

1CallDone

Property Inspection Report



A fine street, Tulare, CA 93274
Inspection prepared for: Best Client
Real Estate Agent: -

Date of Inspection: 8/16/2019 Time: 12:30 PM
Age of Home: 1989 Size: 1624
Weather: Clear

Inspector: Jonathan Meeker
Certified Master Inspector
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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 5 Item: 2	Outlet Condition	<ul style="list-style-type: none"> An electrical outlet on South East corner in this room had hot and neutral wires reversed. This condition should be corrected by a qualified electrician.
Page 6 Item: 3	Fireplace Condition	<ul style="list-style-type: none"> Soot was visible on the exterior of the wood-burning fireplace above the firebox. This condition indicates a possible combustion problem. The Inspector recommends further evaluation and repairs as needed. Gas line used to light logs was missing and fittings end was open to the atmosphere. This is a dangerous condition that should be corrected.
Kitchen		
Page 9 Item: 6	GFI Outlet Condition	<ul style="list-style-type: none"> No Ground Fault Interrupter (GFI) protection was provided for the outlet around sink. Any outlets located within 6 feet of a plumbing fixture must be GFI protected. We suggest consulting a qualified electrician.
Page 10 Item: 7	Light Fixture Condition	<ul style="list-style-type: none"> A ceiling light above sink did not fully operate at time of inspection. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician. A light near desk area did not fully respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.
Hallway		
Page 11 Item: 1	Light Fixture Condition	<ul style="list-style-type: none"> A wall light in this area did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.
Page 11 Item: 2	Wall Condition	<ul style="list-style-type: none"> And opening was cut in the lower section of the north hallway. We suggest further investigation and repairs as needed

Bedroom 3		
Page 12 Item: 3	Outlet Condition	• An electrical outlet on North wall in this room had hot and neutral wires reversed. This condition should be corrected by a qualified electrician.
Page 12 Item: 4	Ceiling Fan Condition	• A ceiling fan in this area was inoperable. The Inspector recommends an evaluation and any necessary work be performed.
Bathroom 2		
Page 14 Item: 4	Toilet Condition	• The toilet was loose at the floor and should be re-attached by a qualified plumber.
Page 14 Item: 5	Shower Condition	• The <u>diverter</u> valve was inoperable or did not operate correctly. We suggest correction.
Bedroom 2		
Page 15 Item: 3	Window Operation	• A window in this bedroom was difficult to operate. We suggest further investigation and repairs as needed.
Laundry Room		
Page 17 Item: 2	Electrical	• 220 Volt outlet present however no voltage was supplied at the time of inspection. We suggest further investigation and repairs as needed.
Garage		
Page 19 Item: 1	Garage Description	• The home had a two car attached garage. Owners property restricted a full inspection.
Page 19 Item: 2	Exterior Door	• Lower section of door has been previously patched and is currently weak at the base. We suggest further investigation and repairs as needed.
Page 21 Item: 5	Garage Door Reverse Status	• Eye beam system was not operational on North garage door opener at the time of the time inspection. We suggest repairing and re-testing.
Page 21 Item: 6	Firewall	• Large hole cut into <u>firewall</u> for ladder to access the attic. This lowers the amount of time that the structure would delay the fire entrance into the house. Screwing drywall or metal onto a pulldown ladder's cover does not provide an air-tight fire barrier as required by modern building standards. The issue becomes moot if a fire-rated assembly (a <u>firewall</u>) exists between the garage attic and the home's main attic or living space, which there is not. We suggest consulting a qualified professional.
Water Heater		
Page 24 Item: 5	Strapping	• The water heater is not properly Seismic restraint strapped.
Exterior Areas		
Page 24 Item: 1	Lighting	• Exterior light on the following locations did not operate. -South of garage door. -East wall by the laundry room door and dining room sliding door. This condition can be caused by daylight sensors, burned out or missing bulbs. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrician.
Electrical		

Page 25 Item: 1	Electrical Panel Condition	<ul style="list-style-type: none"> The main electrical service panels right hinge was missing at time of inspection.
Page 26 Item: 2	Breakers	<ul style="list-style-type: none"> A breaker with several listings wrote in was not a two pole breaker that would trip both circuits if one fails, such as a breaker above it. We suggest further investigation repairs as needed.
Page 27 Item: 3	Branch Wiring	<ul style="list-style-type: none"> Wiring in the main service panel appeared to have been performed by persons not familiar with safe electrical practices. White wires normally used for a neutral circuit was attached to two breakers. This condition indicates nonprofessional work. The Inspector recommends that an evaluation and any necessary corrections be performed by a qualified electrician.
Attic		
Page 28 Item: 3	Attic Storage area	<ul style="list-style-type: none"> Ceiling structure above the garage is not meant for the weight of stored items in the attic. Storing empty boxes, for example, may do little harm however once heavier items are stored, they can stress and/or damage the ceiling framing (rafters or trusses). It may also cause additional openings in the ceiling firewall due to the flexed ceiling covering.
Roof		
Page 29 Item: 1	Roof Condition	<ul style="list-style-type: none"> At the time of the inspection, the wood shake roof covering material had moderate general damage and/or deterioration commensurate with its age. We suggest consulting a qualified roofer. At the time of the inspection, the wood shake roof covering material exhibited widespread moderate general cupping or curling at the time of the inspection. We suggest consulting a qualified roofer.
Page 31 Item: 2	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 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.
Grounds		
Page 31 Item: 1	Walkway Condition	<ul style="list-style-type: none"> Raising of walkway is visible on West side of front entry at the time of the inspection is a trip hazard. This appears to be caused by roots of large tree planted near. This results in a trip hazard in several locations. We suggest further investigation and repairs as needed.

