

Your Inspection Report

15940 Sample Street
Your City, CA

PREPARED FOR:
YOUR NAME

INSPECTION DATE:
Wednesday, September 5, 2012

PREPARED BY:
Jorel N. Keefauver



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3401 Roland Drive
Santa Cruz, CA 95062

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INVOICE

August 1, 2020

Client: Your Name

Report No. 1015, v.9

For inspection at:

15940 Sample Street

Your City, CA

on: Wednesday, September 5, 2012

Property Inspection

\$475.00

Total

\$475.00

PAID IN FULL - THANK YOU!

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SUMMARY

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

PLEASE READ THE ENTIRE DOCUMENT

This inspection is NOT A CODE COMPLIANCE inspection. Nothing in this report should be construed as advice to the client or other parties to purchase, or not to purchase, the property. The Visual Inspection Service provides no guarantees that all problems or adverse conditions will be found in and around the property. Neither the inspection company or inspector assumes responsibility for defects or adverse conditions discovered after the inspection. Photos published in this report may not depict all areas of damage. Please visit all links included.

[Priority Maintenance Items](#)

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The inspection represents the visual condition of the home on the date of the inspection. Problems may and do sometimes occur between the date of the inspection and the occupancy of the home. A thorough walk through prior to title transfer is your best protection to unexpected surprises. The purchase of a home warranty is also recommended.

[Home Improvement - ballpark costs](#)

ROOFING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

General: • PLEASE NOTE: We would like to remind you that a property inspection is general in nature and does not address specific areas of expertise. An inspector cannot confirm the cause of defects, or make recommendations on any course of remedial action. It is always recommended that a qualified licensed specialist/contractor is consulted regarding specific issues of concern

Sloped roofing material: • [Clay tile](#)

Limitations

General: • Roof access is at the sole discretion of the inspector. Work safety and potential material damage are the governing factors

Roof inspection limited/prevented by: • Fragile surface

Inspection performed: • From the ground

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • The primary function of the roof system is to protect against and manage the weather elements, thereby protecting the interior and structural components of the building. Because of the important functions this system provides, its condition should be assessed regularly and maintenance provided where/as necessary. Failure to provide consistent professional style maintenance will reduce the life expectancy and may cause the roof to leak prematurely. The component of roofs that are most vulnerable to early deterioration is the area around flashings (chimneys, plumbing stacks, the intersection of two or more roof slopes and skylights.) It is not uncommon for these areas to develop a leak well before the rest of the roof material has aged significantly. Also, because these areas are frequently made of metal they can be more susceptible than the rest of the roof coverings to damage from wind and temperature differences resulting in expansion and contraction. So while the flashing may have appeared fine on the day of the inspection and the roof may be relatively young in age, the flashings should be monitored on a regular basis (at least semi-annually) to detect any changes in condition that may indicate that repair is necessary. Leaks left unattended can cause serious damage to other systems and components of the building

SLOPED ROOFING \ Clay/concrete/fiber cement

2. Condition: • Debris present on roof

Implication(s): Material deterioration

Location: Various

Task: Improve

ROOFING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



1. Debris present on roof

EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Gutter & downspout material: • Metal

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Stucco](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Concrete

Walkway: • Concrete

Exterior steps: • Concrete

Fence: • Wood • Metal

Garage: • Automatic opener • Sectional • Metal • Obstruction sensor

Limitations

Inspection limited/prevented by: • Car/storage in garage • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ General

3. Condition: • Preventing Leakage - Ongoing maintenance is required for caulking on all doors, windows, siding, trim and wall penetrations such as furnace vents, hose bibs, air conditioning lines etc. It is recommended that the caulking is inspected annually for deterioration and replaced as required

Implication(s): Chance of water damage to contents, finishes and/or structure, Chance of pests entering building, Material deterioration

Location: Throughout

Task: Improve & Monitor

ROOF DRAINAGE \ Gutters

4. Condition: • Gutters need cleaning. There is debris build up in the gutters at this time. The inspector recommends cleaning the gutters for preventive maintenance considerations. Debris can clog the gutters, down spouts, and/or drain system if not removed on a regular basis. Removal of the debris may reveal conditions that could not be viewed. Cleaning the gutters on an annual basis is recommended for proper care and maintenance of the gutter system

