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INSPECTION REPORT

**123 Our Street
Hometown, California**

September 9, 2022 - 8:00 A.M.
Report Number 12340922



This Report Prepared for
Client Name

Agent:
Agent Name
Agent Realty Group

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INTRODUCTION

Property Description

We inspected the single-story, single-family residence at 123 Our Street in Hometown, California on September 9, 2022. This is a report on the conditions that existed on this day and time. It is not a guarantee or warranty against future failures or problems which may occur even in the near future.

This is a listing inspection, performed for the owner of the property. If this report is used by potential buyers of the property, we strongly recommend that DMP East Bay Inspections be retained to return to the property and perform a verbal review of this report in order to help facilitate a complete and thorough understanding of all of the findings in this report. We recommend that this report be read and understood completely prior to making any purchase decisions.

This report describes the building as viewed from the street. The building site slopes moderately down to the front. The sky was overcast, and the weather was dry at the time of our inspection.

According to public record, the building was constructed in 1946. It appears that modifications have been made to the building, including an addition for the bathroom at the right rear. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

General Comments

This report lists the apparent conditions of items subject to wear from normal use. We typically use five terms to report these conditions: ***new or relatively new***, ***minor wear***, ***moderate wear***, ***generally worn***, and ***poor***.

A ***new or relatively new*** item usually shows no signs of wear. An item reported as showing ***moderate wear*** appears to be in the mid-range of its anticipated lifespan. The term ***poor condition*** indicates a system or component that is at, or near, the end of its useful life span. Between these three basic levels we add two intermediate conditions: ***minor wear***, which is not quite ***new***; and ***generally worn***, indicating a component nearing the end of its useful life. When an item in this report is noted as being in “acceptable” condition, we mean that it was providing generally adequate service within the limits of its age - and any defects, deficiencies or potential problems noted during the inspection. For items where the comment calls for a defect to be monitored, we recommend a licensed contractor familiar with the defect determine the intervals for review and action needed. Recommendations for further evaluation, that evaluation should be performed prior to the end of your contingency period.

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, specialists in the relevant fields should be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance.

We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This inspection was performed and this report produced according to the limitations and exclusions specified in the Inspection Agreement. In this contract our liability is limited to twice the amount of the inspection fee..

The terms “not accessible” and “inaccessible”, when used in this report, indicate areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access. In addition, objects such as furniture or stored items limit visual inspection. These areas may have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after items are removed or access is provided.

Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made.

Some of the report comments have an exclamation mark icon  and are highlighted in blue. These are listed again at the end of this report as “Primary Recommendations”. Primary Recommendations are the ones we consider to be most important, but should not be considered the only significant items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

RECOMMENDATION: For attention to the action items in this report, we recommend review and repairs as necessary by licensed contractors specializing in each trade. Licensed General Contractors (Sometimes referred to as General “B” Contractors) are typically used when a job requires two or more trades to be performed . They can be utilized to conduct the repairs or oversee multiple tradesmen on larger projects. Bids on larger items should be obtained from several contractors for competitive pricing and alternatives. Note: For structural work, we recommend consulting with a licensed structural engineer to work in conjunction with a licensed contractor to perform the work..

EXTERIOR

Siding

The building has stucco siding, which is generally in acceptable condition, with no significant cracks. Hairline cracks are typical of this material and no immediate action is necessary to correct them. The small cracks can be scratched open, patched and sealed in the course of routine maintenance.

Stucco consists of cement and sand plaster, reinforced with wire mesh, installed over a water-resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a weep screed. The soil surface should be maintained below this edge to prevent moisture and termite entry behind the stucco.

The stucco surfaces below the living room cantilever are not provided with ventilation. Screened ventilation openings are often required in new construction to prevent moisture accumulation and damage to the wooden framing behind the stucco. We recommend the installation of screened vents be considered in the enclosed stucco-sided areas to reduce the potential for moisture accumulation and decay.



Unvented stucco overhang.

In older buildings, the bottom of the stucco typically extends below soil level and may conceal damaged framing or termite entry. These areas should be inspected regularly by a structural pest control firm. There is a potential for damaged wood framing and sheathing behind older stucco surfaces, especially in areas where water from the roof or downspouts flows over the wall surfaces. We recommend periodic inspections be made by a licensed pest control firm. It may be necessary to make openings in the stucco to determine the condition of the wood framing behind.

Exterior Conditions

Several window sashes (frames that hold the glass) are damaged. We recommend the damaged sashes be repaired or replaced as needed.

The glazing putty on the outsides of a basement window is worn and cracked or missing. We recommend the window putty be repaired as needed to protect the window from moisture intrusion.



Damaged window sash.

Exterior Finish

The exterior finishes are generally in acceptable condition. Keep in mind that paints and stains will deteriorate from sun and weather exposure over time. The condition of the exterior finishes should be periodically monitored and recoated to prevent unnecessary damage to the underlying surfaces.

Federal law requires that individuals receive certain information before renovating six square feet or more of painted interior surfaces or more than twenty square feet of painted exterior surfaces in residential buildings built before 1978. As of April, 2010, contractors who disturb lead-based paint in homes built before 1978 are required to be certified and follow specific work practices to prevent lead contamination. For more information on this subject please visit:

<http://www.epa.gov/lead/>

Porch

The front porch has a brick walking surface. The bricks are over concrete, which is supported by wooden framing.

Concrete, brick, tile, and other masonry stairs, landings, and decks are often supported by wood framing. A membrane is typically placed over the framing to prevent moisture entry and damage. The framing beneath should be regularly checked for signs of water penetration. Any cracks or openings in these surfaces should be caulked or filled to prevent water entry.

▲ The mortar between the bricks is damaged in several places and has allowed water to penetrate through to the framing. Moisture-related damage was observed under the front porch. We recommend review and repairs as necessary. If a current pest report is not available, we recommend having the property inspected by a licensed structural pest inspector for more information.



Moisture-related damage under front porch.

Stairs

▲ The front and rear entrance steps are uneven, creating potential trip hazards, and we recommend modification as needed to provide a consistent height at each step. Individual steps in staircases should have a consistent height and depth for safe use.