Page 32 Item: 2	Fence Condition	<ul style="list-style-type: none">• Wood boards forming the fence barrier on South side were damaged and in need of repair.
Page 33 Item: 3	Shrubs	<ul style="list-style-type: none">• Vine at front entrance is contacting and invading the structure. If this is allowed to continue affected items will be prone to early failure. We suggest really investigation and repairs as needed.
Cooling		
Page 38 Item: 2	A/C Cabinet Location	<ul style="list-style-type: none">• A fan shroud was not installed at the time of inspection. We suggest further investigation with repairs as needed.
Heat		
Page 38 Item: 2	Heater Operation	<ul style="list-style-type: none">• The heater did not respond to the thermostat and did not light to provide heat after waiting five minutes. We suggest consulting a qualified professional.

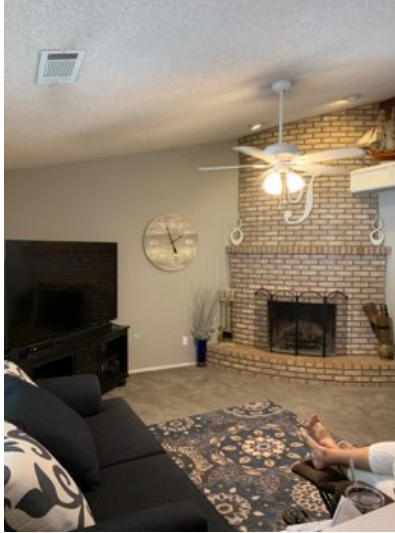
Living Room

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. Outlet Condition

Observations:



- An electrical outlet on South East corner in this room had hot and neutral wires reversed. This condition should be corrected by a qualified electrician.



3. Fireplace Condition



Observations:

- Soot was visible on the exterior of the wood-burning fireplace above the firebox. This condition indicates a possible combustion problem. The Inspector recommends further evaluation and repairs as needed.
- Gas line used to light logs was missing and fittings end was open to the atmosphere. This is a dangerous condition that should be corrected.



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

Materials:

- The range was gas-fueled.

Observations:

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



3. Microwave Condition

Observations:

- Microwave operated as designed.
- Microwave radiation is the energy that causes the water molecules in food to vibrate rapidly. It is this rapid vibration that produces heat which, in turn heats and cooks food. However, it can also penetrate through living tissue which is why exposure to microwave radiation is harmful to your health. We used a microwave tester to see if there was leakage while in operation.
- There was no excess microwave radiation leakage above upper limit present of 5W/cm² at time of inspection.



4. Dishwasher

Observations:

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



5. Garbage Disposal

Observations:

- Garbage disposal operated fine at time of inspection.



6. GFI Outlet Condition

Observations:



- No Ground Fault Interrupter (GFI) protection was provided for the outlet around sink. Any outlets located within 6 feet of a plumbing fixture must be GFI protected. We suggest consulting a qualified electrician.



7. Light Fixture Condition



Observations:

- A ceiling light above sink did not fully operate at time of inspection. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.
- A light near desk area did not fully respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.



Hallway

1. Light Fixture Condition



Observations:

- A wall light in this area did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.



2. Wall Condition



Observations:

- An opening was cut in the lower section of the north hallway. We suggest further investigation and repairs as needed



Bedroom 3

1. Locations

Locations: South West

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. Outlet Condition



Observations:

- An electrical outlet on North wall in this room had hot and neutral wires reversed. This condition should be corrected by a qualified electrician.



4. Ceiling Fan Condition



Observations:

- A ceiling fan in this area was inoperable. The Inspector recommends an evaluation and any necessary work be performed.



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 generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



4. Toilet Condition

Observations:



- The toilet was loose at the floor and should be re-attached by a qualified plumber.



5. Shower Condition

Observations:



- The **diverter** valve was inoperable or did not operate correctly. We suggest correction.



Bedroom 2

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. Window Operation



Observations:

- A window in this bedroom was difficult to operate. We suggest further investigation and repairs as needed.



