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Property Inspection Report



A nice street, Visalia, CA 93291
Inspection prepared for: Home Buyer
Real Estate Agent: Starla Harlow - The Equity Group









Date of Inspection: 12/21/2018 Time: 9:00 AM
Age of Home: 1980 Size: 1150
Weather: Foggy





Inspector: Jonathan Meeker
Certified Master Inspector
Phone: 559-836-3224
Email: info@1CallDone.com
www.1CallDone.com





Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Living Room			
	Page 4 Item: 2	Fireplace Condition	<ul style="list-style-type: none"> The wood-burning fireplace lacked an operating ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material.
Kitchen			
	Page 6 Item: 4	Garbage Disposal	<ul style="list-style-type: none"> The garbage disposal was excessively noisy, may have loose items within, worn components and may need to be replaced soon.
Master Bedroom			
	Page 9 Item: 3	Ceiling Fan Condition	<ul style="list-style-type: none"> A ceiling fan in this area wobbled during operation and appeared to be out of balance. This condition may eventually cause the fan to come loose from its mounting device and fall. The inspector recommends correction.
Master Bathroom			
	Page 11 Item: 4	Cabinets	<ul style="list-style-type: none"> The base of the bathroom sink cabinet showed damage from past moisture intrusion. The moisture meter showed elevated levels of moisture present in the floor indicating recent leakage as shown on moisture meter. The source of the leak should be located. This condition investigated further to avoid further damage to the cabinets and wall/floor structure.
Garage			
	Page 15 Item: 3	Garage Opener Status	<ul style="list-style-type: none"> The drive chain it appears need adjustment at the time of inspection. We suggest consulting a qualified professional.
	Page 16 Item: 5	Firewall	<ul style="list-style-type: none"> Large hole cut into firewall for what appears to be access to the attic. This lowers the amount of time that the structure would delay the fire entrance into the house. We suggest consulting a qualified professional.
Water Heater			
	Page 17 Item: 3	TPRV	<ul style="list-style-type: none"> The discharge line installed may be a type not commonly used in this situation and may be a dangerous condition if <u>TPRV</u> opens. We suggest consulting a qualified professional.
Roof			
	Page 23 Item: 1	Roof Condition	<ul style="list-style-type: none"> Debris accumulated on the South East roof at the time of the inspection may damage roof covering materials by retaining moisture. Clearing the roof of debris should be included in annual maintenance.

	Page 24 Item: 2	Facia and Trim Condition	<ul style="list-style-type: none"> • Fascia at the following locations around the home had moisture damage visible. <ul style="list-style-type: none"> -South roof. -South West corner. -Above garage man door. <p>See Clark's report for details and exact locations.</p>
	Page 25 Item: 3	Gutter	<ul style="list-style-type: none"> • One or more downspouts at the home routed roof drainage to the foundation. This condition may cause problems by introducing excessive amounts of moisture to the soil near the foundation. Keep downspouts extended from the house. Excessive moisture near the foundation can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. The Inspector recommends installation of downspout extensions to help protect the home structure and occupants. We suggest consulting a qualified professional. • Gutters were loose in some areas and should be refastened. • Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.
	Page 26 Item: 4	Chimney	<ul style="list-style-type: none"> • No rain cap was installed. A protective cover installed at the top of chimney flue to prevent rain from entering is referred to as a rain cap. Some rain caps are screened to keep out birds and rodents as well. Rain that mixes with soot form a chemical action which breaks the flue and chimney mortar down quicker. • Damaged chimney crown observed. It is important for the crown to be in good condition as it provides a first line of defense against outdoor elements. When the crown is cracked, water gets in and freezes and thaws, causing larger cracks. A damaged chimney crown allows moisture to seep between the chimney and the liner as well as into the chimney, which can cause shaling and <u>spalling</u>. We suggest repair. A great preventative measure against this type of damage after repair is to weatherproof the chimney crown and, while you're at it, the chimney itself. • Large crack observed on chimney at the patio area. The unit appears secure however we suggest further investigation and repairs if needed.
Grounds			
	Page 27 Item: 1	Patio Damage	<ul style="list-style-type: none"> • Patio has several areas of damage noted. Please see Clark's pest report for further details and specific locations.