Individual steps in staircases should have a consistent height and depth for safe use. Current standards require a maximum riser height of 7-3/4 inches and a minimum tread depth of 10 inches (with tread nosings) or 11 inches (without nosings). Tread and risers are not allowed to vary by more than 3/8 inch. Uneven steps are a potential trip hazard and should be corrected.

There are several grade level "garden steps" that are not constructed in conformance with current standards and may pose a hazard to some users. Garden steps are not used often and are crude enough in design that users tend to use care when using them. We recommend monitoring for problems and repairs be made as necessary if problems are observed.

Exterior Railings

▲ The rear stairs are not provided with proper handrails. We recommend the installation of a handrail in accordance with current standards to reduce the potential for personal injury. Handrails are currently required at stairways with four or more risers.

▲ The openings in the front porch guardrails are too large and the railings are too low according to modern safety standards. We recommend they be modified to meet the modern safety standards.

For maximum safety, staircases with four or more steps (or risers) should have handrails between one and one-half and two inches wide, shaped so the handrail can be readily grasped. Handrails should be 34 to 38 inches above the leading edge of the stairway tread and should return to the railing, post, or floor without open ends that can catch clothing. Modern standards call for openings less than four inches as it has been found that a small child can slip through a larger opening. Guardrails are now required to be 42-inches high in new construction at every deck, stair, or landing more than 30 inches above an adjacent surface. Railings are also required to resist 200 pounds of force in any direction at any point along the top of the rail for decks greater than 30 inches above grade.



Uneven steps and missing railing.

Walkways

▲ Several walking surfaces are uneven, creating potential trip hazards, and we recommend repair as necessary to provide for safe foot traffic.

A walkway at the rear has settled and is sloped towards the building. This will direct water from precipitation or landscape irrigation towards the foundation. We recommend repair or replacement of the surface to ensure that water drains away from the building.

There are concrete patios at the rear in acceptable condition.

Driveway

There is a concrete driveway. Small cracks were observed in the driveway pavement. Over time, these cracks may grow or shift. We recommend monitoring, followed by corrective action taken if movement is observed.

Grading and Drainage

The terrain slopes toward the building at the left rear. This condition can direct the flow of surface water toward the foundation, which could result in deterioration of the foundation and water penetration under the building. If water penetration is observed, we recommend a licensed contractor specializing in drainage systems be consulted for advice, repair options, and cost estimates.

We observed faulty grade conditions at the left. We recommend a licensed structural pest control firm be consulted to evaluate the building and we recommend the foundation or soil level be modified as needed to provide proper grading and soil slope.

A faulty grade (where the exterior soil level is above the top of the concrete or masonry foundation) can allow moisture penetration, leading to decay and termite infestation. The standard in new construction is for the top of the foundation to be at least six inches above the soil level. Removal of soil adjacent to the foundation can eliminate a faulty grade condition, but it may also direct surface water toward the foundation. Typical repair methods include a concrete cap on top of the foundation to raise it above the exterior soil level, a concrete curb outside the foundation to act as a moisture barrier, or a low concrete or wooden retaining wall to hold soil away from the foundation. A licensed contractor should be consulted as to the appropriate repair method.

Retaining Walls

There are brick retaining walls at the rear in acceptable condition. A determination as to whether the retaining walls are adequate to support the weight of the soil is beyond the scope of our inspection.

Fencing

An examination of the property fencing is beyond the scope of this inspection and is not included in this report. Fences at the perimeter of the lot typically approximate the property lines, but only a licensed surveyor can verify their exact location.

Exterior Structures

There is a wooden trellis at the rear. The support posts are new; however, the trellis has been damaged by wood destroying organisms and we recommend review and repairs as necessary.

ROOFING

Composition Shingle Roofing

The building has a composition shingle roof that shows minor wear and is in the early part of its 40-year expected service life. With attention to the items noted in this section and routine maintenance, the roofing should remain reliable for a number of years.

Moss is growing on the roof surfaces in several places.

Moss and lichen should be removed periodically as part of routine roof maintenance. The growths will trap moisture that can damage the roofing material. Substantial growth can be removed by a company that specializes in cleaning roofs.

Metal Roofing

There is metal roofing at the low-slope portion of the roofing at the addition at the right rear. This roofing shows minor wear and is in the early part of its 50 plus year expected service life. With attention to the items noted in this section and routine maintenance, the roofing should remain reliable for a number of years.

Roof Flashings

The roof flashings primarily are sheet metal. The accessible roof flashings are in acceptable condition. However, all flashings should be periodically examined as a part of routine maintenance.

Sheet metal, membrane roofing materials, and sealing compounds such as mastic, are often used to prevent water entry at roofing connections and penetrations. Flashings need periodic maintenance and should be inspected annually.

Mastic has been used at several roof flashing connections.

Mastic and other sealants dry out and crack, typically requiring a new application every two to four years. Painting the mastic can help protect it from the sun and give a better appearance.

The roof-to-chimney connections have been sealed with mastic. We recommend this area be resealed periodically or concrete be installed as the sealant for the counter-flashings.

Roof Drainage

The rain gutters are sheet metal.

Two of the roof drainage downspouts are directed into subsurface drain lines. Clay tile piping has been used for one of the subsurface drains. Tile drainpipes are especially susceptible to blockage from root entry and breakage from movement. It may be necessary to disconnect the downspouts from these drain lines and to provide another means to carry roof water away from the foundation. We recommend verification that the pipes are performing as intended.

Roof drainage downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface-mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to ensure that the drains are free flowing.

Roofing Miscellaneous

There is debris on the roof surfaces in several places. We recommend debris be removed periodically as part of routine maintenance.

We inspected the roofing systems after obtaining access with a ladder.

Roofing General

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter joints and connections may need periodic caulking or sealing. We recommend periodic inspections be performed to be sure the roof drainage systems function properly. Observing roof and foundation areas during or shortly after heavy rains is a good way to find deficiencies in the roof and area drainage systems.

This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing or guarantee against present or future leakage. Annual examinations should be made by a licensed roofing contractor for needed periodic maintenance and repair.

ATTIC

Attic

The attic access is in a closet ceiling. Our inspection of the attic was limited to a visual examination from the access opening to prevent damage to the ceilings below. Portions of the attic areas were not accessible to our inspection and unobserved deficiencies may be present.