Implication(s): Material deterioration, Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Improve & Monitor

ROOF DRAINAGE \ Downspouts

5. Condition: • Discharge below grade

An underground downspout discharge system is apparent. The inspector cannot determine the condition of underground

EXTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

drains. Further study advised

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Monitor and improve if and when necessary

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

6. Condition: • Cracked and/or damaged. Any cracks or damage may allow water to enter the wall cavity which may cause fungal growth (mold) or wood deterioration. The inspector cannot determine the condition behind the wall covering. Further study advised

Implication(s): Material deterioration, Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Improve & Monitor



2. Cracked



3. Cracked

LANDSCAPING \ General notes

7. Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: Rear

Task: Improve & Monitor

EXTERIOR

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Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

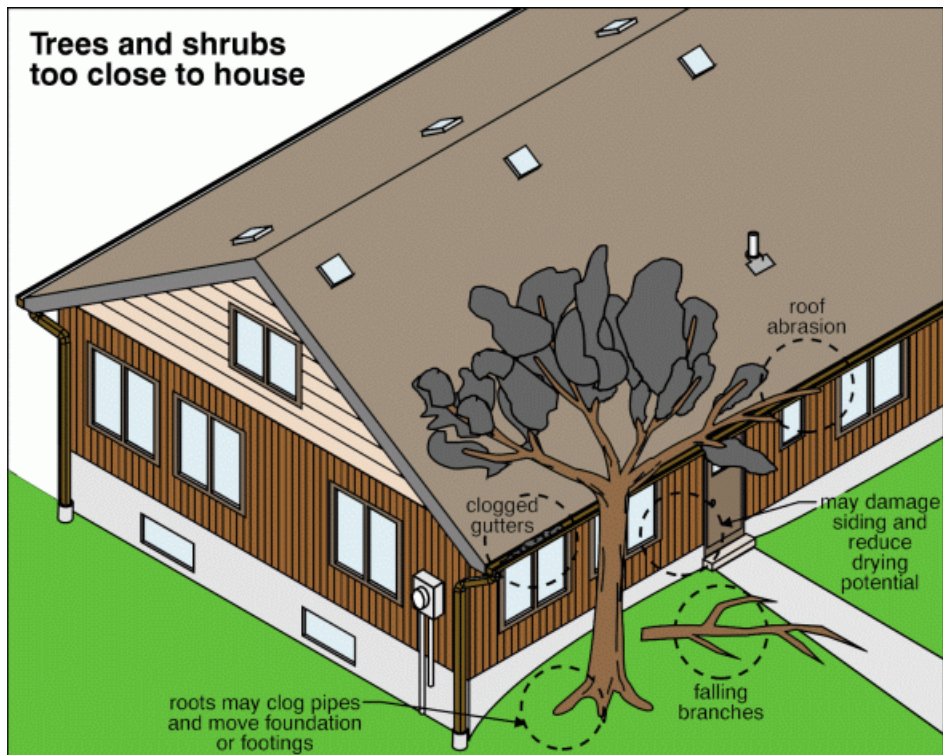
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



4. Trees or shrubs too close to building

LANDSCAPING \ Walkway

8. Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury

Location: Right Side

Task: Improve

EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



5. Uneven (trip hazard)

9. Condition: • Cracked or damaged surfaces

Implication(s): Material deterioration, Trip or fall hazard

Location: Various

Task: Improve & Monitor



6. Cracked or damaged surfaces

LANDSCAPING \ Fence

10. Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: Right Side

Task: Improve

EXTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



7. Gate - adjustment needed

IRRIGATION/SPRINKLER SYSTEM \ Observations

11. Condition: • Leak. These system are not fully evaluated by this company. Further study advised

Implication(s): Material deterioration, Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Improve & Monitor



8. Leak

STRUCTURE

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Configuration: • Slab on grade

Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • The majority of wall, ceiling, floor framing members are not visible and their condition cannot be verified

Attic/roof space: • Access location- Second floor • Inspected from access opening

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Service entrance cable and location: • Underground

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • Breakers-Left side of the building

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Limitations

General: • Low voltage systems such as cable / phone / internet are not evaluated • Many of the components that make up an electrical system are concealed in wall cavities, conduits, chases, junction boxes etc. No commentary will be provided on concealed items

Inspection limited/prevented by:

- Restricted access

The main service panel was locked at the time of inspection. Further study is advised.



