



Inspected for:
Luke & Ioana Brooks
10643 Chalk Hill Road
Healdsburg, CA

Full Circle Inspections, Inc.



06/19/2013

Luke & Ioana Brooks

Re: 10643 Chalk Hill Road
Healdsburg, CA

Dear Luke & Ioana,

As requested, a visual inspection of the above referenced property was conducted on June/19/2013. As noted in the Inspection Agreement, this inspection report documents the visually inspected conditions of the property at the time of the inspection. Please take time to review limitations contained in the Inspection Agreement.

As a home inspection is essentially a negative process, I focus on problematic conditions that I believe should be addressed and generally do not make positive comments. Consequently, the inspection report tends to be somewhat alarming. While I provide a "highlights" section for the report for your convenience, you should not rely on it in place of the report. The report should be read in its entirety to ensure that all findings are thoroughly understood. I advise you to obtain competitive estimates from licensed and qualified contractors for correction of any items noted in the report. Also, please be aware that failure to correct any preexisting conditions noted in this report is likely to adversely affect home warranty coverage. The home warranty policy should be thoroughly reviewed should you choose to purchase one.

Thank you for choosing me to perform your home inspection. If you have any questions regarding the inspection report or the conditions noted, the best way to contact me is by email.

Sincerely,

Gunnar Alquist
Full Circle Inspections, Inc.
122 Calistoga Rd. #196
Santa Rosa, CA 95409
707 528-7010
Gunnar@FullCircleInspect.com

Report Highlights

The information briefly listed in this section of the report is limited, has been provided as a convenience only and may not reflect all of the concerns of the Client. The inspection report should be read in its entirety to provide as complete a picture of the property as possible. Any hazardous or unsatisfactory conditions noted within the report should be brought to the attention of a licensed and qualified contractor to provide you with an in-depth evaluation and written cost estimate for corrective work. Any repairs should be performed by licensed and qualified contractors.

The items listed below are hazardous or potentially unsafe and should be corrected by the appropriately licensed contractor. Other improper conditions may also be present and more specific information can be found in the narrative portion of this report.

Exterior

Lot:

Steps:

Steps do not have a proper handrail.

Kitchen

Appliances:

Range:

The range is not fitted with an effective anti-tip device.

The items listed below are of potential concern or in need of correction or repair. Other improper conditions may also be present and more specific information can be found in the narrative portion of this report. I recommend obtaining repair estimates from appropriately licensed contractors before the release of conditions for purchase of this property.

Exterior

Lot:

Grade & Drainage:

"Negative grade" will direct water toward the house, contributing to water accumulation adjacent to the foundation and under the house during and after periods of rain.

Trim & Windows:

Windows:

Perimeter of the living room window has been caulked.

Roof

Flashings:

Through Penetrations:

Plumbing flashing at above the approximate area of the hall bathroom is not correctly installed.

Shingle Roof:

Condition:

Some damaged/patched shingles were observed above the living/dining area.

Crawlspace

Support System:

Chassis:

Metal channels under the master bedroom area are bent/distorted.

Plumbing System

Water Heater:

Seismic Bracing:

No earthquake straps present.

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Electrical System

Electrical Fixtures:

Kitchen Fixtures:

Dishwasher electrical connection is improper.

Kitchen

Appliances:

Dishwasher:

The base panel is missing.

Interior Rooms

Floors:

Floor in the master bedroom and the living room is sloped uneven.

Windows:

Evidence of leaking was observed adjacent to the living room window.

Carbon Monoxide Alarm:

Located:

No carbon monoxide (CO) detector/alarm found.

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General Conditions

Client Information:

Client Name:

Luke & Ioana Brooks
Present for the inspection.

Structure Information:

Inspection Address:

10643 Chalk Hill Road
Healdsburg, CA

Structure Type:

Structure is a double wide manufactured home.

Manufactured homes can and will move/settle as a result of the type of support system. The supports rest directly on the top of the soil, which is more prone to movement than a foundation that is supported by deeper soil. As a result, periodic leveling will be necessary. I recommend consulting with the mobile home park management and/or neighbors for recommendations for licensed and qualified contractors when leveling or any other work is necessary.

Occupancy:

Home was occupied at time of inspection.

Insignia Label:

Located under the kitchen sink.

Utilities Status:

All utilities were on at time of inspection.

Wood Destroying

Organisms:

Damaged or potentially infested wood conditions that are specifically described in the California Business & Professions Code §8505-8698.5 as wood destroying organisms are the responsibility of a pest inspector licensed by the California Structural Pest Control Board. Discovery, diagnosis and treatment of conditions including, but not limited to fungus, dry rot, termites, beetles and other wood destroying organisms is the specific responsibility of a pest inspector. If an inspection for wood destroying organisms (pest inspection) has already been performed, the report should be reviewed and treatment or repairs made, as needed. If no inspection for wood destroying organisms has been performed one should be arranged and repairs or treatment made, as needed. A permit should be filed with the local building department for any work done and any repairs should conform to current building codes.

<http://www.pestboard.ca.gov/pestlaw/bpcode.htm>

General Information:

File Number:

0613-4789

Date & Time:

Inspection began at approximately 09:30 AM and finished at approximately 12:15 PM
06/19/2013

Inspector:

Gunnar Alquist

Agent:

Doug Swanson, Pacific Union Residential Brokerage. Present for the inspection.

Weather:

The temperature was approximately 65 - 70° and the sky was clear at time of inspection.

Orientation:

Report orientation is referenced from the front door.

Report Limitations:

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the professional observations made by the inspector, based upon a visual inspection of the conditions that existed at the time of the inspection. The inspection and report are not intended to provide a repair or "punch" list, to be technically exhaustive, or to imply that every possible defect was discovered. Underground, concealed, or enclosed systems or components cannot be inspected. Identification of toxic materials or growths can only be made in a laboratory. If information regarding recalled products is desired, the CPSC maintains a website at <http://www.recalls.gov/> with this information. This report is provided for the named client only and is not transferable. A full description of the scope of this inspection and report is listed in the Inspection Agreement. If you are unable to locate your contract, please contact our office and we will furnish you with a copy. Any general comments about systems and conditions that are excluded in the Inspection Agreement are informational only and do not represent an inspection. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and variations are to be expected between estimates and actual experience. Any photographs or images that are included are intended to help provide clarification for these specific items and may not include all problem areas noted in the written report. Any repair or corrective work recommended in this report should be performed by a licensed contractor qualified in that particular trade. Documentation of properly completed repair work should be provided in the form of a contract, work order or receipt. Permits from the local building department are required for nearly any construction or repair work. The inspector has no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Exterior

Lot:

Steps:

Steps do not have a proper handrail. Handrails should have a minimum clearance from the wall or guardrail of no less than 1½ inches, should not project into the stairway more than 4½ inches, should be between 34 and 38 inches above the nosing and the ends of the handrail should "return" back to the wall or newel post. Circular handrails should be between 1¼ and 2 inches in diameter. Handrails are intended to help prevent an individual from falling when ascending or descending.



Grade & Drainage:

Home is set on a sloped lot.

Grade slopes toward the foundation. "Negative grade" will direct water toward the house, contributing to water accumulation adjacent to the foundation and under the house during and after periods of rain. Regrading will help to direct surface water away from the foundation. Installation of a properly designed drainage system can help to intercept and redirect surface and subsurface water away from the foundation area. I recommend consulting with a qualified drainage contractor for installation of surface and/or "french" drains, as needed. Client is advised to ensure that underground utilities are located prior to trenching.

Soil Conditions:

Geotechnical and soils engineering is beyond the scope of this report. Client should consult with a soils engineer if information regarding soils is desired.

Manufactured Siding:

Lap Siding:



The lap siding is a manufactured product that consists of cellulose fibers held together with a portland cement. This material is resistant to moisture and insect damage but is somewhat more brittle than solid wood products.

Caulking was cracked/separated at some seams. Past installation instructions allowed either caulking or installation of flashing under the seams at the field butt joints. Current instructions now require flashing under all seams. I was unable to positively verify if any of the butt joints were flashed. Ideally, flashing would be installed under all of the seams; however, this may not be practical without removing the siding. Seams of the siding panels will expand and contract with changes in weather and will require periodic reapplication of caulking. A good quality flexible caulking (such as a polyurethane caulking) should be used to seal any open seams and at the perimeter of plumbing and window/door openings. The installation instructions available on the manufacturer's website should be reviewed for recommended types of caulking.