The attic ventilation appears sufficient. Adequate attic ventilation is important to prevent the accumulation of moisture, which can cause decay and damage, and to prevent excessive attic temperatures. Improved ventilation can reduce attic and interior room temperatures.

The attic is insulated with loose fill insulation, which is approximately six to eight inches thick.

▲ Knob and tube wiring is present in the attic. We were unable to determine if the knob and tube wiring is active. The wiring we observed may be abandoned. We recommend a licensed electrician evaluate the wiring, remove any abandoned wiring, and replace active knob and tube with modern wiring.

The insulation coverage is uneven. We recommend redistributing the insulation and the installation of additional insulation to bring the building into conformance with current energy standards in order to increase the energy efficiency of the building and reduce utility bills after the knob and tube wiring has been certified as safe or removed. The standard for new construction is twelve to fourteen inches of insulation sufficient to achieve an insulating value of R-38.

STRUCTURE

Substructure Access

We obtained access to the subfloor areas through the basement and at an access opening at the rear exterior. We inspected the subfloor areas by crawling through the accessible portions. Our ability to fully examine the foundation and substructure framing was limited by ducting, pipes, wall surfaces, and other obstructions to our view.

Physical obstructions limit our ability to perform a visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.

Building Type and Foundation

The building is a wood-framed structure with a raised perimeter concrete foundation, intermediate foundation walls, and intermediate pier supports. The foundation appears to be relatively modern in design. Foundations of this kind typically have internal steel reinforcing. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

The foundation is in acceptable condition. No abnormal cracks or deterioration were observed. We recommend periodic monitoring for foundation cracking or movement.

Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

The right side of the garage floor has large cracks that may have been caused by the settling of the foundation at the right wall. The cracking could worsen over time. If ongoing movement is observed, we recommend further evaluation by a licensed structural engineer.

Framing

The visible portions of the cripple walls are in acceptable condition.

The building has a wood-framed flooring system. The subfloor framing consists of one-inch thick (nominal) decking boards installed over two-inch thick (nominal) joisting. The floor framing is not provided with fiberglass insulation and vapor barriers, as is typical in buildings of this age and kind. We recommend installation of insulation under the floors to make the building more comfortable as well as reducing energy bills.

The wall structure, adjacent to the finished areas of the building, is not visible; however, symptoms of non-performance were not observed.

Most of the walls are covered with finished surfaces and we were unable to determine if they are insulated.

The attic is framed with 2x (two-inch nominal dimension) rafters and ceiling joists. The rafters have both "skip," or spaced, board sheathing, and plywood sheathing. Where visible, the roof framing is in acceptable condition. It should be noted that several aspects of the attic framing are outdated, and the framing appears undersized by modern standards and may be susceptible to sagging and cracking when stressed.

Seismic

The foundation is equipped with anchor bolts. The round washers typically used beneath the nuts on foundation bolts are not generally used in new construction and have been replaced with thicker, square, steel bearing plates, as the plates are less likely to work loose. We recommend upgrading by replacing the bolt washers with bearing plates be considered.

Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting no more than six feet apart, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides typically require additional bolts and other seismic devices. For more information on seismic bolting and bracing, we suggest you visit: www.strongtie.com/solutions/seismic

The visible cripple walls are not retrofitted with bracing panels. Unbraced cripple walls are typical for buildings of this age, but the absence of bracing panels is considered a deficiency, as they are prone to collapse in a large earthquake. We recommend the installation of cripple wall bracing.

Vertical steel straps (shear transfer ties) were not observed, and the cripple wall / floor framing connections will be prone to damage in a large earthquake. We recommend the installation of shear transfer ties in conjunction with the cripple wall bracing to ensure a proper connection between the floor framing and the braced cripple walls.

▲ The large garage door opening in the lower portion of the building might place it in a category of “soft story” structures, which are more vulnerable to earthquakes than buildings with more solid lower walls and fewer windows, doors, and other similar openings. We recommend the potential soft story areas be reviewed by a licensed structural engineer for seismic upgrading.

▲ Seismic upgrades are not installed on this building, and it will be prone to significant damage in a large earthquake. We recommend retaining a licensed structural engineer to seismically evaluate the building and determine what corrective measures would be necessary to better protect the building in the event of a large earthquake.

Engineering requirements evolve and change over time. There are many different opinions as to what constitutes proper or effective seismic retrofitting. Engineers, building department officials, and seismic retrofit contractors often do not agree on the kind, method, or amount of seismic bracing, bolts, metal connectors, shear panels, and other components that will provide a practical level of safety and protection during an earthquake. Each building has unique features that should be taken into account in designing an effective system for seismic resistance.

Subfloor Area

Ventilation provided to the areas beneath the building appears adequate.

A vent screen at the front of the building is damaged and we recommend it be repaired or replaced to prevent the entry of rodents and other pests.

The subfloor area soils were dry at the time of our inspection. We observed efflorescence on the foundation in several places, indicating a surplus moisture condition. Steps should be taken to improve the exterior drainage where appropriate.

Efflorescence is a white powdery deposit that occurs on masonry or concrete and indicates the presence of moisture in contact with the masonry or concrete. Minor efflorescence is common even in new construction. Substantial efflorescence indicates a defective drainage condition.

There is direct contact between the wooden framing and the soil at the front. Direct wood-soil contact is conducive to insect pest or moisture-related damage. We recommend all wood-soil contact be eliminated.

Adequate clearance (at least six inches) should be maintained between soil and wood to prevent moisture or insect damage to wooden supports and framing. Wood that has been in contact with soil should be examined by a qualified structural pest control operator.

There is an unsupported steep cut in the soil level beneath the building at the left. There is a concrete pier on the soil above the cut-in-grade that may be subject to failure if the soil in this area is not adequately supported. It may be necessary to install concrete retaining walls to support the soil at the change in soil level. Conditions can change over time, and we recommend this area be monitored for soil erosion and corrective action be taken if necessary.

The soil in a crawlspace is often cut back, forming a wall or "cut" in the soil surface that is steeper than the original slope. With many types of soil, it is necessary to support these cuts with a retaining wall to hold the soil in place. In newer construction the local building department will often specify which cuts require retaining wall support or will require a licensed engineer to make the decision.

