, this sheathing should be replaced by a qualified roofing contractor.



Photo 4

The arrow runs up the midline of the soft area of the roof. The soft area extends to four feet from the crest and four feet from the base and is about 2 feet wide. This indicates a cracked plywood sheet and was verified by an attic inspection. Note: the cracking is minor and the weight of the inspector did not further such problems.



Photo 30

An area of cracked sheathing. Note that splitting and cracking is not continuous.





Photo 31

Garage

17) 🛠️ 🔍 One 14" x 14' wall surfaces section between the attached garage and interior living space is missing. This surface is 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 32

18)   The aforementioned electrical receptacle next to the overhead garage door opened has a burn or scorch marks on one of ground receptacles. Receptacle(s) and/or wiring to them may be damaged. A qualified electrician should evaluate and make repairs as necessary, such as replacing damaged receptacles and/or wiring.





19)   A cover plate is missing from the overhead electrical receptacle next to the garage door opener. 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.



Photo 38
Cover plate needed.

20)   Section of the north east wall has had some insufficient repairs made to it. While the cracks in the unfinished repairs are not a fire (no lived in space behind this wall section)

or structural concern, the repair is not aesthetically pleasing and may reduce home value. I recommend that a qualified contractor upgrade this repair to good or better condition.



Photo 33



Photo 39


21)  The blower installed in the upper northeast corner of the garage was not operable. Recommend a qualified HVAC contractor evaluate the blower.



Photo 41

Attic

Inspection method: Viewed from hatch


Roof structure type: Trusses

Ceiling structure: Trusses

Insulation material: Mineral wool loose fill

Insulation depth: 4.5 inches

Insulation estimated R value: 15

22)  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.

23) 🛠️ No insulation is installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency.



Photo 29

Hatch cover should be covered with a piece of attached fiberglass batt insulation. Note: the location of the attic entrance is above the light fixture in the upstairs hallway.

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: South, exterior face of house.

Location of main disconnect: 1/4 of the way down the panel

Service entrance conductor material: Copper

System ground: Concrete encased electrode

Main disconnect rating (amps): 125

Branch circuit wiring type: Copper, Aluminum multi-strand. Only one aluminum neutral multi-strand in service box.

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: No

24) 🛠️🔍 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.

25) 🔍📄 The legend for overcurrent protection devices (breakers or fuses) in the main service panel is written on the cover panel, but it appears to be an old evaluation. I advise testing the circuit breakers for determine the accuracy of the legend.



Photo 14

Water heater

Estimated age: One year or less.

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 38 gallon

Manufacturer: General Electric

Model: GG38T06AXk00

Water temperature (degrees Fahrenheit): 120




26)   The water heater's mounting platform (wood box stand) is deteriorated and allowing the water heater to lean to the west. I recommend that a qualified plumber evaluate the platform for either repair or replacement.



Photo 34
Leaning west.



Photo 35
Support box needs to be better supported (i.e. repaired and leveled) or replaced.

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: 33 years

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: Sheet metal ducts

Manufacturer: General Electric

Model: BTB936A100C0

Filter location: In return air duct below furnace

Last service date: Not tagged on furnace

28)  The estimated useful life for most forced air furnaces and air conditioner compressor is 15 to 20 years. The HVAC is far older than the estimated usable life. 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.



Photo 25
Dirty!

30) ⓘ Operating temperature at register tested at 120 degrees F. This is normal.

31) ⓘ Operating temperature at register tested at 59 degrees F. This is normal.

Plumbing and laundry

Location of main water shut-off valve: Front of house, south of main entrance

Location of main water meter: Northwest corner of lot, 2 feet east of sidewalk

Location of main fuel shut-off: Southwest corner of house, just in front on gate.

Water service: Public

Service pipe material: Galvanized steel

Supply pipe material: Copper

Vent pipe material: Galvanized steel

Drain pipe material: Not visible

Waste pipe material: Not visible

32) 🛠️ 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.

33) **i** Neither a clothes washer nor dryer were present

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry

Chimney type: Masonry

34) **i** A significant amount of creosote (1/8 inch or more) is visible in the fireplace flue. A qualified chimney service contractor should inspect, clean the chimney.

35) **i** Significant amounts of ashes, wood and/or debris are in the fireplace. The inspector was unable to fully evaluate it.

36) **i** The gas control key did not fit the control valve and so the fireplace could not be fully evaluated. Recommend consulting with the property owner(s) as to how they operated the fireplace or what has happened to the original key.



Photo 22

Kitchen



37)   Two of the electric receptacles that serve countertop surfaces within six feet of a sink have no ground fault circuit interrupter (GFCI) protection. These are the outlets north and south of the sink. This is a safety hazard due to the risk of shock. A qualified electrician should repair 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.



Photo 20
Needs to be a GFCI.



Photo 21
Needs to be a GFCI.

Bathrooms



38)  The shower head in the smaller upstairs bathroom leaks at the pivot and at the point of attachment. While the point of attachment can be made water tight with a re-application of plumbers tape, the pivot joint seal is worn, so I recommend replacing the shower head.



Photo 23

39)  A sink in the master bedroom is either partially clogged or drains slowly due to the stopper assembly not elevating the drain plug high enough. Plug height should be able to be adjusted at the control under the sink. If this does not work you may need to have a qualified plumber clear the drain.

40) The GFCI outlets in all the smaller bathrooms are controlled by the GFCI in the upstairs 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.

It is a better practice for each bathroom to have its own GFCI controller. I recommend the receptacle in the smaller bathroom converted to a standalone GFCI.

With this said, if a GFCI outlet loses power in any bathroom, it must be reset using the GFCI reset button in the master bedroom.

Interior rooms



41)   Wiring that are a part of what appears to be an old fixture attachment plate on the ceiling at the top of the upstairs staircase is not terminated properly. This is a potential safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary. For example, securely anchoring them in a covered, properly sized junction box or removing this wiring completely if it is no longer necessary.



Photo 24

Either remove wiring or place in a recessed junction box.




42)    The corner section of the floor molding in the entrance hall needs to be fastened down securely. This should be done using an appropriate adhesive and finish nails. Note that this is a potential trip hazard because duct tape is not a reliable method of floor repair and the extent to which the molding may rise when the adhesive fails is unknown.



Photo 45



43)   Screen(s) in a few of the windows are missing. The client(s) should ask the property owner(s) about this. I found several screens stored in the garage, a few of which appear usable and may be usable.



Photo 12
Missing screen.



Photo 43
Two of these appear usable. Note: these types of screens can also be repaired.


44)  The downstairs closet door (10 feet east of entrance) has been damaged by the door hinge pinged stopper hardware: there is a 3/4" hole in the upper east corner of the door. This hole can be repaired without effecting the usability of the door, but because this is a hollow core interior door, the hinge pinged is going to exert too much pressure on the door surface and this will happen again. To remedy this, I recommend using a new or the same stopper with a brass or other ornamental metal base plate that is attached to the door where the rubber stopper presses upon.



Photo 27
After door is repaired or replaced, if this or a similar piece of hardware is installed, I recommend installing a metal base place at the location of the arrow.


45)  The sliding screen door to the patio is damaged and/or deteriorated. The mounting track also appears to be deteriorated. The screen door was held in place with a piece of duct tape. This assembly should be replaced.



Photo 10

Retaining assembly is broken and needs to be replaced.


46)  The heavy screen on the upstairs, front bedroom window is torn and worn in one or more areas. Recommend that this screen be replaced.



Photo 42



47)   Cracking in interior drywall. There is one crack that radiates from the junction of the division between the upstairs master bedroom and the adjoining smaller room to the east. This crack does not appear to be active and may be due to former but now ceased settling. Since the crack does not extend vertically for any alarming distance and since there are no other such cracks in the lower or other upper story walls, there is no indication that there is a structural issue with the house that requires remediation at this point. This area should be repaired using spackling compounds and re-painted.



Photo 26

48) The railing post hardware at the base of the stairs is exposed. This is not a safety or a structural issue, but it is not aesthetically pleasing and may reduce the value of the home. There are many options to better this, but I suggest that a crafted wood block that matches the floor color and grain pattern be installed over, and attached to the metal hardware. A qualified finish carpenter should do this work.



Photo 28

General information

Report number: 1015

Inspector's name: Chris Mercer

Structures inspected: Main house and attached garage

Type of building: Single family

Age of building: 33 years

Time started: 10:30

Time finished: 1:15

Present during inspection: Client(s), Realtor(s)

Occupied: No



Weather conditions: Clear

Temperature: Warm

Ground condition: Damp, Small area north of house damp, but the rest was dry

Front of structure faces: West

Main entrance faces: West
Foundation type: Slab on grade

49)   This property has one or more fuel burning appliances, and has ONE carbon monoxide alarms operating in the north facing upstairs room that adjoins the master bedroom. One alarm can be sufficient, but following the CPSC, which is as follows:

"CPSC recommends that every home have a CO alarm in the hallway near bedrooms in each sleeping area," said Chairman Stratton. "A CO alarm can wake you up and give you time to save your family." The CO alarm should meet one of these standards: Canadian Standards Association 6.19-01, 2001; Underwriters Laboratories Inc. 2034, Second Edition, October 1998; or the International Approval Services 6-96, Second Edition, June 1, 1998. Check batteries monthly and replace them annually.

Under the CPSC advisory, this CO alarm should either be moved to the central upstairs hallway, or an additional alarm be added in the hallway.

For more information see: <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

END OF REPORT

If there are any questions or concerns about this report, please direct them to Chris Mercer at (916) 588-6619, cmercerc@mercerinspections.com