9. Restricted access

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

RECOMMENDATIONS \ General

12. Condition: • Ground Fault Circuit Interrupters (GFCI): GFCI protection is recommended for any electrical outlet located at the exterior, bathrooms, kitchens, laundry areas, garages, unfinished basements, crawl spaces and/or within 5' of any water source. These safety devices should be tested regularly in accordance with the manufacturer's specifications. The inspector does not determine if areas are protected up/downstream by outlets hidden from view

Implication(s): Potential safety hazard

Location: Throughout

Task: Improve & Monitor



10. No GFCI apparent-Exterior



11. No GFCI apparent-Bathroom

SERVICE BOX, GROUNDING AND PANEL \ Service box

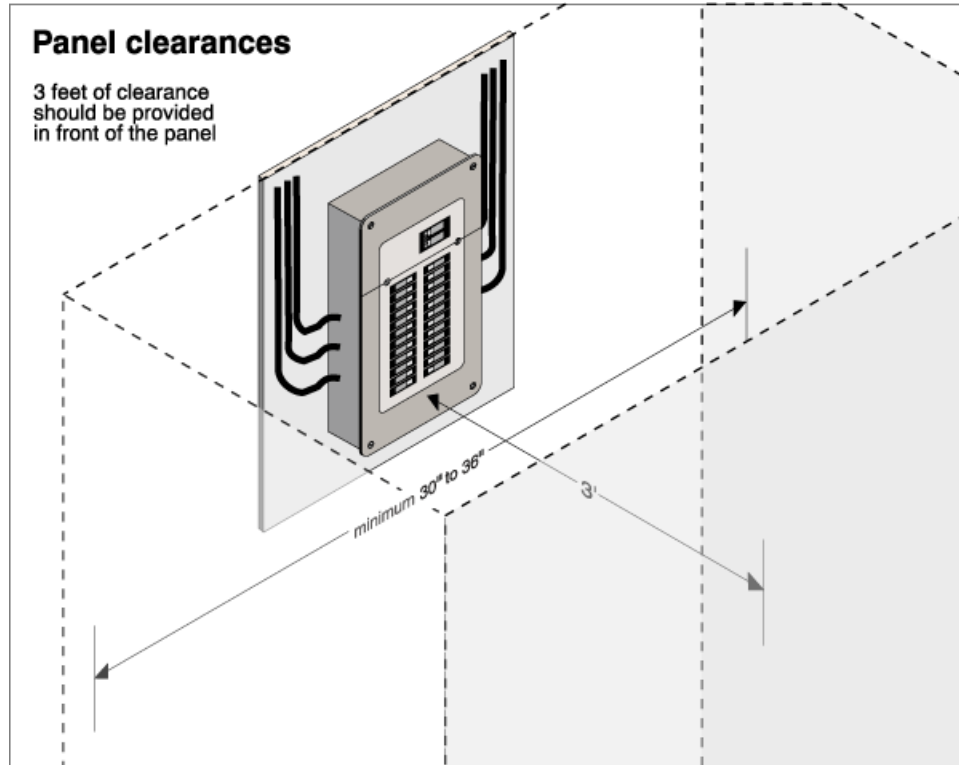
13. Condition: • [Poor access](#)

Recommended cutting back plants/shrubs to provide adequate access

Implication(s): Difficult to service

Location: Front

Task: Improve



ELECTRICAL

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



12. *Poor access*

HEATING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

General: • Thermostat location- Hallway- Recommend keeping thermostats calibrated and current for maximum efficiency

System type: • Central furnace

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Main fuel shut off at: • Meter

Fireplace/stove: • [Wood-burning fireplace](#)

Chimney/vent: • [Metal](#)

Limitations

General: • Concealed heater components-Many of the components that make up a heating system are concealed in cabinet, floor, wall and ceiling chases. No commentary will be offered on concealed components

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Recommendations

GAS FURNACE \ Ducts, registers and grilles

14. Condition: • Duct cleaning and furnace filter replacement recommended

Implication(s): Reduced efficiency, Potential health risk

Task: Improve & Monitor

CHIMNEY AND VENT \ Inspect/sweep chimney

15. Condition: • Inspect/Clean chimney. Wood burning equipment requires regular maintenance and cleaning for safety. It is strongly recommended to have the chimney, fireplace / wood stove inspected by a certified technician prior to first use and serviced annually thereafter

Implication(s): Increased fire risk

Task: Improve & Monitor

COOLING & HEAT PUMP

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Air conditioning type: • [Gas chiller](#)

Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

INSULATION AND VENTILATION

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Soffit vent](#)

Wall insulation material: • Not visible

Recommendations

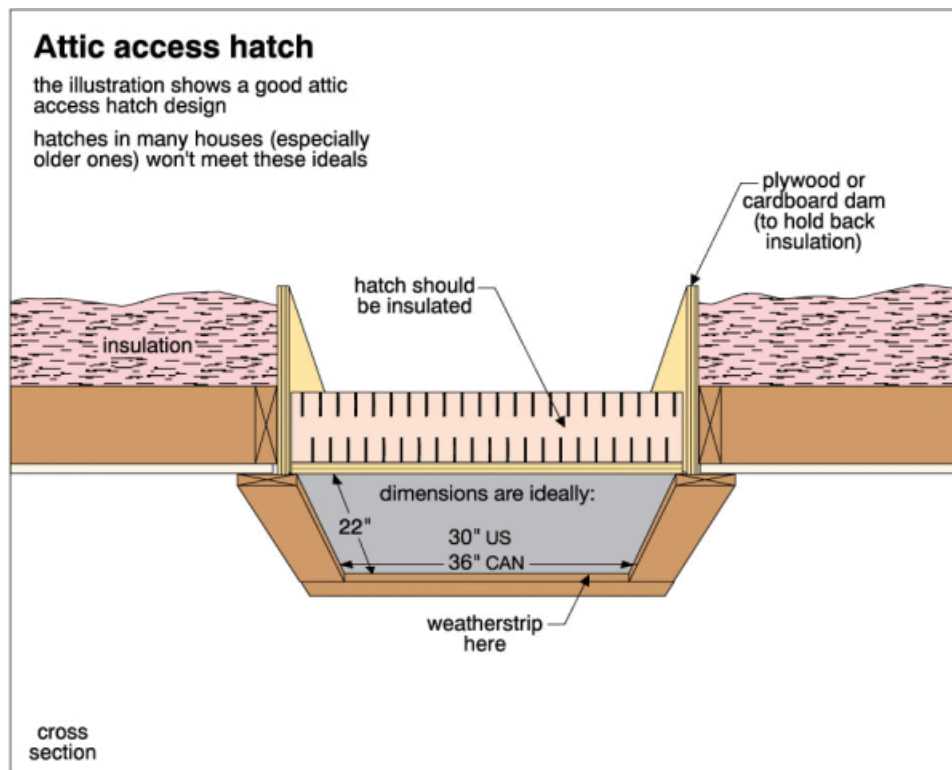
ATTIC/ROOF \ Hatch/Door

16. Condition: • Not insulated

Implication(s): Reduced efficiency

Location: Attic

Task: Improve



Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the building

Water heater type: • Tank

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • 50 gallons

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Not visible](#)

Gas piping: • Steel

Main fuel shut off valve at the: • Exterior

Limitations

Items excluded from a building inspection: • The inspector does not determine whether toilets or fixtures are low flow. Further study advised • Water treatment equipment • Irrigation / sprinkler systems • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

RECOMMENDATIONS \ General

17. Condition: • Preventing Leakage - Ongoing maintenance is required for grout and caulking in showers, bathtub and sink areas. It is recommended that the grout and caulking is inspected annually for deterioration and repaired or replaced as required

Implication(s): Material deterioration, Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Improve & Monitor

GAS SUPPLY \ Gas meter

18. Condition: • No wrench for gas meter shutoff valve: A wrench for the gas meter shutoff valve was not located in the vicinity of the gas meter as recommended in seismically active zones. Securing a properly sized wrench to the gas meter or nearby piping to provide a convenient means of shutoff in an emergency is suggested.

Implication(s): Potential safety hazard

Location: Front

Task: Improve



13. No wrench for gas meter shutoff valve

FIXTURES AND FAUCETS \ Faucet

19. Condition: • [Shower diverter inoperative or defective](#)

Implication(s): Equipment failure

Location: Second Floor Bathroom

Task: Improve



14. Shower diverter inoperative or defective

20. Condition: • Shower head above window. This type of construction can allow moisture intrusion into the wall if this area is not properly sealed and maintained

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Bathroom

Task: Monitor



15. Shower head above window

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

21. **Condition:** • Dishwasher airgap leaks

Implication(s): Chance of water damage to contents, finishes and/or structure, Contaminated dishwater

Location: Kitchen

Task: Improve



16. Backflow prevention defective

FIXTURES AND FAUCETS \ Bathtub

22. **Condition:** • Drain stop ineffective

Location: Second Floor Bathroom

Task: Improve

PLUMBING

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



17. Drain stop ineffective

Description

Major floor finishes: • Wood (may be simulated) • [Carpet](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Wood](#)

Appliances: • Dishwasher • Waste disposal

Laundry facilities: • Hot/cold water supply • 240-Volt outlet

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Vermin, including wood destroying organisms. • Environmental issues including asbestos

Not included as part of a building inspection: • Alarm operation is generally not tested by the inspector. Operation today does not guarantee operation tomorrow and it is extremely important that the smoke alarm and/or CO alarm properly operate at ALL times. You are advised to test the alarm immediately upon taking possession of the property and on a regular basis thereafter to ensure it operation. Smoke alarms must be installed at all bedroom entrance areas.

Appliances: • Appliances are not moved during an inspection • Washers and dryers are not inspected or tested. A drain pan is recommended under washing machine units. Further study advised

Recommendations

CEILINGS \ General notes

23. Condition: • Water stain(s) noted on interior surface This condition may indicate active roof leakage. Further study advised

Implication(s): Material deterioration, Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Improve & Monitor

INTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczynspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

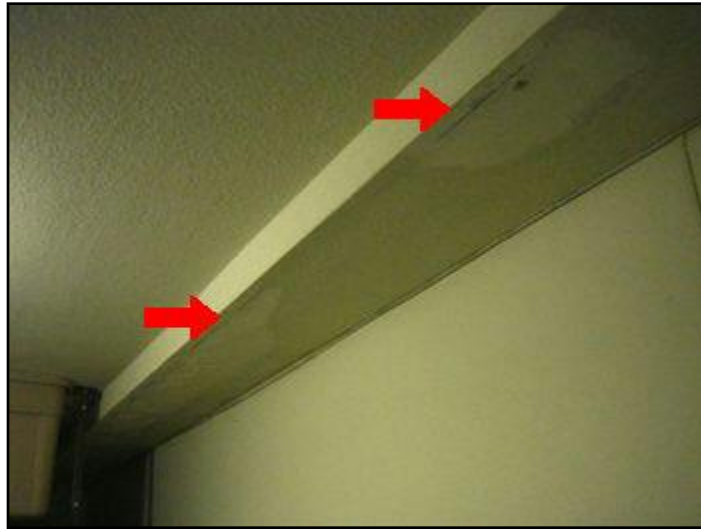
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



18. Water stain(s) noted

FLOORS \ Carpet on floors

24. Condition: • Buckled

Implication(s): Trip hazard

Location: Various

Task: Improve



19. Buckled

25. Condition: • Stains

Implication(s): Material deterioration, Cosmetic defect

Location: Various

Task: Improve

FLOORS \ Subflooring

26. Condition: • [Squeaks](#)

Implication(s): Noise nuisance

INTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Location: Throughout

Task: Improve

WINDOWS \ Interior trim

27. Condition: • [Stained](#)

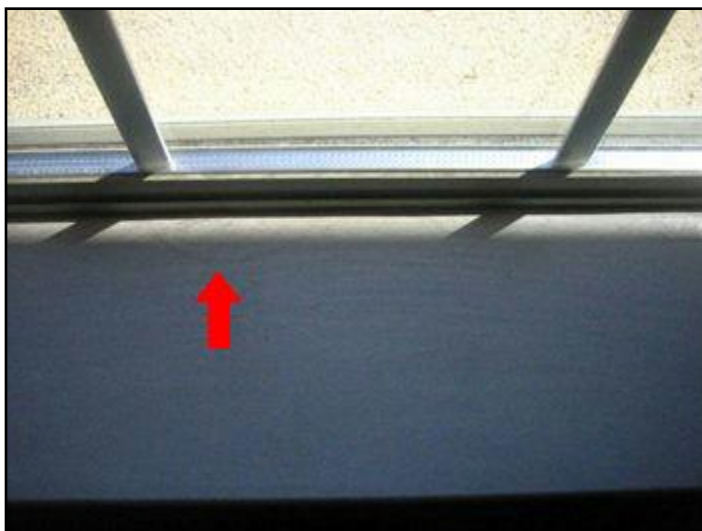
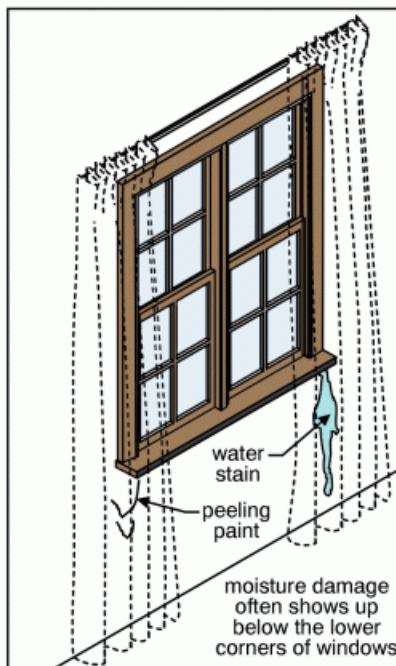
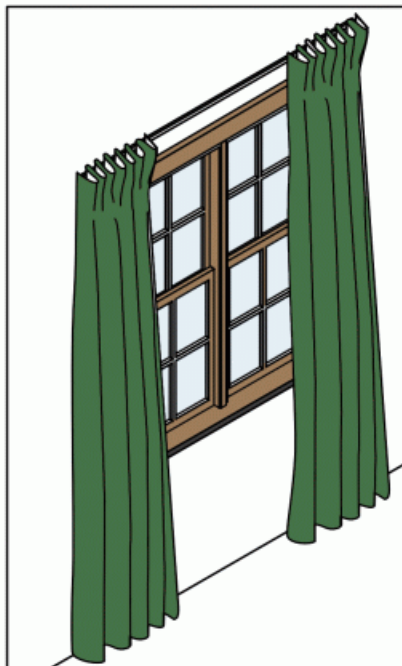
This condition may indicate active window leakage. Further study advised

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bedroom

Task: Improve & Monitor

Look behind window treatments



20. Stained



21. Stained

GARAGE \ Walls and ceilings

28. Condition: • Fire resistant wall or ceiling damaged / holed / not properly sealed / firestopped

Implication(s): Increased fire risk, Chance of hazardous combustion products entering living space

Location: Garage

Task: Improve



22. *Wall holed*

GARAGE \ Door between garage and living space

29. Condition: • No self closer

Implication(s): Increased fire risk, Chance of hazardous combustion products entering living space

Location: Garage

Task: Improve



23. *No self closer*

APPLIANCES \ Dryer

30. Condition: • It is recommended that dryer vents be cleaned annually from interior and exterior to prevent lint build up. Reducing / blocking air flow from dryer vents not only increases energy costs but increases the risk of dryer fires.

INTERIOR

15940 Sample Street, Your City, CA September 5, 2012

Report No. 1015, v.9

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Ensuring there is adequate air flow will reduce the possibility of a dryer fire. Rigid vent piping is also recommended

Implication(s): Potential safety hazard

Location: Laundry Area

Task: Improve & Monitor

END OF REPORT