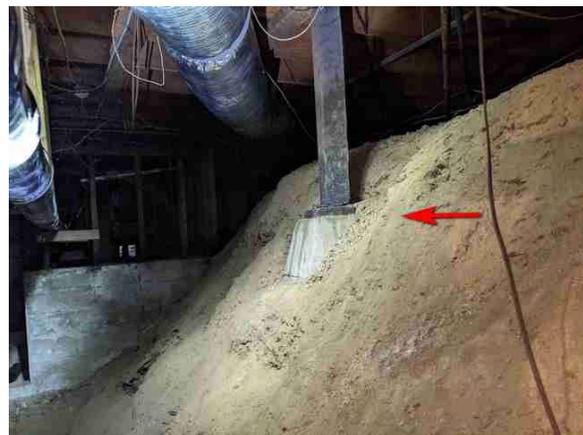
Lower-Level Areas

There is a partial basement at the front and right side. The basement area has concrete slab floors. Floors that are below the exterior soil level may be subject to water or moisture entry, especially in very rainy weather. It is not unusual to find occasional or unexpected water entry in below-grade areas that have been dry for years. We recommend diligent monitoring and upgrading the exterior drainage if moisture entry is detected.

There are indications of previous moisture in the basement. We recommend the lower-level areas be monitored for water entry and the drainage be improved as needed.



Efflorescence.



Support pier at steep cut-in grade.

Structure General

We observed no indications of unusual settlement or movement in the building foundation or structure.

ELECTRICAL

Electrical Service

The main service panel is fed by overhead wiring, which is typically owned and maintained by the local utility provider.

Main Electrical Panel

The main breaker panel is at the left exterior. The wiring in this panel appears properly installed.

The capacity of this system as listed on the panel enclosure is 200 amps at 120/240 volts. This panel is rated for 200-amps maximum and has a 200-amp main circuit breaker disconnect. The service capacity has been previously upgraded and appears to be adequate for the building.

This building has no arc fault circuit interrupter breakers (AFCI). Current standards required AFCI breakers when new circuits are installed in bedrooms and many other parts of there are building. AFCIs are designed to detect electrical arcs from cracked, broken, or damaged electrical insulation and to shut off power to the circuit before the arcing leads to a fire. We recommend AFCI breakers be installed as a safety upgrade.

The circuits are labeled but the accuracy of the labeling was not verified. We recommend verifying the accuracy of the labeling to facilitate repairs and maintenance.

The visible portions of the electrical system grounding and bonding are in acceptable condition.

An intersystem bonding termination is not installed near the main panel. Current standards require such a device to provide a convenient termination point for connecting ground wires from low voltage systems, such as from telephone and cable systems. We recommend installation of an intersystem bonding termination by a licensed electrical contractor.

Breaker Subpanel

A circuit breaker subpanel is located in the basement. The wiring in this panel appears properly installed.

Circuit breakers are employed in combination either as 240-volt or multi-wire branch circuits. Newer standards require an appropriate handle tie on both types of these circuits to ensure that both breakers operate in tandem. A licensed electrical contractor should install handle ties on all breakers where they are currently required.

When two breakers are used to protect a single 240-volt circuit, the breaker switch handles should be mechanically connected to operate in unison. A simple connector can be installed by an electrician to ensure that both breakers trip at the same time. Handle ties are also required when two breakers protect the double circuit for a combination dishwasher and disposer receptacle.

The circuits are labeled but the accuracy of the labeling was not verified. We recommend verifying the accuracy of the labeling to facilitate repairs and maintenance.

Wiring

The building is wired with Romex (nonmetallic-sheathed cable or NMC), flexible metal cable (BX or AC/MC). Knob and tube wiring was observed in the attic, but we were unable to determine if it is live.

Most buildings constructed prior to the 1950s were wired with knob and tube systems. In some building jurisdictions, knob and tube wiring with plastic insulation was used until the 1960s. This type of wiring is ungrounded. Additionally, wire connections are soldered, which can melt when overloaded. Using only 15-amp fuses or breakers can reduce the potential for overloading. We recommend replacement as remodeling or maintenance projects are undertaken.

The wiring is mostly not visible, but it appears properly installed in the limited areas it was observable.

An examination of computer, audio/visual, telephone, and other cable wiring is beyond the scope this inspection.

Fixtures

The representative light fixtures we observed functioned properly and appeared properly installed.

Several closets have exposed bulb light fixtures. Incandescent light fixtures should be used in closets only when located over the door or on the ceiling and at least twelve inches from storage areas. Exposed bulbs and pendant lights should not be used. We recommend fluorescent lights or LED's be used in closets for fire safety, as they are cooler and require less clearance from storage areas.

Receptacles and Switches

The receptacles are primarily the grounded three-hole type. We observed several ungrounded three-hole outlets. We recommend each three-hole outlet be examined and properly grounded as needed.

Ungrounded three-hole outlets, also known as "open grounds," are common in older buildings and typically occur when two-hole outlets are replaced with three-hole types without adding a grounding wire. Properly installed three-hole outlets have a third grounding wire and are necessary for appliances with three-prong plugs. It is important to note that surge protection required by sensitive electronic equipment such as TVs and computers require a grounded 3-prong receptacle in order to work properly.

▲ GFCI protection is not provided for all of the receptacles where this type of protection is presently required. The laundry area receptacles are not GFCI-protected. GFCI protection is a modern, inexpensive safety feature designed to help prevent shock, particularly in potentially wet locations such as kitchens, bathrooms, laundry areas and garages. We recommend the installation of GFCI protection by a licensed electrical contractor in all areas where it is presently required.

Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, laundry areas, and garages. Regulations require GFCI protection at all kitchen countertops and wet bar receptacles. GFCI outlets and breakers have test buttons that should be operated periodically to ensure that the devices are functioning properly. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. An outlet that has been shut off may have to be reset in another room where the source GFCI is located.

We tested a representative number of the switches and they appeared to function properly.

Electrical General

The electrical system is generally in acceptable condition, but some instances of repair or correction were observed. We recommend the electrical system be examined and repaired as necessary by a licensed electrician.