Master Bedroom

1. Locations

Locations: North

2. Bedroom General Condition

Observations:

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



Master Bathroom

1. Bathroom Configuration

Materials: This bathroom contained two sinks in a cabinet, a toilet and a shower.

2. Bathroom General Condition

Observations:

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



Laundry Room

1. Laundry 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. Electrical

Observations:

- 220 Volt outlet present however no voltage was supplied at the time of inspection. We suggest further investigation and repairs as needed.



3. 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. Owners property restricted a full inspection.



2. Exterior Door

Observations:



- Lower section of door has been previously patched and is currently weak at the base. We suggest further investigation and repairs as needed.



3. Fire Door

Observations:

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



4. Garage Opener Status

Observations:

- Operated units. We recommend applying a dry lubricant of spay silicone on wear parts to quite operation and extend life of openers.



5. Garage Door Reverse Status



Observations:

- Eye beam system present and operated well for sale opener at time of inspection.
- Eye beam system was not operational on North garage door opener at the time of the inspection. We suggest repairing and re-testing.



6. Firewall



Observations:

- Large hole cut into **firewall** for ladder to access the attic. This lowers the amount of time that the structure would delay the fire entrance into the house. Screwing drywall or metal onto a pulldown ladder's cover does not provide an air-tight fire barrier as required by modern building standards. The issue becomes moot if a fire-rated assembly (a **firewall**) exists between the garage attic and the home's main attic or living space, which there is not. We suggest consulting a qualified professional.



Water Heater

1. Description

Observations:

- The home was equipped with a gas water heater. 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:

- Heater is located in the garage.



3. TPRV

Observations:

- The water heater is equipped with a Temperature Pressure Relief Valve (TPRV).



4. Plumbing



Observations:

- Outfeed hot water line had moisture stains where entering the wall. Or moisture meter detected high levels of moisture within substance. We suggest further investigation and repairs as needed.



5. Strapping



Observations:

- Seismic restraint straps in upper and lower 1/3 of tank. Lower strap minimum of 4 in. above controls. Offset coupling bracket so it is not directly above the control.
- The water heater is not properly Seismic restraint strapped.



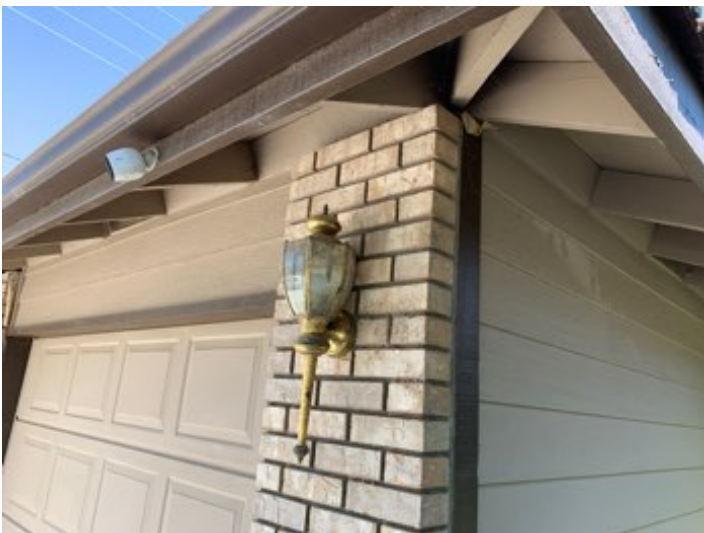
Exterior Areas

1. Lighting



Observations:

- Exterior light on the following locations did not operate.
 - South of garage door.
 - East wall by the laundry room door and dining room sliding door.This condition can be caused by daylight sensors, burned out or missing bulbs. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrician.





Electrical

1. Electrical Panel Condition



Observations:

- Electrical meter located on South wall of structure.

Observations:

- The main electrical service panels right hinge was missing at time of inspection.