Cracked corners were found at some butt seams. The manufacturer should be consulted for repair recommendations. In the meanwhile, I recommend caulking or patching as a temporary measure.

Trim & Windows:

Trim:



Wood.

Cracks are present in sections of trim. This is typically caused by weathering and shrinking of wood and can allow moisture to intrude to the interior surfaces of the wall. Severely cracked trim should be replaced with new material. Smaller cracks can be patched and painted to help prevent any increase in cracking.

Loose nails and open seams were observed at various areas. Nails should be reset or replaced, as needed. Sealing all cracks/voids between siding and trim is recommended to prevent moisture intrusion to the interior surfaces of the wall. I recommend not caulking along the lower edge of window trim (under the window) to allow any water that might get behind the trim a path out. I also suggest the use of a flexible and paintable caulking, such as polyurethane.

Windows:

Window frames are vinyl.

Perimeter of the living room window has been caulked. Stains on the interior wall indicate this was done to repair a leak at the exterior of the window. While keeping the exterior seams well caulked is good practice, Windows should be properly flashed to prevent leaks. My primary recommendation is to remove any trim and/or siding necessary to properly flash the windows.

Dual glazing is present in the windows of this home. No evidence of failed seals were found at time of inspection. As determination of failed seals can be difficult to identify, buyer should consult with the seller for information regarding any failed seals that may have occurred at other times or under different conditions.



Exterior Structures

Patio/Deck:

Deck:



Wood deck supported on wood framing.

Deck framing consists of pressure treated lumber which is more resistant to deterioration than untreated framing lumber.

Railing:

Railing is lower than allowed by current construction standards. The minimum height of a railing from the level of the deck has recently changed from 36 inches to 42 inches. While not required, raising the railing will help to increase safety.

Roof

This section of the report is an opinion of the general quality and condition of the roofing material and visible elements of installation. While every effort is made to locate potential leaks, the only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Estimates on remaining life are based on past experience with similar materials and does not constitute a warranty or certification. This report is issued in consideration of the foregoing disclaimer.

General:

Style:

Gable roof.

Roof Access:

Observed from surface of roof.

Eaves:

The construction of this roof is such that it has minimal eave protection for the walls. As a result, these walls are more vulnerable to the effects of weather. Windows and doors can leak due to wind blown rain. Installation of awnings or covers can help to protect these areas. Keeping siding well sealed and painted is recommended to preserve the condition of the exterior surfaces.

Flashings:

Through

Penetrations:

Plumbing flashing at above the approximate area of the hall bathroom is not correctly installed. Typically, the lower tail of the metal extends over the shingles. No evidence of leaking observed as a result of this. I recommend corrections concurrently with other repairs noted in this report.



Shingle Roof:

Type:

Three tab composition (asphalt) shingle.

Condition:



Some damaged/patched shingles were observed above the living/dining area. Ridge cap shingles are flat to the peak of the roof. As this home is located in an area that likely experiences high winds, I recommend patching/repairs to prevent leaks.

Roof Drainage:

Type:

Metal gutters.

Crawlspace

General Comments

Access Location:

Exterior access is located at the front of the home. Foundation area was accessed as a part of this inspection.

Grade & Drainage:

Soil was dry at time of inspection. Indications were observed that water will flow through the crawlspace during periods of rain. This can usually be corrected by installing a drainage system uphill from the house and extenders on the roof gutter system. A licensed landscape contractor should be consulted regarding installation of drainage.



Support System:

Floor System:

The floor support is provided by 2x6 wood joists with particleboard sheathing.

Chassis:

Metal girders.

Metal channels under the master bedroom area are bent/distorted. This is the likely cause for the sloped/uneven floors noted in the interior rooms section of this report. Repairs will likely be impractical. If more information is desired, a licensed and qualified structural engineer should be consulted.

Primary Support:

Primary support is provided by concrete blocks supported on wood pads.

**Bracing:**

Provided by the exterior perimeter foundation.