PLUMBING

Water Supply

The main shutoff valve for the water supply is at the left exterior. Testing the operation of this valve is not within the scope of this inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

The main water shut-off valve appears old and may be difficult to operate when needed. Often, shut-off valves can get corroded and difficult to operate if they are not used frequently. As an upgrade, a new main water shut-off valve should be installed to ensure easy operation.

The supply piping leading to the main valve appears to be three-quarter-inch diameter copper.

▲ We measured the water pressure at 92 pounds (PSI). This pressure is excessive, which can cause premature wear and can damage piping, valves, fixtures, and appliances. High water pressure can, at times, void the warranty on an appliance. A pressure regulator is installed on the water line; but the pressure is still higher than desired. We recommend the water pressure regulator be adjusted to lower the pressure to the normal range (40-80 PSI).

The pressure regulator makes the water piping system a closed circuit. Since water expands when it is heated, an expansion tank can prevent damage to the water piping and water heater. We recommend installation of an expansion tank by a licensed plumbing contractor.

Both copper and galvanized steel piping have been used in the interior water supply piping system. The visible portions of the exposed and accessible water distribution piping generally were in acceptable condition and the flow at the building water supply fixtures appears adequate.

Copper piping is considered superior to galvanized steel, as it is less susceptible to the accumulation of mineral deposits, which can reduce water flow. The extent to which this occurs depends on the kind of water and the age of the piping. In the course of remodeling, it is generally best to replace older galvanized piping with copper, at least in the portions that are modified.

The hose faucets we observed functioned properly. One or more of the hose faucets is not equipped with an anti-siphon valve as is required in new construction. We suggest anti-siphon devices be installed to prevent the accidental flow of wastewater into the water supply piping.

Waste Piping

The drain, waste, and vent system has cast iron, galvanized steel, and ABS plastic piping. The waste piping system appears to function properly and the waste piping we observed appears properly installed.

There is a mushroom-shaped metal cap at the front. This device is a “cleanout and back water relief valve.” Its purpose is to prevent the backup of sewage from the main waste piping at the street and also to provide access for clearing blockage from the sewage lines.

Faucets

The faucets were operated and allowed to run for a short period of time. They produce functional flow and are in acceptable condition.

Shower Fixtures

The shower/tub valves were operated and are in acceptable condition.

Note: The overflow drain for the bathtub(s) were not tested or inspected for leakage. The bathtub(s) would need to be filled above the overflow opening and the area beneath the bathtub drains would need to be inspected to ensure that damage to the structure below will not occur.

Sinks

The sinks show minor wear and are in acceptable condition. One or more sinks has a recessed area (where it joined the underside of the countertop) that is not properly caulked. This area is considered a “fouling ring” that can trap bacteria and may pose a health concern. We recommend eliminating the fouling ring by bridging the gap with an appropriate caulking material.

Bathtub

The bathtub shows minor wear and is in acceptable condition.

Toilets

The toilets were operated and appeared to flush properly.

Gas Piping

The gas meter is at the front exterior. The gas shutoff valve is on the vertical pipe to the left of the meter.

The gas piping is provided with an automatic seismic gas shutoff valve, which is designed to be triggered by movement and disconnect the gas supply to the building in an earthquake. We recommend the manual for the seismic shutoff device be obtained for information on proper maintenance and resetting procedures.

The visible sections of the gas piping are in acceptable condition. Leaks were not detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of this inspection.

Plumbing General

The plumbing system is generally in acceptable condition; however, instances of repair or correction were observed. We recommend hiring a licensed plumbing contractor to examine the plumbing system and repair, augment, or modify as necessary to ensure that the entire system is safe and dependable.

The landscape irrigation system was not inspected and is not included in this report. Thus, we cannot make any representations as to its present condition or future performance. We recommend evaluation by a sprinkler system technician, if information on the system’s function and condition is desired.

Waste piping should be cleaned out periodically to remove any accumulation of grease, hair, or dirt, and to help prevent future debris blockage and subsequent drainage failure. We do not inspect buried, or otherwise inaccessible, supply or waste piping.

The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for gas leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.

We recommend storing a large wrench near the main gas valve so the gas can be shut off quickly in an emergency. To shut off the gas, turn the valve 90 degrees so the handle is at a right angle to the pipe.

WATER HEATING

Water Heater

▲ There is a 50-gallon, gas-fired water heater in the basement. The water heater was manufactured in 2006 with an expected service life of 10 years. This water heater is beyond its expected service life. Although it is still operating, it may soon need replacement. We recommend budgeting for this expense.

The combustion air supply for the water heater is adequate.

The gas connector and water connections are the appropriate flexible type in acceptable condition. A sediment trap is not installed on the gas connection to prevent particles that might be present in the gas from clogging the burners. We recommend a proper sediment trap be installed.

The water heater has a Watts 210 valve instead of a standard temperature and pressure relief (TPR) valve. A Watts 210 valve will shut off the gas to the heater when the water temperature exceeds 210° F and does not need discharge piping.

The water heater is equipped with seismic restraints to prevent movement during an earthquake.

The water heater venting system is in acceptable condition and appears to function properly when operated. Note: Venting systems may perform adequately when tested, but also may malfunction in different weather/atmospheric conditions or depending how occupants use the building. The test performed during this inspection is only a snapshot in time, and not a guarantee of future performance in all conditions.

Water Heater General

The life of a water heater may be extended by periodically flushing out the sediment that builds up in the tank. The temperature adjustment control should be kept in the middle range; the water temperature should never be set hot enough to scald someone accidentally.

It is important to avoid storing combustible items near water heaters and other gas-fired appliances.

HEATING AND COOLING

Furnace

▲ There is a gas-fired furnace in the basement. We operated the heating system, which appeared to function properly. The furnace is a forced-air unit with a blower to distribute conditioned air through a ducting system. The input capacity is rated at 60,000 BTUs. The furnace was manufactured in 1999 with an expected service life of 20 years. This furnace is beyond its expected service life. Although it is still operating, it may soon need replacement. We recommend budgeting for this expense.

The gas connector is an appropriate flexible type in acceptable condition. A sediment trap is not installed on the gas connection to prevent particles that might be present in the gas from clogging the burners. We recommend a proper sediment trap be installed.

The heat exchanger in the furnace is not accessible to visual inspection.