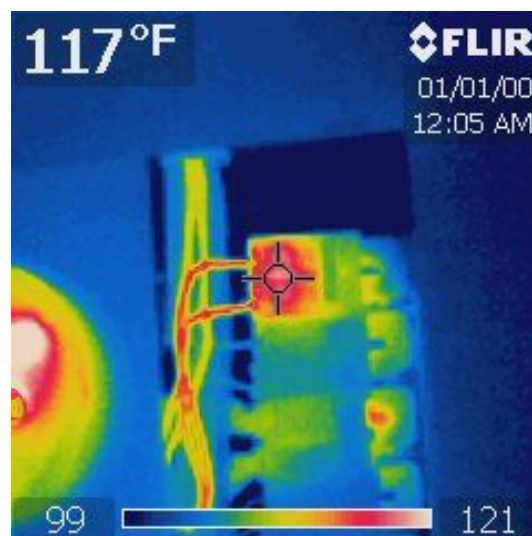
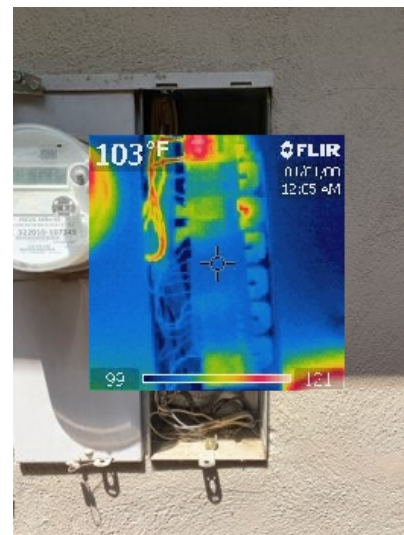
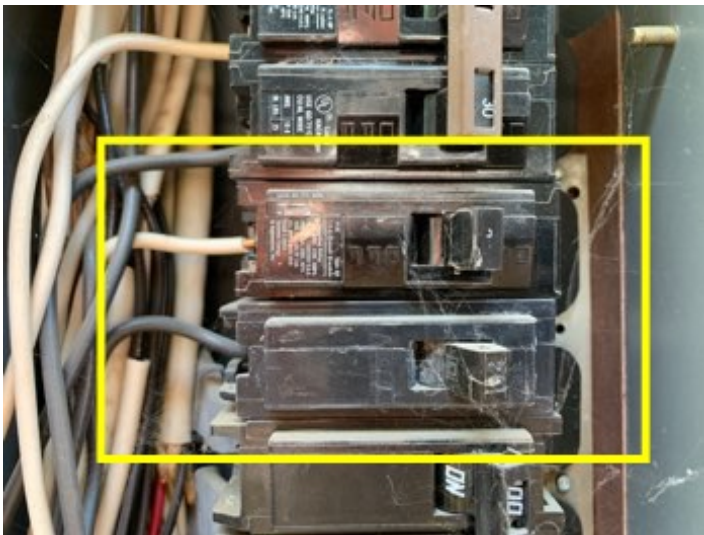


2. Breakers



Observations:

- Most breakers in the electrical panel appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed below.
- 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.
- A breaker with several listings wrote in was not a two pole breaker that would trip both circuits if one fails, such as a breaker above it. We suggest further investigation repairs as needed.



3. Branch Wiring



Observations:

- All branch wiring appeared to be in serviceable condition at time of inspection.
- Wiring in the main service panel appeared to have been performed by persons not familiar with safe electrical practices. White wires normally used for a neutral circuit was attached to two breakers. This condition indicates nonprofessional work. The Inspector recommends that an evaluation and any necessary corrections be performed by a qualified electrician.



White wires normally signify a neutral circuit.

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.

Depth:

- Attic insulation thickness was approximately 10 to 12 inches. The modern recommended value is R-38.

Observations:

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



2. Structure

Observations:

- Structure OK at time of inspection.



3. Attic Storage area

Observations:

- Ceiling structure above the garage is not meant for the weight of stored items in the attic. Storing empty boxes, for example, may do little harm however once heavier items are stored, they can stress and/or damage the ceiling framing (rafters or trusses). It may also cause additional openings in the ceiling **firewall** due to the flexed ceiling covering.



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 from the ground.

- The Inspector was unable to walk the roof without risking damage to fragile roof-covering materials and inspected the roof from a ladder and/or from the ground.

Materials: The roof was covered with wood shingles.

Observations:

- The wood shake roof covering material appeared to be in generally serviceable condition at the time of the inspection. Any observations listed below.
- At the time of the inspection, the wood shake roof covering material had moderate general damage and/or deterioration commensurate with its age. We suggest consulting a qualified roofer.
- At the time of the inspection, the wood shake roof covering material exhibited widespread moderate general cupping or curling at the time of the inspection. We suggest consulting a qualified roofer.



2. 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.



Grounds

1. Walkway Condition



Materials: Home walkways were constructed of poured concrete.

Observations:

- Raising of walkway is visible on West side of front entry at the time of the inspection is a trip hazard. This appears to be caused by roots of large tree planted near. This results in a trip hazard in several locations. We suggest further investigation and repairs as needed.



2. Fence Condition



Materials: Wood

Observations:

- Wood boards forming the fence barrier on South side were damaged and in need of repair.



3. Shrubs



Observations:

- Vine at front entrance is contacting and invading the structure. If this is allowed to continue affected items will be prone to early failure. We suggest really investigation and repairs as needed.



Pool And Spa

Drownings are the second leading cause of death for children in California. Between 2010 and 2015 more than 740 children between the ages of one and four years of age were hospitalized after a near drowning incident. The leading cause of hospitalization was brain injury due to lack of oxygen, known as asphyxiation. Some survive but many suffer permanent brain injuries. The intent of the bill SB442 Newman was signed into law to help prevent the large number of such incidents.