	Page 28 Item: 2	Fence Condition	<ul style="list-style-type: none">• Some wood posts on the East fence line examined during the inspection were loose and needed maintenance or replacement.• Wood boards forming the fence barrier on West side were damaged and in need of repair.
Cooling			
	Page 29 Item: 3	Air Temperatures and Gradient	<ul style="list-style-type: none">• Air temperature measured at supply and return registers had a difference of less than the minimum of 10 degrees Fahrenheit. <p>We suggest washing the condenser coils outside. If the temperature does not return to normal conditions, we recommend service by a qualified HVAC technician.</p>

Living Room

1. Living Room General Condition

Observations:

- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



2. Fireplace Condition

Observations:

- The wood-burning fireplace lacked an operating ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material.



Dining Room

1. Dining Room General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.





Kitchen

1. Kitchen General Condition

Observations: This room appeared to be in serviceable condition at the time of the inspection.



2. Cook Top, Range and Oven Condition

Observations:



- The gas range upper burners fully functioned at the time of the inspection using normal operating controls.



3. Dishwasher

Observations:



- Dishwasher was operated through a partial cycle and appeared serviceable at time of inspection.



4. Garbage Disposal

Observations:



- The garbage disposal was excessively noisy, may have loose items within, worn components and may need to be replaced soon.



Bathroom 2

1. Locations

Locations: Hallway.

2. Bathroom Configuration

Materials: This bathroom contained a sink, a toilet and a tub with a shower.

3. Bathroom General Condition

Observations:



- This room appeared to be in serviceable condition at the time of the inspection.



4. GFI Outlet Condition

Observations:

- No Ground Fault Circuit Interrupter (GFI) protection was provided for this rooms electrical outlets located within 6 feet of a plumbing fixture. Although this may not have been required at the time the home was built, The Inspector recommends installation of ground fault circuit GFI protection as a safety precaution. All electrical work should be performed by a qualified electrician.

Bedroom 3

1. Locations

Locations: North

2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Bedroom 2

1. Locations

Locations: North East

2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Master Bedroom

1. Locations

Locations: South East

2. Bedroom General Condition

Observations:



- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



3. Ceiling Fan Condition

Observations:



- A ceiling fan in this area wobbled during operation and appeared to be out of balance. This condition may eventually cause the fan to come loose from its mounting device and fall. The inspector recommends correction.



Master Bathroom

1. Bathroom Configuration

Materials: This bathroom contained a sink in a cabinet, a toilet, tub and a shower.

2. Bathroom General Condition

Observations:



- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



3. GFI Outlet Condition

Observations:

- No Ground Fault Circuit Interrupter (GFI) protection was provided for this rooms electrical outlets located within 6 feet of a plumbing fixture. Although this may not have been required at the time the home was built, The Inspector recommends installation of ground fault circuit GFI protection as a safety precaution. All electrical work should be performed by a qualified electrician.



4. Cabinets

Observations:

- The base of the bathroom sink cabinet showed damage from past moisture intrusion. The moisture meter showed elevated levels of moisture present in the floor indicating recent leakage as shown on moisture meter. The source of the leak should be located. This condition investigated further to avoid further damage to the cabinets and wall/floor structure.





Laundry Room

1. Locations

Locations: Garage

2. Laundry Room General Condition

Observations:



• This room appeared to be in serviceable condition at the time of the inspection.



3. Electrical

Observations:



• 220 Volt outlet present.



4. Gas Valves

Observations:



- Gas line present.



Smoke Detectors

1. Smoke detector Condition

Observations:



- Most smoke detectors tested fine. We suggest replacement of batteries now and every year to insure indication if smoke is present.



Carbon Monoxide Detector

1. Carbon Monoxide Detector Condition

Observations:



• Carbon Monoxide Detector(s) tested fine at time of inspection. We suggest replacement of batteries now and every year to insure indication if Co2 is present.



Garage

1. Garage Description

Observations:



• The home had a two car attached garage.

2. Fire Door

Observations:

- OK • Fire door appeared to be in serviceable condition at time of inspection.



3. Garage Opener Status

Observations:

- 🔍 • Operated unit. The unit raised and lowered the door in a satisfactory manor.
- The drive chain it appears need adjustment at the time of inspection. We suggest consulting a qualified professional.



4. Garage Door Reverse Status

Observations:

- OK • Eye beam system present and operated well on South door at time of inspection. The North door has alignment issues and did not operate correctly at the time of the inspection.