Undercarriage:

Bottom Closure:

Openings are present in the bottom closure material. Membrane should be repaired to keep pests or animals from gaining entry to the area above the membrane. The presence of the membrane restricts review of the floor framing.

Heating System

The heater is visually reviewed. Examination of the heat exchanger is limited as the unit is not dismantled as a part of this inspection. Thermostats are tested for basic functions only. Determining the proper sizing of heating units is beyond the scope of this inspection. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection, however a subjective evaluation is made. Normal service and maintenance should be made on a yearly basis by a licensed heating contractor.

Furnace:

Type:

Brand: Nordyne.

Gas fired forced air unit. Input: 56,000 BTU per hour.



Location:

Laundry room.

Condition:

Gas shutoff valve present.

Heater was operated at time of inspection. Regular maintenance is recommended to ensure continued operation.

Filters:

Filters are located at the blower.

Thermostat:

Thermostat operated when tested. Accuracy and/or calibration of the thermostat were not verified. Installation of a "setback" thermostat with a timer should be considered as an upgrade to allow heater to be turned down automatically when not needed.

Ducting:

Where visible, distribution method consists of flexible plastic sheathed ducting.

Plumbing System

All underground piping related to water supply, gas supply, waste, or sprinkler use are excluded from this inspection. Condition of underground piping cannot be detected by a visual inspection. Evaluation of water flow is subjective and judged by operating fixtures and visual observations of flow. Plumbing fixtures are tested for operation, however minor items such as a dripping faucet may not be noted as it is considered routine maintenance. Main and branch shutoff valves are not operated as this can result in leaking around the valve stems. Periodic testing and operation of shutoff valves is advised to ensure proper operation when needed.

Supply:

Main Shutoff:

Water is likely provided by a well. Main water shutoff is located at the well. This is a specialized system and due to the inaccessible nature of the pump and lines, beyond the scope of this inspection. Water pressure, quality and flow rate are a function of the well system. I recommend review of this system by a qualified well specialist.

Materials:

Where visible, distribution piping is plastic "PEX" tubing. Unable to determine the type of connections at the plumbing fixtures as these are enclosed within finished walls. While this product has been used in Europe since the late 1970s, it has only been in this area since the late 1990s and does not have a long term local track record. No active leaks were found at time of inspection. Periodic review for any evidence of leaking is advised to prevent moisture damage. Information regarding this product can be obtained at the website of one of the manufacturers at <http://www.uponor-usa.com/wirsbo> or <http://www.vanguard.ca>.

Drain:

Material:

Where visible, drain lines are ABS (plastic).

Fuel Supply:

Location:

Gas is supplied by a propane tank located at the left side. Evaluation of the tank is beyond the scope of this inspection. The propane supply company should be consulted for information regarding the condition of this tank.

Any gas fired appliances installed or used in this home should be approved for use with propane gas.



Water Heater:

Type:

Brand: Rheem.

40 gallon gas water heater.



Location:

Laundry area.

No drain pan present under this appliance. If a leak were to develop, the water would flood the floor in this area. A properly sized pan should be installed with an adequately sized drain pipe that discharges at the exterior of the building, preferably to a location that is readily visible so that any leaking will be easily noticed.

Flue/Vent:

Intact.

Safety Valve:

A temperature/pressure (T/P) relief valve with a discharge line is present. The T/P valve is a safety device that will release water from the tank should the pressure or temperature raise to a level that is too high. High temperature can cause scalding/injury and high pressure can result in rupture/explosion of the tank or plumbing. The valve was not tested at time of inspection as it is designed as a safety valve only and may leak after testing. I recommend review of the manufacturer's operation instructions.

Seismic Bracing:

No earthquake straps present. The intent of seismic bracing is to prevent the water heater from falling over in the event of an earthquake. The preferred method of anchoring a water heater is to secure two wide metal straps at two points per strap, one around the upper third and one around the lower third of the tank so that the tank is completely encircled and that no slack is present. The tank is then rigidly braced to the wall with pipe or a framework to prevent lateral movement. Attachment is made with 1/4" by 3" long lag bolts secured to the wood framing. A diagram can be obtained from the Division of the State Architect or from the pamphlet titled The Homeowners' Guide to Earthquake Safety. If a manufactured kit is purchased from a hardware store or home improvement center, installation should be as per the manufacturer's instructions. www.seismic.ca.gov/pub/CSSC_2005_HOGrduced.pdf

Condition:

Gas and cold water shutoff valves present.

Water heater operated at time of inspection.

This water heater is specifically designed for manufactured homes. When replacement becomes necessary, it is important to ensure that an approved water heater is used to replace it.

Temperature Setting	Time to Produce 2nd & 3rd Degree Burns on Adult Skin
170° F	Nearly instantaneous
160° F	About 1/2 second
150° F	About 1-1/2 seconds
140° F	Less than 5 seconds
130° F	About 30 seconds
125° F	About 2 minutes
120° F	More than 5 minutes

Kitchen Fixtures:**Supply & Drain:**

Filter drain hose has been connected directly to the drain pipe under the sink. The plumbing fitting has been drilled and a saddle fitting used to attach the hose to the drain pipe. The hose is a direct connection between the potable water supply and the waste system. It is possible for drain water to back-up and contaminate the potable supply water. The drain hose should have an "airgap" separation and should feed into a p-trap to prevent contamination of the supply plumbing.

No airgap present on the dishwasher drain line. The drain line is looped above the base of the sink, which will help to prevent water from siphoning from the sink into the dishwasher. However, the required method is to have an airgap installed on the sink. This is typically required when the dishwasher is installed and may indicate that this was not installed by a licensed plumbing contractor.

Laundry:**Washer Hookup:**

Inspector does not disconnect hoses or operate valves. No active leaks observed at time of inspection. Hoses can develop leaks at any time and should be inspected periodically as a part of routine maintenance. The drain lines also cannot be evaluated. Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged.

Dryer Hookup:

240 volt, electric.

Exhaust duct is disconnected. I recommend patching or repairs, as needed.



Miscellaneous:

Fire Sprinklers:

A fire sprinkler system is present in this home. This is a specialized system and beyond the scope of this inspection. General information and maintenance information can be obtained through the National Fire Sprinkler Association: <http://www.nfsa.org/>

Homeowner information can be found at: <http://www.nfsa.org/info/fyi/homeown.html>

Maintenance information can be found at: <http://www.nfsa.org/info/fyi/maint.html>

Electrical System

Electrical Service:

Type:

Main electrical service is 200 amperes, 240 volts.

Service Equipment:

General:

Service equipment is located at the left side of the structure.

Knockouts are missing at the dead front panel. These openings present a potential safety hazard as they provide access to the energized electrical wiring and buss bars of the panel. This is typically corrected by inserting covers specifically designed to close these openings.



Over Current Protection:

Over current protection is provided by circuit breakers.

Panel make: Cutler-Hammer. Service disconnect (main) is present.



Laundry Area Panel:

General:



Over Current

Protection:

Over current protection is provided by circuit breakers.

Panel make: Cutler-Hammer.

A GFCI (ground fault circuit interrupter) breaker is present. This device was tested at time of inspection.



General Wiring:

Conductor Type:

Branch circuit conductors are copper.

Grounding System:

Ground rod is present.

GFCI Protection:

Specific 120 volt receptacle outlets are GFCI (ground fault circuit interrupter) protected. These safety devices monitor the flow of electricity and will interrupt (turn off) power to specifically protected receptacle outlets if an imbalance occurs. This device can be identified by the presence of the "Test" and "Reset" buttons located on the face of the receptacle. Periodic testing of this device is recommended to ensure proper operation. Testing can be done by pressing the "Test" button on the face of the receptacle. The "Reset" button should pop out and power to the receptacle outlet will be interrupted. Several receptacle outlets can be protected by one device. The "Reset" button is then pressed to re-engage power to the protected receptacle outlet(s). The device should not be blocked by furniture or personal property to allow the device to be tested and/or reset, if needed. Ideally, appliances such as refrigerators/freezers should not be plugged into a GFCI protected receptacle outlet as the device may occasionally "trip", cutting off power to the appliance.

Electrical Fixtures:

Kitchen Fixtures:

Dishwasher electrical connection is improper. The ground wire is not attached to the chassis of the dishwasher and no cover plate is present on the junction box. I recommend corrections by a licensed electrical contractor.