Paragraph in section 7195 7195 (a) (2) of the Business and Professions Code relates to home inspections. This section states: In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive

physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped.

[Click here for complete bill description.](#)

1. Drowning Prevention Safety Features

Observations:

- No drown prevention devices observed at the time of the inspection. The seven listed drowning prevention safety features are suggestions to make pool safe:
 - (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
 - (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 - (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
 - (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
 - (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
 - (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
 - (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).



2. Structure Condition

Observations:

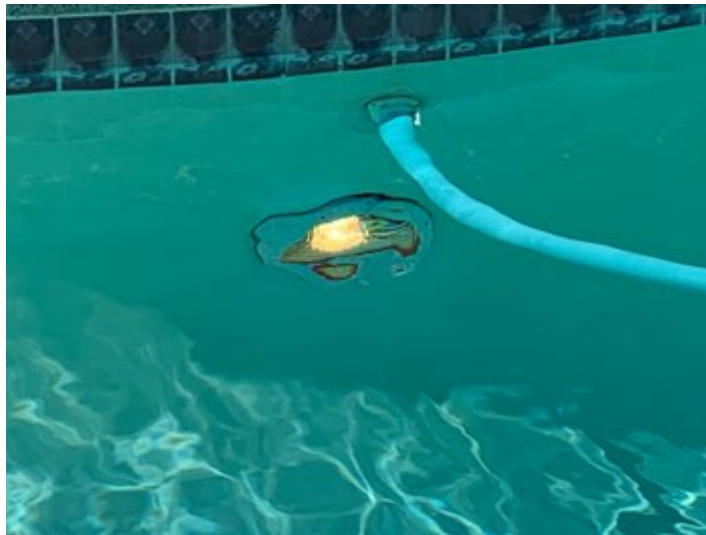
- Structure appeared to be in satisfactory condition at time of inspection.



3. Lights

Observations:

- Lights were operated at the time of the inspection.



4. Pumps

Observations:

- Pump appeared to be in satisfactory condition and was operated at time of inspection.



5. Filter

Observations:

- Filter appeared to be in satisfactory condition at time of inspection.



6. Diving Board and Slide

Observations:



Please note insurance companies usually charge more for pools with a diving board.



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. Air Temperatures and Gradient

Observations:

- The General Home Inspection does not include confirming even temperature distribution by the cooling system.
- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 10 and 22 degrees Fahrenheit.



2. A/C Cabinet Location



Observations:

- The air-conditioner compressor housing was located on the roof of the home to the East.
- A fan shroud was not installed at the time of inspection. We suggest further investigation with repairs as needed.



Heat

1. Heater Location

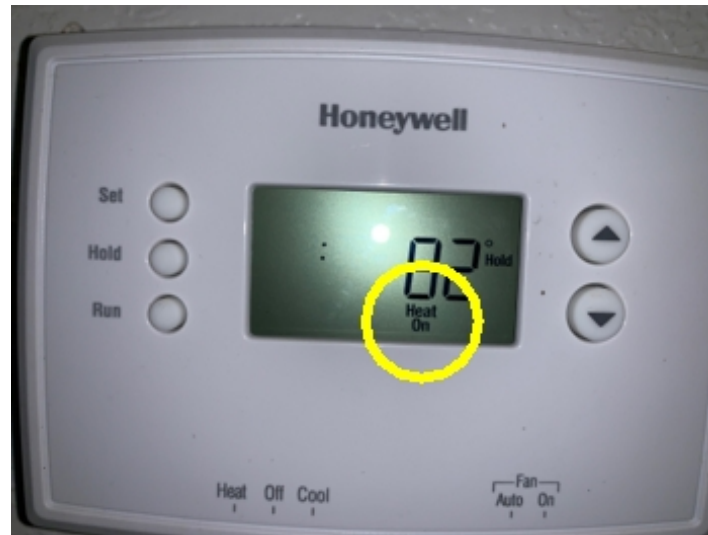
Location: The heating unit was located on the roof of the home to the East.

2. Heater Operation



Observations:

- The heater did not respond to the thermostat and did not light to provide heat after waiting five minutes. We suggest consulting a qualified professional.



3. Heater Condition

Observations:

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



Photos



The End.

Glossary

Term	Definition
Diverter	Diverter is the valve which diverts water from the tub faucet to the shower head.
Firewall	The 5/8-inch 'fire-code' drywall (called Type X) increases a wall's fire rating to a minimum of 1 hour, from the 30-minute rating for standard 1/2-inch drywall. And it's not just thickness that makes the difference. Type X has a denser core and contains glass fibers that keep it from crumbling in the heat. But because Type X is slightly more expensive-about 75 cents more per sheet—it's rarely used in residential construction except where the building code requires it.
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.

Preventive Home Maintenance Guide



This Preventive Home Maintenance Guide is designed to help you care for your home. This guidebook should be used at least twice per year as a checklist to maintain your home. Often, the early discovery and correction of a potential problem will save thousands of dollars in the long-term care of your property. If, during the care of your home, you find something that appears unusual or something you do not understand, you may need to contact a qualified expert to further advise you.

SPRING	FALL	ANNUALLY	AS NEEDED	
Exterior				
CHIMNEY				
	■			Inspect outside of chimney for loose bricks, stones, deteriorated or cracked mortar joints or, if stucco, look for cracks or loose sections.
	■			Check chimney flashings for leakage.
	■			Inspect interior of chimney for creosote and soot buildup.
	■			Check chimney caps for loose or broken sections; check for obstructions such as bird nests.
	■			Inspect metal chimney for rust, missing rain caps and loose braces.
GUTTER SYSTEM				
■	■			Check for damaged gutters, hangers, downspouts and strainers.
■	■			Remove debris in gutters and downspouts. (Use wire snake for elbows.)
■	■			Check gutter alignment to make sure rainwater collects properly and drains away from house.
■	■			Tighten loose mountings.
■	■			Spot-paint worn areas. Repair or caulk holes. Replace any sections that have holes or excessive rust.
■	■			After cleaning gutters, install wire strainers over openings to downspouts.
ROOFS				
■	■			Shingle Roofs —Check for damaged, loose or missing shingles. Pay special attention to ridge areas, or areas where downspouts from upper roofs discharge onto a lower roof. Replace or repair missing shingles.
■	■			Flat Roofs —Check for blisters, bubbles, open seams and bald areas. If roof is tar and gravel, check for areas of gravel erosion.
■	■			Tile Roofs —Check for loose and broken tiles. Replace damaged tiles.
■	■			Check roof flashing for damage.
■	■			Cut back tree branches from roof to avoid damage to roof surface.
■	■			Check all roof penetrations for signs of deteriorated installation and as a possible source of leaks.

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SPRING	FALL	ANNUALLY	AS NEEDED	
<h2>Exterior (continued)</h2>				
EAVES				
■				Check soffits and fascia for loose and rotted areas and/or for water stains. Note condition of paint, and repaint or repair where necessary.
EXPOSED FOUNDATION				
■				Check exposed foundation areas for evidence of deterioration, movement, dampness and cracking. If masonry, check for deteriorated bricks and mortar voids.
■				Fill in cracks and voids with mortar mix or other sealant.
■	■			Check foundation vent screens for damage. Repair damage as needed with proper materials.
GRADING				
	■			Check grading to ensure drainage away from house. Recommended: 1-inch drop per foot for first 6 feet away from structure.
	■			Inspect for signs of termites or other pest infestation in areas near foundation.
EXTERIOR WALLS				
■				Masonry Walls —Check for deteriorated brick and mortar voids.
■				Stucco Walls —Check for cracking and separating.
■				Wood Walls —Check for rot, loose or damaged wood, caulking and wood/soil contact. If paint deterioration is a result of blistering or bubbling, cause must be determined.
■				Metal, Vinyl, Insbrick, Shingle and Asbestos Siding —Check for loose or missing components.
■				All Walls —Check for settling, buckling and other evidence of movement.
VEGETATION				
■	■			Keep all vegetation clear of wall surfaces by 6 inches.
TRIM				
■				Check all trim for fit and paint condition.
WINDOWS AND DOORS				
	■			Check doors, windows and trim for finish condition.
■				Check for broken glass or damaged screens.
■				Check all window glazing for loose putty.
■				Clean screens and install.
	■			Clean storm windows and install.
		■		Clean all windows.
	■			Check weather stripping for tight fit. Replace where damaged.
	■			Check caulking where window, door and trim intersects with wall surfaces.
		■		Check all door hardware and lubricate.
■	■			Remove debris from all foundation window wells.
	■			Overhead Garage Doors —Keep tracks clean. Lubricate hinges, rollers, wheels or ball bearings with oil or powdered graphite when in down position.

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SPRING	FALL	ANNUALLY	AS NEEDED	
				Exterior (continued)
				PORCHES AND DECKS
■	■			Check all components for rot and insect infestation.
■				Check railings and steps for stability and loose components.
■				Repaint or stain all areas required.
				GROUNDS AND YARD
	■			Drain outside waterlines and hoses. Store or winterize.
■	■			Check all driveways and sidewalks for cracking, settling or uplifting. Some of these conditions may be a safety hazard and others may direct surface water to the structure. Determine cause and correct.
■	■			Check retaining walls, fences and other wood structures for rot and insect infestations.

SPRING	FALL	ANNUALLY	AS NEEDED	
				Structure
				INTERIOR FOUNDATION WALLS
		■		As viewed from the basement or crawl area, check foundation walls for evidence of deterioration, movement or dampness. Patch all cracks and voids in foundation walls.
				NOTE: Minor foundation wall dampness may be normal in older foundations. This generally results in slow surface deterioration only.
				NOTE: All crawl areas should be accessible through an access hatch.
				WOOD FRAMING
		■		Check all exposed wood structural components for evidence of rot or insect infestation. This is usually only possible to observe in the basement or crawl areas. Pay special attention to areas in the vicinity of baths, kitchens or other areas where water could enter.
				SURFACE CRACKS – WALL AND CEILING
		■		Check all interior walls and ceilings for surface cracks. Minor cracks due to normal structure settling and shrinkage are to be anticipated. Larger cracks that grow from year to year may be an indication of significant movement. Also note bulges in wall and ceiling surfaces and monitor any changes.
		■		Check walls and ceilings for evidence of water stains. If stains are noted, determine source of stain.
		■		Check behind blinds, in closets and other areas for evidence of condensation or fungus. This may indicate high humidity levels or moisture penetration.
				DOOR FRAMES
		■		Check door frames for squareness. A change in the operation of a door may indicate significant structural movement, especially if change occurs within a short period of time (six months or less).
				WINDOWS
		■		Check windows for condensation, which may indicate high humidity inside structure.
		■	■	Check double-pane windows. If condensation between glass is noted, the seal may have failed and repair is indicated.
				ATTIC
■	■			Check for water stains on underside of roof sheeting.
■	■			Check for rot, mildew or fungus on wood components. This may indicate high humidity.
■	■			Check to determine that insulation is not wet.
■	■			Check to ensure that roof vents are free of bird nests and that all vent screens are functional.

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SPRING	FALL	ANNUALLY	AS NEEDED	
				<h2>Electrical</h2>
				MAIN PANEL
		■		Check main panel for rust or water marks, which may indicate water penetration.
■	■			Breakers —Flip all breakers to OFF and then ON to ensure that no breaker has seized and to ensure proper function. NOTE: When you first move in, check that breakers are marked to correspond to rooms or appliances that they service.
■	■			Fuses —Hand-tighten all fuses. NOTE: When you first move in, check that fuses are marked to correspond to rooms or appliances that they service. NOTE: Keep a supply of new fuses near electrical main panel.
				INDOOR WIRING
		■		Check condition of all lamp cords, appliance cords, extension cords and plugs. Replace at first sign of wear or damage. NOTE: If you experience the slightest tingling shock from handling or touching any appliance, disconnect and repair immediately. NOTE: If fuses blow or circuit breaker trips frequently, contact an electrician to determine cause and make necessary repairs.
			■	Ground Fault Circuits (GFI) —Test ground fault interrupter (GFI) electrical outlet monthly by pushing test button on GFI receptacle.
				ALUMINUM WIRING
		■		If your inspection report indicated that your home has aluminum wiring, all wire connections should be tightened annually by a qualified electrician.
				OUTDOOR WIRING
■	■			Check all wires leading to house to make sure that they are not loose or frayed.
■	■			Check to make sure that trees and other vegetation are not in contact with outside wiring system.
			■	Check to make sure that all exterior outlets have weather-tight, protective covers.

SPRING	FALL	ANNUALLY	AS NEEDED	
				<h2>Plumbing</h2>
				SUPPLY PLUMBING SYSTEM
		■		Have well water tested for potability.
■				Check exposed plumbing supply lines for signs of leaks.
		■		Repair all leaking or dripping faucets. NOTE: Insulate pipes located in unheated areas. Do this when you move in or now if you never have done it.
		■		Shut off exterior faucets from interior drain and insulate outside hose beds for winter.
■				Remove winterizing protections for all exterior faucets. Check for leaks.
■			■	Water Filter —(Point-of-service carbon-activated unit.) Every 20 gallons or once every 3 weeks, unless manufacturer says otherwise, replace carbon cartridge.

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SPRING	FALL	ANNUALLY	AS NEEDED	
<h2>Plumbing (continued)</h2>				
WASTE PLUMBING SYSTEM				
■				Check exposed drain and plumbing lines for leaks.
■		■		Check and clean all basement and exterior drains and clean as necessary.
		■		Check slow drains and clean as needed.
		■		Clean septic tank as needed. (Pump out every 2-5 years.)
FIXTURES				
■	■			Check sump pump operation. Check screen for debris or dirt, and clean if necessary.
		■		Toilets that run continuously should be repaired.
		■		Check for leakage around or under toilet bowl, sinks, showers and tubs.
		■		Check caulking around all bathroom and kitchen fixtures; repair as necessary.
■				Check lawn sprinkler system for leaky valves and exposed lines.
WATER HEATERS				
		■		Hot Water Heater Tank —Drain hot water heater to remove accumulated sludge and sediment from bottom of tank.
				Electric —Shut off power to water heater prior to draining. Drain tank completely. (Attach garden hose to draincock, and drain to outside or to floor drain.)
				Gas —Shut off gas. Check exhaust vent and air shutter penning for dirt and obstructions. Vacuum air passages to burner and clean burner of dirt and lint.
				Fill tank with water. Return electric power to tank or relight gas burners to tank after tank is refilled.

SPRING	FALL	ANNUALLY	AS NEEDED	
<h2>Heating Systems</h2>				
FORCED AIR SYSTEMS				
		■		Check air filters on conventional systems for dust and dirt (to keep air moving freely and to prevent airborne dirt from circulating through house). Clean with vacuum or replace. Change filters at least every three months (during months of furnace operation).
		■		Check electronic air filters for dust and dirt, and clean by following manufacturer's instructions. (Every 2-3 months.)
	■			Clean dirt and dust from around furnace area and air grills and ducts.
				NOTE: Noisy blower sounds should be brought to the attention of a heating system mechanic.
HUMIDIFIERS AND DEHUMIDIFIERS				
		■		Check humidifier water level and adjust.
		■		Clean water pans, water inlet and work float arm back and forth to dislodge obstructions.
		■		Replace pad on drum-type humidifier.
		■		Lubricate motor with drop or two of 20-weight oil.
		■		Shut off water supply to humidifier during humid months and turn on water to humidifier during months when heating system is in operation.

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SPRING	FALL	ANNUALLY	AS NEEDED	
<h2>Heating Systems (continued)</h2>				
OIL FURNACES AND BOILERS				
	■			System should be checked by a qualified mechanic for soot, debris and corrosion. Cleaning and corrective measures should be taken.
		■		Check exhaust pipe from furnace for loose connections or corroded sections. Any debris should be removed from chimney cleanout. Check barometric damper on the exhaust pipe to determine if it rotates freely.
				NOTE: At end of heating season, keep tank filled with oil to prevent condensation inside tank, which could corrode tank and promote leaks.
		■		Heat Exchanger —Due to the danger of carbon monoxide poisoning from a faulty heat exchanger, the heat exchanger should be checked by a qualified technician.
GAS FURNACES				
			■	If gas odors can be detected, contact gas company immediately.
		■		Check burner flame color (should be blue with little or no yellow).
			■	Furnace should be serviced by a qualified mechanic and system should be checked for loose or corroded sections.
		■		Heat Exchanger —Due to the danger of carbon monoxide poisoning from a faulty heat exchanger, the heat exchanger should be checked by a qualified technician.
ALL HOT WATER SYSTEMS				
	■			Check radiators and convectors for leakage. Pay particular attention to the valves.
			■	Bleed radiators to remove trapped air once a month during heating season. (Open valves while water is circulating. Close when water begins to trickle out.)
	■	■		Lubricate circulating pumps. (Lubricate with 20-weight oil at oil ports.)
			■	Drain and refill expansion tanks.
ELECTRIC HEAT				
			■	A qualified technician should inspect furnace to ensure that all components are operating properly and that no connections are loose or burned out. (Every 2-3 years.)
			■	Check electric baseboard heaters to ensure adequate clearance from combustible materials. (Check frequently.)
WOOD STOVES				
	■			Check chimneys and flues for creosote buildup and clean as needed. (With regular use, yearly cleaning is recommended.)
		■	■	Check clearance of combustibles around wood stove and obtain safe distance as per manufacturer specifications.
		■	■	Clean firebox and check grate.

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SPRING	FALL	ANNUALLY	AS NEEDED	
				Cooling Systems
				AIR CONDITIONER (CENTRAL UNIT) / HEAT PUMP
■				Clean or replace filters (usually located in the furnace).
■				Remove debris around compressor (located in outdoor cabinet).
■				Flush evaporator drain line. Check condensate tray for buildup.
				AIR CONDITIONER (ROOM UNIT)
■	■			Clean filter (behind air intake grill).
■	■			Remove dirt from compressor, tubing and motor blades.
		■		Cover with insulated dust- and moisture-proof cover inside and out, or remove unit from wall and seal opening.
■				Charge compressor.
				ALL WHOLE-HOUSE FANS (ATTIC)
■				Clean fan blades.
■	■			Lubricate motor and pulley bearings with drop of oil on each pivot and oil port.
■				Check drive belt and replace if sides appear glazed or smooth or if tension is not tight.
■				Dislodge leaves and debris from louver pivots.

SPRING	FALL	ANNUALLY	AS NEEDED	
				Safety Equipment
				SMOKE ALARMS / CARBON MONOXIDE DETECTORS
■	■			Test by pressing test button (alarm should sound).
■	■			Replace batteries if not hard-wired unit.
				FIRE EXTINGUISHER
■	■			Check indicator on pressure gauge to be sure extinguisher is charged.
■	■			Be sure lockpin is firmly in place and intact.

Notes:

