

REPORT SUMMARY

10/05/1999

Summary information for Ashley Overbeek

This is a summary of the inspectors findings during this inspection. We try to list items of a safety concern, items that are damaged and need immediate repair or replacement, items that if not addressed in the near term may cost more to repair in the future. Some items may require further investigation or evaluation by specialists in that field. Items listed for repair should be performed by qualified personal.

This summary is provided for the benefit of the client listed and does not constitute the complete report of all defects or deficiencies found. Client is advised to read entire report as noted in the inspection agreement.

ROOF SYSTEM

COMPOSITION SHINGLE ROOF:

ROOF COVERING STATUS:

The roof shingles have extensive granulation loss, erosion and cracking throughout the shingled surface. These conditions indicate the end of the useful life of this type of roofing. This cannot be repaired and replacement is needed. Because there are presently 3 layers of roofing material installed, removal of all material is needed. The new roof can then be installed on a clean wood deck.

GENERAL COMMENT:

The roof is in poor condition. The conditions noted create the opportunity for leakage, and the roof can not be effectively patched. We recommend the roof be replaced. A qualified licensed roofing contractor should be called to make further evaluation and estimates.

PLUMBING

WASTE LINES:

CONDITION:

In the crawl space, there is surface rusting and leakage observed at the drain line for the kitchen. We recommend that all corroded and leaking lines be replaced. A qualified licensed plumbing contractor should be called to make further evaluation and repairs as needed.

WATER HEATER

WATER HEATER:

T/P RELIEF VALVE:

The temperature/pressure relief valve drain line is missing. This is a safety hazard and indicates a non professional installation. We recommend a copper or galvanized steel drain line be extended to a safe location as required.

VENTING:

The vent pipe is installed in a substandard manner, the piping is not properly connected and is allowing the products of combustion to spill out. We recommend new piping be installed if necessary and joints be secured with screws as required.

SEISMIC RESTRAINT:

The water heater lacks earthquake straps as was common at the time of installation. However they are now required by state regulations. We recommend approved double straps be installed per manufactures instructions.

HEATING

FORCED AIR HEATING:

VENTING:

The exhaust from the furnace is spilling out the draft hood, we recommend it be cleared or reconfigured to provide proper venting for safe operation.

GENERAL COMMENTS:

This furnace is a brand manufactured by Consolidated Industries which has been noted by the manufacturer and the Consumer Product Safety Commission (CPSC) to fail and has resulted in fires and property damage. A qualified licensed heating contractor should be called to make further evaluation and repairs as needed.

ELECTRICAL SYSTEM

MAIN ELECTRICAL PANEL:

BREAKERS:

One or more of the circuit breakers is broken, which may lead to over heating, arcing, or a short circuit. We recommend it be replaced. GFCI (ground fault circuit interrupter) protection is provided by a breaker installed in the electrical panel. This protects all of the receptacles on that particular circuit. The GFCI breaker was tested with its button and did not trip. we recommend it be replaced.

MAIN CIRCUITRY:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. This "double lugging" is not permitted because a positive connection for all wires is not assured. We recommend the circuitry be reconfigured and additional breakers be installed as needed.

Over fusing observed in main panel. (breaker size too large for wire size), this is a potential fire hazard. We recommend circuits be equipped with properly rated circuit breakers. Have a licensed electrician make further evaluation and corrections as needed.

BRANCH CIRCUIT WIRING:

CONDITION:

Wiring has been improperly altered or installed in the following location(s): garage, attic, Lampcord or extension cord wiring has been installed as permanent wiring. This type of wiring is easy to overload and can easily be damaged, we recommend removal of all substandard wiring and replacement with proper circuitry which may include additional receptacles. Running splices which are improper connections outside of a junction box, were observed. We recommend connections be joined with approved connectors inside junction boxes to prevent accidental contact or mechanical damage.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

SINK PLUMBING:

The sink faucet is damaged and/or leaking. This is the most used fixture in the house and should be repaired or replaced with a good quality fixture.

The visible drain piping is in serviceable condition. The shut off valve or supply piping inside the cabinet for the faucet is corroded but did not appear to be leaking at this time, we recommend budgeting for replacement.

BATHROOMS

HALLWAY BATHROOM.

CONDITION OF SINK:

The sink appears to be properly installed and in good condition. The sink faucet, leaks at valve stems. We recommend it be repaired or replaced. The shut off valve or supply piping inside the cabinet for the faucet is corroded or leaking, we recommend they be replaced.

CONDITION OF TOILET:

The following item(s) were noted at the toilet: Toilet is loose at floor, the toilet should be removed and securely re-attached with a new wax seal, caulking is also required around the base. The floor should be checked for water damage and repaired if necessary at that time.

TUB/SHOWER PLUMBING FIXTURES:

The hot and cold water flow is reversed at the bath. This is a safety scalding hazard. We recommend the plumbing or fixture be repaired to provide hot water to the left side as required.

MASTER BATHROOM.

CONDITION OF SINK:

The sink faucet appears to be properly installed and was operable. The sink is cracked and leaked when filled up, we recommend it be replaced. Damage/deterioration is present inside the cabinet from moisture, we recommend it be repaired.

BATHROOM WALLS/CEILINGS/FLOORS:

The flooring material at the base of the tub/shower is damaged as a result of oversplash or leakage. We recommend it be removed and replaced. Any wood that is found deteriorated should also be replaced.

POOL/SPA & EQUIPMENT

ELECTRIC CONTROLS:

Terminal protector is missing from within pool pump timer. We recommend it be replaced as this is a safety hazard due to possible contact with live electrical wires. There is improper wiring observed to/at the pool equipment. We recommend repairs by a qualified electrician familiar with pool installations.

POOL DECKING:

TYPE AND CONDITION:

Concrete pool and patio decking, The pool caulking between the coping and concrete deck surface is cracked and/or deteriorated. This seal is important to prevent water entry under the concrete. We recommend a pool specialist remove and replaced this special caulking.

GARAGE

GARAGE DOOR(S):

CONDITION:

The garage door springs are inadequate to properly support the weight of the door. We recommend adjustment, larger springs or new hardware be installed to properly balance the weight of the door. Repairs should be made by a garage door specialist.

FOUNDATION

CRAWL SPACE:

DRYER VENT:

The dryer vent exhaust pipe is flexible plastic/aluminum. This is not permitted under houses. We recommend approved smooth wall metal ducting be installed to the exterior per present standards.