The heat exchanger is a metal chamber that encloses the flames and transmits the heat to the circulating air. With age and use, cracks or rust holes can develop in heat exchangers. Fumes from the burners may flow through the exchanger wall and enter the living area. We advise installing carbon monoxide detectors in the appropriate locations to warn occupants in the event that the heat exchanger fails and emits hazardous gases. Heat exchangers should be carefully examined as part of routine servicing. Only a small portion of a typical heat exchanger is accessible to visual inspection and unobserved holes or cracks may be present.

The combustion air supply for the furnace is adequate.

The furnace is equipped with a fan-powered, induced-draft, venting system. We observed deposits on the vent piping, caused by condensation of the moisture in the flue gases. These deposits may indicate inadequate venting, which is a common condition in furnaces of this kind. We recommend the vent system be examined when the furnace is next serviced.

The furnace has an outdated, single-wall vent connector. Most jurisdictions now require double-wall, Type-B vent connectors on all gas-fired furnaces. We recommend upgrading to modern double-wall, Type-B vent piping be considered.

The furnace filter is at the ducting adjacent to the furnace. The furnace has an electronic air filter, which uses a high-voltage electric charge to clean the air. These filters are considered to be very efficient and can remove very fine particles from the air. The operating instructions should be checked for proper cleaning and maintenance procedures. A determination as to the effectiveness of this device is beyond the scope of our inspection.

Air filters prevent the accumulation of dust and dirt on the blower fan blades, which can significantly reduce efficiency. Air filters should be checked monthly and changed or cleaned, depending on type, as necessary. A clogged air filter can lead to reduced airflow over a furnace heat exchanger, resulting in premature heat exchanger cracking or failure.

The heating equipment does not appear to have been recently serviced. We recommend the equipment be examined and serviced. Servicing should be performed annually as part of routine maintenance. Significant defects may be found in this equipment during proper servicing.

Special care should be taken to avoid storing combustible materials (clothing or other items that could burn) near gas-fired heating equipment to prevent a potential fire hazard.

Air Conditioning

▲ The furnace is provided with an air conditioning system. This is a “split system” with the compressor-condenser at the rear exterior and the evaporative coil at the furnace. The condenser was manufactured in 2000 with an expected service life of 20 years. The air conditioning condenser is beyond its expected 20-year service life. Although it may still be operating, it may soon need replacement. We recommend budgeting for this expense.

We did not operate the air conditioning system. According to most central cooling system manufacturers, operation of an electric-gas compression air conditioning system when outdoor temperatures are not at least 65 degrees Fahrenheit for at least 4 to 8 hours prior can result in possible serious damage to the compressor. Conditions at the time of the inspection were not appropriate for operation of the air conditioning system. We recommend inspection and evaluation of the performance of the system when conditions are appropriate.

A condensate drain lift pump is provided to pump the condensate through a tube. We recommend the reservoir and pump be checked periodically for overflow or leakage.

Ducting

Conditioned air is distributed to the conditioned spaces through a ducting system. The visible portions of the distribution ducts are in acceptable condition.

A determination as to whether adequate heating and/or cooling is provided to all interior areas is beyond the scope of this inspection.

FIREPLACE AND CHIMNEY

Fireplace

There is a masonry fireplace in the living room. The brick firebox is in acceptable condition with exceptions noted.

The mortar between the firebox bricks is soft and portions of the mortar are missing.

Soft mortar is typically caused by moisture in the brickwork and is common in older fireboxes. As the mortar weakens it becomes less able to hold the bricks in place. Large gaps in the mortar should be repaired to safely contain the fire in the firebox. A common repair method for deteriorated mortar is to “repoint” the brickwork by removing the soft mortar and replacing it with fire clay mortar. Small mortar cracks can be patched with silicate cement formulated especially for fireplace repairs. A qualified contractor should be retained to determine the appropriate repair method.

The fireplace has a gas log. The gas burner is operated by a removable key, which should be stored in a safe location out of the reach of children.

The fireplace has a damper.

The purpose of a damper is to block the flow of warm room air up the chimney when the fireplace is not in use. An open flue is comparable to an open window and will substantially reduce heating system efficiency. Dampers should be kept closed when fireplaces are not in use. Glass doors can also be used to serve the same function.

The fireplace is equipped with a gas log or log lighter, and the damper should be kept partially open at all times to prevent combustible gases from entering the interior. Most jurisdictions require either complete removal of the damper or installation of a clamp on the damper that serves the fireplaces to prevent complete closure. We recommend review and repairs as necessary by a licensed fireplace contractor.

Dampers in fireplaces with gas devices should be kept open. Gas could enter the living space if the valve leaks or is turned on accidentally. Some jurisdictions now require that new dampers have clips to keep them from closing fully when a gas device is present. The safest procedure may be to block the damper open permanently and to install glass doors on the fireplace opening to prevent heat loss when the fireplace is not in use.

Chimney

The fireplace has a brick chimney. The flue has a rain cap and spark arrester screen.

Fireplace and Chimney General

The chimney is constructed of brick and mortar. Older masonry chimneys typically do not have steel reinforcement and cannot withstand large earthquakes. They may fall during the next earthquake, and they pose a significant risk. We recommend removal of masonry chimneys, especially if not in use, as they could cause damage to the building or injury / death to occupants, when they fail. We recommend complete fireplace and chimney replacement with a modern light-weight, factory-built system be considered for greater fire and seismic safety.

We recommend a full safety inspection for the fireplace and chimney.

Regular cleaning and examination of the chimney is an important part of property maintenance and is necessary to ensure the long-term safe operation of any solid fuel appliance. The National Fire Protection Agency recommends a “level 2” inspection by a qualified and certified chimney sweep whenever a building is sold. The “level 2” inspection should include examination of the flue interior and other aspect of solid fuel appliances that we are not qualified to evaluate and comment upon. For more information, please see the Chimney Safety Institute of America’s website: http://www.csia.org/homeowner-resources/chimney_inspections.aspx. Fireplaces and chimneys should also be inspected after any indications of movement from settling or earthquake activity. Determinations as to whether fireplaces or chimneys have adequate draw, or are subject to smoking, or as to the soundness of chimney flue tiles, brickwork, or sheet metal are beyond the scope of our inspection.

