

# 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 05, 2012 2:26:45 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

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## **How to Read this Report**

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

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

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

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## **General information**

**Report number:** 1011

**Inspector's name:** Chris Mercer

**Structures inspected:** House and attached garage.

**Type of building:** Single family

**Age of building:** 23 years.

**Time started:** 12:00

**Time finished:** 2:30

**Present during inspection:** Realtor for 5 minutes, Client for 2 hours.

**Occupied:** Yes

**Weather conditions:** Clear

**Temperature:** Warm

**Ground condition:** Damp, just watered.


**Front of structure faces:** West

**Main entrance faces:** West

**Foundation type:** Slab on grade

**The following items are excluded from this inspection:** Security system, Swimming pool, Central vacuum system, Built-in sound system

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

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## **Exterior**

**Footing material:** Poured in place concrete

**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame



**Wall covering:** Wood panels

**Driveway material:** Poured in place concrete

**Sidewalk material:** Poured in place concrete

**Exterior door material:** Solid core wood


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2)   Cover plate(s) are missing from one the electric boxes in the east/rear of the house. 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 23**

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3)  The center wooden support post for the patio cover has sunk. This has caused slopping of the patio and movement of the attached patio beams. This appears to be due to a sinking footer. Because of the weight of the patio and the number of connecting beams involved, I recommend that a qualified structural engineer should evaluate to determine what repairs are necessary. Repairs should be made by a qualified contractor.



**Photo 22**

Point and direction of depression.

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4)  The paint on the wooden patio cover is peeling and the wood is exposed on the top of the wood lattice. Deterioration of the wood has begun in many areas but it appears that if stripped and repainted in the near future will prevent having to replace much of the wood covering. The photo below show only the north section, and this applies to all of the patio covering.



**Photo 14**

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5) 🔧🔍 The pool filter plumbing leaks. Although the pool is excluded from this report, I note this as a general alert that is time for the pool to receive maintenance by a qualified pool professional.



**Photo 24**

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6) 🔧 1) The lower portion of the inside frame of the south entrance gate has been damaged by a dog.  
2) The outside of the south gate has some small damage.

Repairs should be made as necessary, and by a qualified contractor if necessary, so that this section of the gate does not deteriorate.




**Photo 21**



**Photo 3**

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7)  Although the pool is excluded from this report, I note that the surface tile and edge concrete are cracked in one location each. Recommend that a qualified pool masonry specialist make these repairs.




**Photo 26**



**Photo 36**

Fractured aggregate and torn edge seal.

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8)  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 25**

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9)  One or more of the black external light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.



**Photo 35**

These light fixtures were not operable.

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10)  Minor cracks were found in one sidewalk section. 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**

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**11)** Minor damage to one of the patio support posts. This can be repaired with a common wood filler and repainted.



**Photo 27**

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## **Roof**

**Roof inspection method:** Traversed

**Roof type:** Gable

**Roof covering:** Wood shakes


**Estimated age of roof:** 23 years




**Gutter & downspout material:** Aluminum

**Roof ventilation:** Adequate Barely adequate. Recommend that a ridge vent be installed.

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**12)**  The roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface, and may want to have a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".

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**13)**  A solar water heater was removed from the west face of the roof and the plumbing pipes were only capped with aluminum foil and a thin coat of sealant. This is inadequate. These pipes and the hardware mounts for the unit should be removed and the holes patched and roofed over. A qualified roofing contractor should make this repair.




**Photo 12**



**Photo 15**

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**14)**  Screen is torn on skylight of master bedroom. Recommend that you consult with a window specialist about either repairing or replacing this screen.



**Photo 13**

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**15)** 🧰 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 11**

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**16)** 🧰 Debris such as leaves, needles, seeds, etc. have accumulated above the west masonry chimney. 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.

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**17)** Seam leak in front gutter over the garage. Stains at the joint indicate that the joint is leaking. Sealant should be cleaned and re-applied.



**Photo 4**

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## Garage

**18)** 🔧🔍 One of the wall surfaces between the attached garage and interior living spaces has a significant hole. 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 18**

Break in the firewall. Approx. 6 feet south of house/garage door.

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**19)** 🔧🔍 The smaller, south garage vehicle door opener is inoperable. The unit is not plugged in. Recommend consulting with the current home owner about the reason the unit is not plugged in. If broken, a qualified contractor should evaluate and make repairs as necessary.

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20) **i** Much of the interior perimeter of the garage is excluded from this inspection due to lack of access from stored items.

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## **Attic**

**Inspection method:** Partially traversed

**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Insulation material:** Mineral wool loose fill, Rock wool

**Insulation depth:** 9.5 inch average.

**Insulation estimated R value:** 30. This is the minimum R value recommended for this region. R38 is considered ideal.

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

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22) **i** Attic Photos: No attic issues.



**Photo 30**



**Photo 33**



**Photo 34**

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## **Electric service**

**Primary service type:** Underground

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

**Service amperage (amps):** 200

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

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

**Service entrance conductor material:** Copper


**System ground:** Concrete encased electrode

**Main disconnect rating (amps):** 200

**Solid strand aluminum branch circuit wiring present:** No

**Smoke detectors present:** No

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**23) +**  Incorrect service panel retaining screw. The retaining screw at the base of the service panel interior panel is a 1.5" sheet metal screw. This can penetrate wire insulation inside the service panel and so is considered unsafe. This screw should be replaced with a blunt ended 0.5 inch metal screw.



**Photo 20**

Incorrect fastener.

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## Water heater

**Estimated age:** 11 years, manufactured 7/2001

**Type:** Tank

**Energy source:** Natural gas


**Capacity (in gallons):** 75 gallons.

**Manufacturer:** A.O. Smith

**Model:** FGR 75 232

**Water temperature (degrees Fahrenheit):** 114

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24)  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 19**

Drip leg should be on this gas line.

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## Heating and cooling

**Estimated age:** 23 years.

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

**Primary heat system type:** Forced air, Horizontal draft, Medium efficiency 92 AFUE

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

**Primary Air conditioning type:** Split system

**Distribution system:** Flexible ducts


**Manufacturer:** Amana

**Model:** Air Command 90


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

**Last service date:** Unknown

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

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

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## **Plumbing and laundry**

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**Location of main water shut-off valve:** Southwest from corner of home, just before entrance gate.

**Location of main water meter:** 1 foot south of driveway, just off the sidewalk.

**Location of main fuel shut-off:** South side of home, just behind the exterior entrance gate.

**Water service:** Public

**Service pipe material:** Galvanized steel



**Supply pipe material:** Not visible

**Vent pipe material:** Plastic

**Drain pipe material:** Not visible, cleanouts are plastic

**Waste pipe material:** Not visible

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**27)**   The clothes dryer exhaust duct is kinked, crushed and/or damaged just behind the dryer. Air flow is restricted as a result. This is a safety hazard due to the risk of fire. The exhaust duct should be replaced or repaired, and by a qualified contractor if necessary. For more information, visit:

<http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>



**Photo 10**

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**28)**  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.

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## **Fireplaces, woodstoves and chimneys**

**Fireplace type:** Masonry with metal liner, and a Metal prefabricated Masonry front north, metal rear south.

**Chimney type:** Masonry, Metal, See #1 above.

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## **Kitchen**

**29)** 🔧🔍 1) The trash compactor appears to be inoperable. The client(s) should ask the property owner(s) about this, and if necessary, the compactor should be replaced, or a qualified appliance technician should evaluate and repair.

2) The Instant 190 Hot Water Dispenser located in the left sink appears not to put out hot water. The heating unit should be replaced, or a qualified appliance technician should evaluate and repair.

**30)** 🔧🔍 The supply line to the Instant 190 Hot Water dispenser located in the left side sink leaks or drips. A qualified plumber should evaluate and repair as necessary.



**Photo 37**  
Drip point.



**Photo 38**  
Leak source.


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## **Bathrooms**

**31)** 🛠️🔍 In all of the bathrooms 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 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.


**32)**  The base of the wall behind of the toilet in the downstairs front bathroom has been deteriorated by water damage and contains black mold. A presumed leak that caused this appears to have been repaired, but the full extent of the damage needs to be fully evaluated by a drywall specialist.




**Photo 40**  
Right side.



**Photo 41**  
Left side.

**33)**  The lower rubber shower door seal in the upstairs master bathroom is loose and in poor condition. This needs to be replaced.

**34)**  Two sections of the wall that surround the upstairs master bedroom tub have split or delaminated. This should be repaired by a qualified contractor.



**Photo 31**



**Photo 32**

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**35)** 🛠️ Caulk is deteriorated around one or more shower surrounds. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

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## **Interior rooms**

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**36)** 🛠️ 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>

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**37)** 🛠️ Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. 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. Photos are of missing plates but are not exhaustive of all that are missing.



**Photo 29**



**Photo 43**



**Photo 44**



**Photo 6**



**Photo 17**

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**38)** 🚨🔧 Cover plate(s) are broken at one or more electric boxes, such as for receptacles, switches and/or junction boxes. 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.

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**39)** 🔧🔍 Screen(s) in the dining room, and the lower southwest corner bedroom sliding doors are missing.


The frame is present in the dining room, but no screen. In the bedroom, the entire frame(s) are missing

The client(s) should ask the property owner(s) about this. Screens are often removed for

window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.



**Photo 5**  
No screen.

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- 40)**  1) The entrance way hall has a 1" whole it.  
2) Some of the wall edges at the base of the stairway are deteriorated down to the steel edging.  
3) An outside corner edge of the downstairs hallway is damaged and the finish has been worn down to the steel edging.  
4) A lower section of the downstairs bathroom molding has been damaged by a dog.

These repairs should be made by a qualified contractor.



**Photo 7**



**Photo 8**



**Photo 9**



**Photo 16**



**Photo 39**

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**41)** One of the glass sliding doors in the lower southwest bedroom appears to be missing. I suggest consulting with current owner over the whereabouts.



**Photo 42**

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**42)** A ceiling lighting canister in the east lower family room is lowered out of its resting position and is inoperable. Recommend speaking to the current owner about the status of this lighting canister. It may require a licensed electrical contractor to repair or replace.



**Photo 28**

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END OF REPORT

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