5. Firewall

Observations:



- Large hole cut into firewall for what appears to be access to the attic. This lowers the amount of time that the structure would delay the fire entrance into the house. We suggest consulting a qualified professional.



Water Heater

1. Description

Observations:



- Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

2. Location

Observations:

- OK • Heater is located in the garage.



3. TPRV

Observations:

- 🚫 • The water heater is equipped with a Temperature Pressure Relief Valve (**TPRV**).
- The discharge line installed may be a type not commonly used in this situation and may be a dangerous condition if **TPRV** opens. We suggest consulting a qualified professional.



4. Strapping

Observations:

- OK • The water heater appeared to be satisfactory Seismic restraint strapped at time of inspection.



Exterior Areas

1. Vegetation at Exterior Walls



South wall



East wall



Column front entry



West of garage man door

Electrical

1. Electrical Panel Condition

Observations:



- Electrical meter located on West wall of structure.

Observations:

- All components visible in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



2. Breakers

Observations:

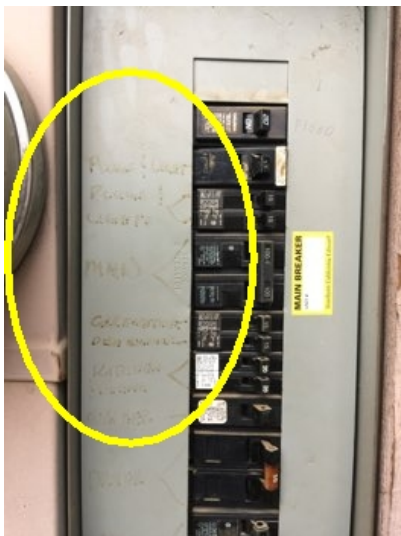


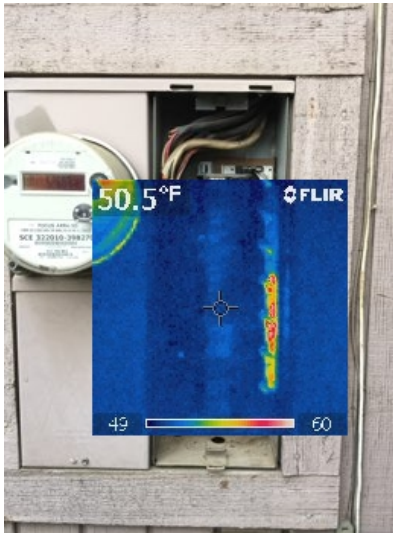
- The Circuit label for the main electrical service panel is shown in the photo.

- The Circuit label for the main electrical service panel is shown in the photo. We suggest remarking labels as original labels are non-existent or fading.

Observations:

- Circuit breakers in the main electrical service panel appeared to be in serviceable condition.
- Breakers were tested with infrared gun. No unusual hot spots seen with infrared camera at time of inspection.
- The red areas seen in photo are from bright metals reflecting and a normally loaded circuit. These are not abnormal hot spots.





3. Branch Wiring

Observations:



- All branch wiring appeared to be in serviceable condition at time of inspection.



Attic

1. Insulation Condition

Materials:



- The attic insulation appeared to be blown-in fiberglass. The R-value of this material is typically between 2.2 and 2.9 per inch of thickness.

- The attic insulation was fiberglass batt. The R-value of this material is typically between 2.9 and 3.8 per inch of thickness.

Observations:

- Insulation abundant and in good condition at the time of inspection.



2. Structure

Observations:



- Structure OK at time of inspection.



Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

1. Roof Condition

Observations: The Inspector inspected the roof and its components by walking the roof.

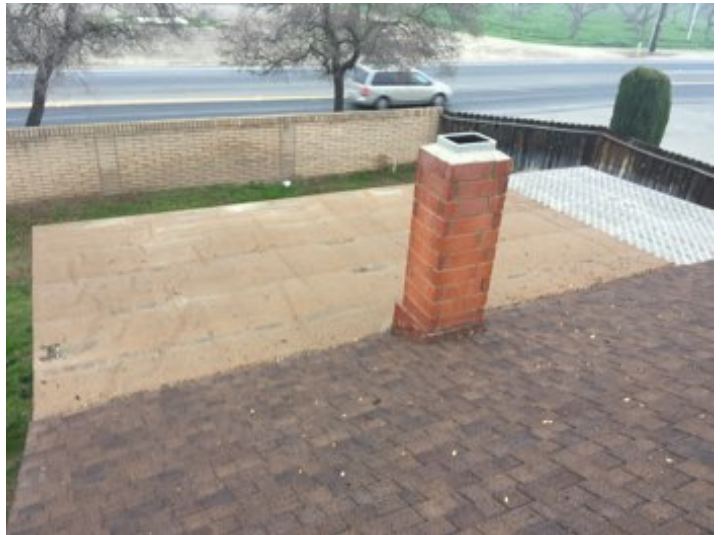


Materials: The roof was covered with composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic coated mineral granules.

Observations:

- Asphalt composition shingles covering the roof of this home appeared to be in serviceable condition at the time of the inspection.
- Debris accumulated on the South East roof at the time of the inspection may damage roof covering materials by retaining moisture. Clearing the roof of debris should be included in annual maintenance.





Rolled roofing on patio

2. Fascia and Trim Condition

Observations:



- Fascia at the following locations around the home had moisture damage visible.

- South roof.

- South West corner.

- Above garage man door.

See Clark's report for details and exact locations.



South roof



South West



Above garage man door

3. Gutter

Observations:

- Inspection of the roof drainage system typically includes examination of any of the following:
 - Gutters
 - Downspouts & extensions
 - Scuppers
 - Overflow drains

- One or more downspouts at the home routed roof drainage to the foundation. This condition may cause problems by introducing excessive amounts of moisture to the soil near the foundation. Keep downspouts extended from the house. Excessive moisture near the foundation can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. The Inspector recommends installation of downspout extensions to help protect the home structure and occupants. We suggest consulting a qualified professional.

- Gutters were loose in some areas and should be refastened.

- Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



4. Chimney

Observations:



- No rain cap was installed. A protective cover installed at the top of chimney flue to prevent rain from entering is referred to as a rain cap. Some rain caps are screened to keep out birds and rodents as well. Rain that mixes with soot form a chemical action which breaks the flue and chimney mortar down quicker.

- Damaged chimney crown observed. It is important for the crown to be in good condition as it provides a first line of defense against outdoor elements. When the crown is cracked, water gets in and freezes and thaws, causing larger cracks. A damaged chimney crown allows moisture to seep between the chimney and the liner as well as into the chimney, which can cause shaling and **spalling**. We suggest repair. A great preventative measure against this type of damage after repair is to weatherproof the chimney crown and, while you're at it, the chimney itself.

- Large crack observed on chimney at the patio area. The unit appears secure however we suggest further investigation and repairs if needed.



Grounds

1. Patio Damage

Observations:



- Patio has several areas of damage noted. Please see Clark's pest report for further details and specific locations.





2. Fence Condition

Materials: Wood

Observations:



- Some wood posts on the East fence line examined during the inspection were loose and needed maintenance or replacement.
- Wood boards forming the fence barrier on West side were damaged and in need of repair.



Cooling

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. A/C System Description

Materials: The home had a package air-conditioning system which was mounted on the roof. Package systems are those in which all components of the cooling system are installed within one cabinet.

2. A/C System Response

Observations:

- The air-conditioner responded properly to the controls at the time of the inspection.

3. Air Temperatures and Gradient

Observations:

- The General Home Inspection does not include confirming even temperature distribution by the cooling system.
 - Air temperature measured at supply and return registers had a difference of less than the minimum of 10 degrees Fahrenheit.
- We suggest washing the condenser coils outside. If the temperature does not return to normal conditions, we recommend service by a qualified HVAC technician.



4. A/C Cabinet Location

Observations:

- The air-conditioner compressor housing was located on the roof of the home to the North. We could not safely approach the unit.



Heat

1. Heat System System Description

Materials: The home had a package air-conditioning system which was mounted on the roof. Package systems are those in which all components of the cooling system are installed within one cabinet.

2. Heater Location

Location: The heating unit was located on the roof of the home to the North.


3. Heater Operation

Observations:

-  Heater operated OK at time of inspection.

4. Heater Condition

Observations:

-  The heater cabinet exterior appeared to be in serviceable condition at the time of the inspection.



Glossary

Term	Definition
GFI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Spalling	Spalling is a result of water entering brick, concrete, natural stone or stucco and forcing the surface to peel, pop out or flake off.
TPRV	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi.