

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 Wednesday, September 12, 2012 2:45:13 PM PDT

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

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

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

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

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

Chris Mercer

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: Poured in place concrete

Foundation material: Post and pier

Apparent wall structure: Wood frame

Wall covering: Stucco: hard coat

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core steel

1)  Leaning and/or bowing were found in approximately 8 feet of the south wall/mid exterior wall due to a detached rim joist. Additionally, there are cracks in the adjacent stucco that are most likely due to the pressure exerted from the detached, decayed rim joist. The condition of the rim joist appears to be attributable to long term decay caused by the discharge of a formerly installed window air conditioner directly above, and potentially, wood destroying insects. Viewed from the crawl space, it also appears that the sill (what the rim joist rests on) is deteriorated in that area and has collapsed, which will cause the rim joist to descend and detach from the floor joists. There is no evidence that the rim joist is continuing to advance and it appears that some old repairs to cracks in the stucco in this area have been previously made, and the condition has not worsened. However, to prevent any further complications, I recommend that this be repaired by a qualified contractor.



Photo 27



Photo 28

2)  The base of the downspout on the southwest corner of the patio is crushed at the bottom. In this particular case, it will NOT restrict the water flow and result in clogging and overflowing gutters. The issue with this damage is aesthetic. However, the termination of the downspout allows water to discharge directly on the patio and may result in water pooling on the cement surface. Recommend either having a drain installed to alleviate this issue or an extension installed to take the water out onto the lawn. Damaged downspouts should be repaired or replaced as necessary, and drainage systems should be installed by a qualified contractor.



Photo 26

3)  The plastic drainage that connects the downspout on the northwest corner of the house is 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 36

4) 🪛 Three of the window screens are deteriorated along the south and west sides of the house. Screens should be replaced or repaired where necessary.



Photo 29



Photo 30



Photo 31

5) 🪛 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 1

6) 🛠️ On the front exterior of the house there is a 3" round hole in the stucco that was inadequately repaired. The poor repair is cracking and is an aesthetic concern.

Roof

Roof inspection method: Traversed

Roof type: Cross gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 12 years. This is of the oldest section--pre rear addition

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

7) 🧹 Debris has accumulated in one or more gutters. This is condition 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 2



Photo 3



Photo 8



Photo 9



Photo 15

8) 🧰 Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is conducive for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. Leaks may occur as a result. Debris should be cleaned from the roof now and as necessary in the future.



Photo 6



Photo 10

9) 🧰 Moss is growing on the roof, notable on the north faces. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. This is conducive for wood destroying insects and organisms. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically. For information on various moss treatment products

and their pros and cons, visit:

<http://www.google.com/search?q=moss+on+roof>



Photo 4

10) 🛠️ Trees are overhanging roof and are within 10 feet of roof vertically. This is conducive for wood destroying insects 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.



Photo 7

11) ⓘ The roof was partially obscured by accumulated debris and couldn't be fully evaluated.

Garage

12) No issues with garage.

Attic

Inspection method: Viewed from hatch

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Fiberglass roll or batt and mineral wool loose fill. The fiberglass batts are in new section, and loose fill in old section.

Insulation depth: 10" in new section, and 6" in old.

Insulation estimated R value: R-30 new section, and R-19

13) 🛠️ The older section (front) of the house's 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.

14) 🛠️ Ceiling insulation in the older (front) section of the house is uneven in some areas. This is likely due to improper installation or someone having walked on or through the insulation. Recommend installing additional insulation where necessary to restore the original R rating.

15) 🛠️📌 Unused duct work left in attic. It appears that when flexible ducts were installed in the older section of the home, some were damaged, unused and left there. These waste pieces should be removed.



Photo 20



Photo 21

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



Photo 19

17)  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.

Electric service

Primary service type: Overhead

Primary service overload protection type: Circuit breakers

Service amperage (amps): 200

Service voltage (volts): 120/240

Location of main service switch: Northwest corner area (rear) of the house

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

Service entrance conductor material: Copper

System ground: Ground rod(s) in soil

Main disconnect rating (amps): 200

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: No

18) No issues with the electric service.

19) Photos of electrical service for reference.



Photo 32



Photo 33

Water heater

Estimated age: 16 years according to date of manufacture, minus 1 year average shelf time.

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: Montgomery Ward

Model: Heavy Duty 1000 (Note: Wards did not manufacture water heaters; they rebrand)

Water temperature (degrees Fahrenheit): 116

20)  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.

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



Photo 34
Drip leg should go here.

22) Location of water heater is in the water heater closet on the inside corner of rear of house.



Photo 35
Water heater location.

Heating and cooling

Estimated age: 7 years

Primary heating system energy source: Natural gas

Primary heat system type: Forced air, Down draft, Medium efficiency

Primary A/C energy source: Electric

Primary Air conditioning type: Split system

Manufacturer: Frigidaire

Model: GD Series

Filter location: In return air duct below furnace

Last service date: Unknown

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

24)  Heating and cooling operated normally. AC, 60 F at vent, and Heat, 109 F at vent.

Plumbing and laundry

Location of main water shut-off valve: Front of house

Location of main fuel shut-off: Northwest side of house

Water service: Public

Service pipe material: Galvanized steel

Supply pipe material: Galvanized steel

Vent pipe material: Galvanized steel

Drain pipe material: Galvanized steel

Waste pipe material: Cast iron

25)  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.

26)  Neither the clothes washer nor dryer were operated or evaluated. Owner commented they would be removed. They are excluded from this inspection.

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry

- 27) 🛠️ The south (smaller) chimney flue does not have a rainproof cover installed. They prevent the following:
- Rainwater entering flues and mixing with combustion deposits, creating caustic chemicals which can corrode flues
 - Rainwater entering flues and causing damage to terracotta flue tiles from freeze-thaw cycles

A qualified chimney service contractor should install rainproof cover(s) where missing.



Photo 5

- 28) 🛠️ ⓘ The south (smaller) has some organic debris that have accumulated behind the damper (on the surface of the smoke shelf). This needs to be cleaned.
-

- 29) 🛠️ Very minor cracks, pitting and/or deterioration were found in some fireplace firebrick. However the bricks were not loose and appear to be serviceable. The clients should monitor the condition of the firebricks in the fireplace's firebox in the future. If significant deterioration occurs or if bricks become loose, then a qualified chimney service contractor should evaluate and make repairs as necessary.
-

Crawl space

Inspection method: Viewed from hatch

Insulation material underneath floor above: None visible

Pier or support post material: Wood, Concrete

Beam material: Solid wood

Floor structure above: Solid wood joists

Vapor barrier present: No

- 30) 🛠️ 📦 1) To reiterate from the home exterior section of this report. An approximate 8' section of the south walls rime joists is damaged and detached from the floor joist ends. The reasons for this damage is noted in the building exterior section of this report. This rim joist and sill in this area needs to be replaced. There may also be damage to the home's framing above this area. Repairs should be made by a qualified contractor.

2) An approximate 4' section of the rim joist was removed from the northeast corner of the house. This was an area that had been previously damaged by wood destroying insects and a replacement was made to the adjacent, west rim joist. However, this section of the joist was removed and not replaced. At present, there is not sign that the missing joist has caused any sagging or other types of structural damage. This state cannot be guaranteed as the surrounding floor joist age there is a strong likelihood that this will cause structural issues, including flooring (such as detachment and warping), and internal and external wall failures (such as cracking, especially near window casement margins). This rim joist needs to be replaced. Repairs should be made by a qualified contractor.

31)  No vapor barrier is installed. This is conducive for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil. A qualified contractor should install a vapor barrier. Standard building practices require the following:

- The soil below the vapor barrier should be smooth and free from sharp objects.
- Seams should overlap a minimum of 12 inches.
- The vapor barrier should lap up onto the foundation side walls.

Better building practices require that:

- Seams and protrusions should be sealed with a pressure sensitive tape.
 - The vapor barrier should be caulked and attached tightly to the foundation side walls. For example, with furring strips and masonry nails.
-

32)  No insulation is installed under the floor in the crawl space. Recommend that a qualified contractor install R19 or better (6" thick fiberglass batt) insulation under the floor for better energy efficiency.

Interior rooms

33)    All receptacles in the pre-remodel (east half) in the living areas and bedrooms of home are open ground, but three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or grounding wiring circuits to water pipes below the home.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps

- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

34)    Wood flooring in one or more areas is worn, damaged and/or cupping. Recommend having a qualified contractor evaluate and refinish wood flooring as necessary.



Photo 22



Photo 23



Photo 24

35)  Carpeting interface to external hallway in one or more rooms is beginning to deteriorate. To prevent further damage, I recommend installing door plates where needed or extending carpeting throughout the hallway.



Photo 25

36)  Trim is damaged and/or deteriorated in the master bathroom door frame. Recommend having a qualified contractor replace or repair trim as necessary.



Photo 18

General information

Report number: 1013

Inspector's name: Chris Mercer

Structures inspected: Main house and attached garage

Type of building: Single family

Age of building: 57 years

Time started: 4:00 pm

Time finished: 6:30 pm

Present during inspection: Property owner(s)

Occupied: Yes

Weather conditions: Clear

Temperature: Warm

Ground condition: Dry

Front of structure faces: East

Main entrance faces: East

Foundation type: Crawlspace, Post and pier

37)  Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Many areas couldn't be evaluated.

Bathrooms

38)  The tub faucets in the central bathroom leaks or drips when turned off. A qualified plumber should evaluate and repair as necessary.

39)  The sink in the middle bathroom loose, or not securely attached to the wall behind it. A qualified contractor should evaluate and repair as necessary.

40)  The cold water faucet handle on the left hand sink in the master bedroom is loose and should be repaired or replaced as necessary.

41)  The cold water hardware on the right sink of the master bedroom is missing and the supply line from the under sink shutoff has been cut. The hardware and supply line need to be replaced.

**The owner has shut down the hot and cold water supply to this sink and so the operation of the hot water faucet and drainage could not be evaluated.



Photo 12



Photo 13

Cut supply line, need to be replaced.

42)  North wall in the master bedroom, adjacent to the toilet and one other adjacent wall has been damaged and improperly repaired. The damage to the drywall in this area should be repaired by a qualified contractor.



Photo 16



Photo 17



Photo 14

43)  Recommend cleaning and sealing grout in the master bathroom shower tile flooring now and in the future as necessary to prevent staining and to improve waterproofing.

Kitchen

44)  Two open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.

45)  One 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 north (left) 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.

46)  One of the slide out drawers is difficult to open and close and comes off it hardware. The slide rails need to be repaired or replaced. This drawer is located on the inside northwest corner of the counter. A qualified contractor should evaluate and repair as necessary.



Photo 11

END OF REPORT

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