INTERIOR

Walls, Ceilings, Floors

The interior walls and ceilings have sheet rock (gypsum board) surfaces. Most of these surfaces are an older form of sheet rock called "button board" (sheet rock boards skimmed over with plaster that have multiple pre-made holes designed to help the plaster adhere to the board).

Newer sheet rock or gypsum board has been installed in several places.

The interior wall, floor, and ceiling surfaces are generally in acceptable condition. We did not attempt to list all cosmetic flaws and suggest that most of these items will be addressed by routine maintenance upgrading.

We did not observe any cracks in the interior surfaces. Surface cracking is common and periodic repair should be expected as part of routine maintenance.

The floor surfaces, in general, show minor wear.

Bathrooms

The bathroom fixtures and surfaces show only minor wear, and we observed no significant deficiencies.

Ventilation for all of the bathrooms is provided by exhaust fans, which respond to user controls.

Bathrooms General

Caulked joints should be checked frequently and recaulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should be exercised to keep them well ventilated. Windows should be left open when showering or bathing, and fan-powered vents should be used when available.

Note: Shower pans are not tested as part of this inspection. Shower pan tests are typically conducted by a structural pest inspection firms. A shower pan test involves blocking the drain and filling the shower floor with water to attempt to determine if there is a leak in the pan. Leaking shower pans can cause damage to the structure below. We recommend the shower pan be tested to confirm the integrity of the shower construction.

Windows

The building has wood-framed windows. There are also several steel-framed windows and an aluminum-framed window.

Most of the windows are older, single-pane windows. While replacing older windows with dual-pane insulated glazing is expensive and generally not cost-effective in terms of insulating improvements and energy savings, new windows improve air sealing and reduce outside noise levels significantly. Consideration should be given to replacing the older windows.

The openable windows tested are functional and in acceptable condition. We operated a representative sample of the windows, but did not open, close, and latch every window.

Doors

We operated all or almost all of the doors and they functioned properly.

The closet door in the basement drags on the floor and we recommend it be repaired to operate freely.

Interior Stairways and Railings

▲ The handrails at the basement stairs are not at the proper height by modern standards, which specify railing height at between 34 and 38 inches above the leading edge of the stair treads. We recommend the railings be modified for safety purposes.

Fire Safety

The smoke alarms are located in the appropriate areas. Periodic testing is recommended to ensure that the alarms are still functional.

Qualified fire protection experts believe that ionization-type smoke alarms are not reliable and that their failures have resulted in many home fire related deaths. We understand that over 90% of all home-installed smoke alarms are the potentially hazardous type. Photoelectric-type smoke alarms are considered much safer and we strongly recommend each alarm device be checked and replaced as needed. It may be necessary to dismantle the alarms to identify which type has been installed. We do not test nor dismantle smoke detectors/alarms during our inspections.

▲ Carbon monoxide (CO) alarms are not present in all the appropriate locations. California requires dwellings to have carbon monoxide alarms installed on every floor of the building (including the basement), and outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms. We recommend the installation of carbon monoxide alarms in all the appropriate locations for improved safety.

Security System

The building has a security system. We recommend the system installer, or a security company be consulted as to proper operation of this system. An examination of this system is beyond the scope of this inspection.

Interior General

We operated a representative sampling of the windows. All windows were not checked for proper functioning, cracked or broken glass, or for the presence or condition of screens. This inspection does not include areas that are obscured by furniture, carpets, coverings, or any other items.

KITCHEN

Countertops and Cabinetry

The countertops and cabinets show minor wear and are in acceptable condition taking into consideration the effects of normal wear and tear.

Disposer

The disposer responds to normal user controls.

Cooking Equipment

The kitchen has a gas range. An anti-tip bracket is installed on the back of the range, which is an important safety device. Without this bracket, the range could tip forward and possibly cause serious burns or injury to both children and adults.

The cooking equipment responds to normal operating controls and is in acceptable condition.

Ventilation

The kitchen ventilation system responds to normal operating controls and is in acceptable condition.

Dishwasher

The dishwasher is in new condition. The dishwasher was not tested or operated due to the packaging materials that were not removed. We recommend testing all the cycles to confirm that the dishwasher is fully functional once these materials have been removed.

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This device ensures separation of the supply water from the wastewater.

Air gaps were required for older dishwashers to ensure separation between disposer or sink wastewater and the dishwasher. An air gap is typically mounted in a hole on the sink, and has flexible hoses that run to both the dishwasher and the disposer (or sink drain pipe if there is no disposer). Many modern dishwashers have built-in air gaps.

Excluded Kitchen Appliances:

Review of the following kitchen appliances was beyond the scope of this inspection: refrigerators, microwaves, freezers, wine refrigerators, water filters, trash compactors, food warmers, warming drawers, steam ovens, espresso machines, instant hot water dispensers, chilled water dispensers, ice makers, blenders, and portable dishwashers. Information about the function/operation of such appliances should be obtained from the owner/occupant or a licensed appliance contractor.

LAUNDRY

Laundry Overview

There is a laundry area in the basement. The laundry is equipped with a clothes washer and a dryer. Operation and inspection of laundry equipment is beyond the scope of our inspection.

Clothes Washer

The clothes washer has been provided with metal-sheathed “no-burst”-type water supply connectors to reduce the potential for hose failure.

Clothes Dryer

A 240-volt outlet is provided for the clothes dryer. This receptacle is an older configuration 3-prong type. Many clothes dryers manufactured since the year 2003 are equipped for a 4-wire cord terminated in a modern 4-prong receptacle. The present receptacle may need to be replaced with a new 4-prong type before a newer dryer is installed. In some instances, this may also require replacement of the feeder wire to this receptacle.

We recommend the airflow at the exterior clothes dryer hood be checked periodically. Any significant reduction in airflow may indicate clogged vent piping, which is a potential fire hazard.

GARAGE

Garage

The garage is beneath the house at the right. Much of the garage interior was not accessible to our inspection due to stored items. We recommend further evaluation once access is available.

The garage has a roll-up-style vehicle door with an automatic opener that reversed automatically when we tested it. We recommend the opener be tested periodically as part of routine safety maintenance.

This building has a battery backup installed on the automatic garage door opener. On September 21, 2018, SB969 was added to Section 19892 of the California Health and Safety Code requiring all new automatic garage door openers sold or installed into a residence to have a battery backup. This requirement is designed to ensure that the garage door will operate in the event of an electrical power outage. We recommend regular testing of the battery by shutting off the power to the opener and operating the door, to ensure that the battery is functioning as designed.

There are several large cracks in the garage floor indicating settlement. We recommend monitoring the cracks for movement. If additional movement occurs, we recommend evaluation by a licensed structural engineer and repairs as necessary.

The door between the interior and the garage is not fire-rated and does not have a functional self-closer. We recommend a proper, solid-core, fire-rated, self-closing door be installed. Sheet metal-covered doors, which have been used to provide fire-resistant protection in the past, are no longer considered adequate by modern standards.

There should be a fire-rated, solid-core, self-closing door installed on any passageway between the garage and the house, attic, or subfloor area crawlspaces. Such doors should not have windows or pet doors.

ENVIRONMENTAL

Asbestos

While the use of asbestos has declined over the years, it has never been completely banned, and it can still be found in building materials, especially from overseas manufacturers. Disturbing such materials can release asbestos fibers, which is as a health hazard. The presence of asbestos can only be determined by laboratory analysis, and therefore we strongly recommend asbestos testing before commencing any demolition work. Removal or containment of such materials should only be done by properly trained and equipped professionals. Please see: <https://www.epa.gov/asbestos>

Lead Paint

The paint in or near the jambs of old double-hung windows can be sources of lead paint dust. This dust can be breathed by occupants each time a window is raised or lowered. Young children are particularly at risk as they are susceptible to lead poisoning and subsequent developmental problems after exposure from crawling through lead paint dust on the floor. We recommend testing of old windows for lead content, and if lead is detected, the windows should either be sealed off or replaced to prevent lead dust from being released inside the building.

This building may contain lead paint. The CPSC banned the manufacture of paint with more than 0.06% lead content as of February 1978, but existing stores of paint were used for years after. A new rule regarding lead paint (and other contaminants) is now in effect. Called the "Renovation, Repair, and Painting" (RRP) rule, it imposes a strict protocol on work done to buildings built before 1978. We recommend verifying that painting contractors are RRP certified before hiring them. More information about this program, we recommend consulting this website: <http://www.epa.gov/getleadsafe>

Hazardous Materials

Various potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have adverse environmental impact. These include but are not limited to asbestos, formaldehyde, molds, lead paint, electromagnetic radiation, and radon. Buried fuel tanks may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information about hazardous materials, call the Environmental Protection Agency in San Francisco at (415) 744-1500.

PRIMARY RECOMMENDATIONS

Porch

1. The mortar between the bricks is damaged in several places and has allowed water to penetrate through to the framing. Moisture-related damage was observed under the front porch. We recommend review and repairs as necessary.

Stairs

2. The front and rear entrance steps are uneven, creating potential trip hazards, and we recommend modification as needed to provide a consistent height at each step. Individual steps in staircases should have a consistent height and depth for safe use.

Exterior Railings

3. The rear stairs are not provided with proper handrails. We recommend the installation of a handrail in accordance with current standards to reduce the potential for personal injury. Handrails are currently required at stairways with four or more risers.

4. The openings in the front porch guardrails are too large and the railings are too low according to modern safety standards. We recommend they be modified to meet the modern safety standards.

Walkways

5. Several walking surfaces are uneven, creating potential trip hazards, and we recommend repair as necessary to provide for safe foot traffic.

Attic

6. Knob and tube wiring is present in the attic. We were unable to determine if the knob and tube wiring is active. The wiring we observed may be abandoned. We recommend a licensed electrician evaluate the wiring, remove any abandoned wiring, and replace active knob and tube with modern wiring.

Seismic

7. The large garage door opening in the lower portion of the building might place it in a category of “soft story” structures, which are more vulnerable to earthquakes than buildings with more solid lower walls and fewer windows, doors, and other similar openings. We recommend the potential soft story areas be reviewed by a licensed structural engineer for seismic upgrading.

8. Seismic upgrades are not installed on this building, and it will be prone to significant damage in a large earthquake. We recommend retaining a licensed structural engineer to seismically evaluate the building and determine what corrective measures would be necessary to better protect the building in the event of a large earthquake.

Receptacles and Switches

9. GFCI protection is not provided for all of the receptacles where this type of protection is presently required. The laundry area receptacles are not GFCI-protected. GFCI protection is a modern, inexpensive safety feature designed to help prevent shock, particularly in potentially wet locations such as kitchens, bathrooms, laundry areas and garages. We recommend the installation of GFCI protection by a licensed electrical contractor in all areas where it is presently required.

Water Supply

10. We measured the water pressure at 92 pounds (PSI). This pressure is excessive, which can cause premature wear and can damage piping, valves, fixtures, and appliances. High water pressure can, at times, void the warranty on an appliance. A pressure regulator is installed on the water line, but the pressure is still higher than desired. We recommend the water pressure regulator be adjusted to lower the pressure to the normal range (40-80 PSI).

Water Heater

11. The water heater is beyond its expected service life. Although it is still operating, it may soon need replacement. We recommend budgeting for this expense.

Furnace

12. The furnace is beyond its expected service life. Although it is still operating, it may soon need replacement. We recommend budgeting for this expense.

Air Conditioning

13. The air conditioning condenser is beyond its expected 20-year service life. Although it may still be operating, it may soon need replacement. We recommend budgeting for this expense.

Interior Stairways and Railings

14. The handrails at the basement stairs are not at the proper height by modern standards, which specify railing height at between 34 and 38 inches above the leading edge of the stair treads. We recommend the railings be modified for safety purposes.

Fire Safety

15. Carbon monoxide (CO) alarms are not present in all the appropriate locations. California requires dwellings to have carbon monoxide alarms installed on every floor of the building (including the basement), and outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms. We recommend the installation of carbon monoxide alarms in all the appropriate locations for improved safety.

Thank you for using DMP East Bay Inspections. If you have any questions or if we can be of further assistance, please do not hesitate to call us at (925) 222-2023

**For additional information, please visit our website at
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