Receptacle outlets that serve the kitchen counter surfaces are GFCI protected.



Bathroom Fixtures:

Receptacle outlets are GFCI protected. Reset is located at the laundry area panel.

Kitchen

The kitchen review is a combination of a visual inspection and basic functional test of built-in appliances. To ensure safety, you should review the operation instructions for each appliance prior to use. Most appliance manufacturers now have the installation instructions available online. Stand alone refrigerators/freezers, if present, are typically considered personal property and are outside the scope of the inspection, and no opinion is offered as to the adequacy or accuracy of operation. Clocks, timing devices and thermostat accuracy are not tested and appliances are not moved during the inspection. Some appliances have been recalled for defects over the years. I do not verify recalls and recommend that you visit the Consumer Products Safety Commission Website and perform a search for the model numbers of the appliances in this home. <http://www.cpsc.gov/>

Fixtures:

Counter & Cabinets:

Counter surface is plastic laminate.

Floor:

Floor covering is resilient.

Walls & Ceilings:

Serviceable.

Windows:

Serviceable.

Plumbing:

Sink:

Enamel on steel.

Single lever faucet.

A filter/purification system is present. This is a specialized system and testing of water quality is beyond the scope of this inspection. Unable to determine the effectiveness of this system.



Supply & Drain:

No airgap present on the dishwasher drain line. Please refer to the plumbing section of this report for related information.

Filter drain hose has been connected directly to the drain pipe under the sink. The plumbing fitting has been drilled and a saddle fitting used to attach the hose to the drain pipe. Please refer to the plumbing section of this report for related information.

Disposal:

Make: General Electric, Disposall.

Appliances:

Ventilation:

Flexible ducting has been used for the exhaust duct. Flexible ducting is not used for this use as it is more likely to trap grease and catch fire. This should be replaced with a smooth metal duct.



Range:

Brand: General Electric, gas range.

The range is not fitted with an effective anti-tip device. Recent attention has been focused on injuries, particularly to children, that occurred when the range tipped forward. This tipping/movement is typically caused by children standing on the open door of the oven. While the door should not be used as a step, most manufacturers include anti-tip brackets with each range, and advise installation of these devices to prevent tipping/movement. I recommend installation of an anti-tip device. <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml07/07256.html>
<http://www.cpsc.gov/CPSCPUB/PUBS/5004.pdf>



Dishwasher:

Brand: Kitchen Aid.

The base panel is missing. I recommend replacement.

Bathrooms

Bathrooms are visually inspected for signs of moisture and leaking. Minor items such as a dripping faucet are not always noted as they are considered a part of routine maintenance.

Master Bathroom:

Sink:

Serviceable.



Toilet:

Serviceable.

Shower & Surround:

Fiberglass shower surround and pan.



Ventilation:

Operable.

Counter &

Cabinets:

Serviceable.

Floor:

Floor covering is resilient.

Walls & Ceiling:

Serviceable.

Doors:

Serviceable.

Windows:
Serviceable.

Hall Bathroom:

Sink:
Serviceable.



Toilet:
Serviceable.

Tub & Surround:
Fiberglass tub and surround.

Single lever faucet.



Ventilation:
Exhaust fan did not operate. Repair or replacement is advised.

Counter &
Cabinets:
Serviceable.

Floor:
Floor covering is resilient.

Walls & Ceiling:
Serviceable.

Doors:
Serviceable.

Interior Rooms

The condition of walls behind wall coverings and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. The condition of floors underlying floor coverings is not inspected. As minor flaws such as a torn screen or cracked window can be overlooked, client should review these items personally.

Interior Rooms:

Floors:

Floor coverings consist of carpet.

Floor in the master bedroom and the living room is sloped uneven. This has likely been caused by the bent/distorted metal channels noted in the foundation crawlspace area.



Walls:

Moisture stains were observed on the wall in the hall and the living room. I suspect the stains in the living room originated from the living room window. I was unable to determine the cause for the staining in the hallway. I suggest consulting with the seller for information regarding this staining and any related repairs.



Ceilings:

The ceiling above the kitchen and dining area appears to have been patched. I was unable to determine if this was done to repair cracks or if this represents past roof leaks. I suggest consulting with the seller for more information.

**Windows:**

Evidence of leaking was observed adjacent to the living room window. This is likely due to an intermittent or active leak. The exterior of this window should be reflashed or resealed, as needed. Unable to determine the condition of enclosed framing without destructive testing. The enclosed framing should be examined for damage concurrently with repairs. If damage is found, any damaged wood should be removed and replaced with new material.

Exterior Doors:

The living room exterior door is misaligned and does not latch/lock. I suggest adjustment of door or strike plate, as needed.

Labels in glazed doors indicates the presence of safety glass.

As a general rule, having a qualified locksmith re-key or change any exterior locks is advised.

Interior Doors:

Serviceable.

Smoke Alarm:

Located:

Located at the bedrooms and hallway. As the age of the battery in the smoke detector could not be determined, replacement of the current batteries with fresh ones is advised. Smoke alarms should be tested on a monthly basis to ensure proper operation. Batteries should be replaced annually. The National Fire Protection Association advises that all smoke alarms be replaced every 10 years. More information regarding smoke alarms can be found at:

<http://www.usfa.dhs.gov/downloads/pyfff/smkalarm.html>

http://www.nfpa.org/categoryList.asp?categoryID=278&URL=Research%20%20Reports/Fact%20sheets/Fire%20protection%20equipment/Smoke%20alarms&cookie_test=1

Carbon Monoxide Alarm:

Located:

No carbon monoxide (CO) detector/alarm found. Carbon monoxide alarms are required in all residential construction. I recommend installation of carbon monoxide alarms as noted in the manufacturer's installation instructions.

Glossary of Terms

ABS Pipe: (Acrylonitrile Butadiene Styrene) Black plastic pipe used for sewer and drainage. This product has been commonly used in residential and light commercial construction throughout most of California since the late 1960s. This material is subject to ultraviolet breakdown unless inhibitors are mixed into the material during fabrication. Painting the material can slow damage when it is exposed to the sun.

AFCI: Arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by damaged or deteriorated wiring or cords in the home electrical wiring.

Air Conditioner: An electrical appliance used to cool the interior of a building by means of a refrigeration condenser. The condenser is typically located outdoors and consists of a compressor, a fan and "finned" radiator coils. This is normally connected to an evaporator unit located in the coil box on the forced air heating system with piping and charged with a refrigerant gas. The refrigerant is then pumped from the condenser unit to the evaporator unit and the blower for the heating unit circulates the air throughout the interior.

Air Admittance Valve: Pressure-activated, one-way mechanical valves that are used in a plumbing drain, waste, and vent (DWV) system in place of conventional, through-the-roof, pipe venting. Normally closed, AAVs open when wastewater discharges, allowing air to circulate for proper drainage. When closed, AAVs prevent the escape of sewer gas and maintain the trap seal.

Air Gap: An anti siphon device typically installed on a dishwasher drain to prevent sink drain water from contaminating the dishwasher. The air gap is usually a vented cap located adjacent the sink faucet, and is connected in-line between the dishwasher and the sink drain or garbage disposal.

Amp: Abbreviation for Ampere. The base unit of electric current. The rate at which electricity is used.

Anchor Bolt: A bolt used to secure the mudsill to the foundation. Modern anchor bolts are "L" or "J" shaped rods, which are threaded on one end. During construction, these bolts are inserted into the top of the foundation as the concrete is poured. The mudsill is secured to the foundation with washers and nuts after the concrete has partially cured. When a home does not have bolts, anchors can be "retrofitted" into existing foundations as a part of seismic upgrading, with mechanical or epoxied anchors, as long as the concrete is in good condition. The primary intent of seismic upgrading is to prevent the wood frame of the structure from moving off of the foundation and to limit the structural damage caused by an earthquake.

Angle Stop: A valve used to shut off the flow of water to a plumbing fixture such as a sink or toilet. Older angle stops often have aged washers and packing, and can leak around the valve stem. These valves should be opened and closed annually to keep the valve stem and packing in good condition. Valves should be reviewed periodically for leaking. Leaking valves can be re packed or replaced.

Anti Siphon Device: A valve installed on piping designed to prevent cross contamination of the potable water by providing a separation in the system. These devices are typically installed on exterior hose and irrigation plumbing. In residential construction, these valves are integral with commercially available sprinkler valves and are also installed on exterior hose bibs.

Balloon Framing: Type of construction in which the studs are continuous from the foundation to the roof. Mid level floors are inserted after the exterior walls are raised. This type of construction is more common to the eastern half of the United States.

Barge Rafter: The exposed (sometimes decorative) rafter at a gable end.

BTU: (British Thermal Unit) Amount of heat energy needed to raise one pound of water one degree Fahrenheit. The more heat energy needed, the higher the BTU input rating. Most household gas fired heating appliances, such as furnaces and water heaters are designed for input ratings in the tens of thousands of BTUs per hour.

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Buss Bar: Metal bars in an electrical circuit panel box, which are used to distribute the electrical current from the mains to the circuit breakers or fuses.

Check Valve: A one-way valve installed to prevent water from flowing the wrong way through a pipe.

Circuit: Electrical conductors and components through which current from a power source flows.

Circuit Breaker: An electrical device used to protect electrical conductors and equipment from damage should the current exceed a maximum value (measured in Amperes). The circuit breaker interrupts the circuit by means of an electromagnet that separates contacts if the current reaches, or exceeds, a specific value. The major advantage of circuit breakers over fuses is the ability to be reset should the breaker "trip". As springs can become worn in older circuit breakers, this value can decrease and "tripping" becomes more frequent. Replacement of older circuit breakers eventually becomes necessary.

Conductor: A wire capable of carrying an electrical current. Generally, copper or aluminum.

Conduit: A pipe or raceway, constructed of metal or plastic, used to enclose and protect the conductors/wires from damage.

Convenience Receptacle Outlet: A receptacle outlet that is not intended for a specific (permanent or semi permanent) appliance.

CPVC: (Chlorinated Polyvinyl Chloride) An off-white or buff colored piping. This material is commonly used as water supply piping in mobile and manufactured homes.

Creosote: A by-product given off when wood burns. Creosote collects on the walls of the chimney flue. This material is combustible and, if sufficient amounts build up, can ignite in the flue. Wood burning fireplaces, or stoves, and flues should be periodically cleaned by a qualified chimney sweep. Frequency of cleaning depends on the type of wood burned and how often the fireplace is used. If a wood-burning stove is used as a primary source of heat, the flue and appliance should be cleaned and inspected annually.

Cripple Wall: Short wood framed walls constructed between the foundation and the floor system, sometimes referred to as a "pony" wall. Commonly found in structures built on sloped lots and in older buildings.

Dead Front: A metal panel, installed at the front of an electrical circuit breaker or fuse panel box. This panel covers the electrical buss bars, wiring and connections inside the panel box to prevent accidental contact with energized electrical systems.

Dedicated Outlet: An electrical outlet that has a specific use or is connected to a specific appliance. Furnaces, dishwashers and electric dryers, along with other major appliances, are typically connected to dedicated outlets.

Ducting: A tube, typically fabricated of metal or plastic, through which air is distributed to heat or cool a building.

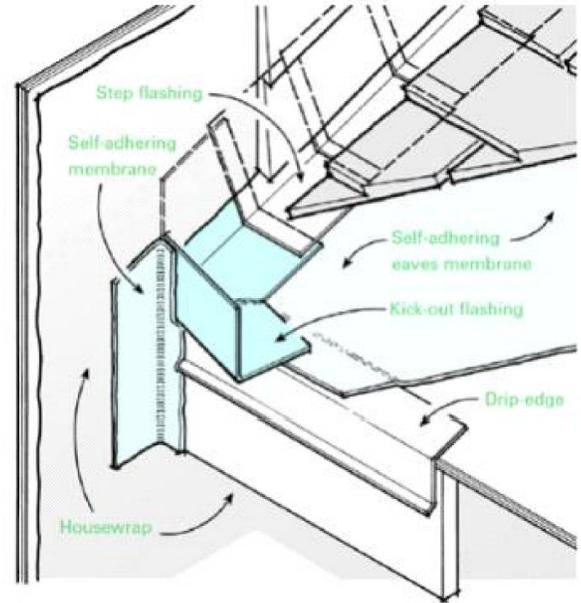
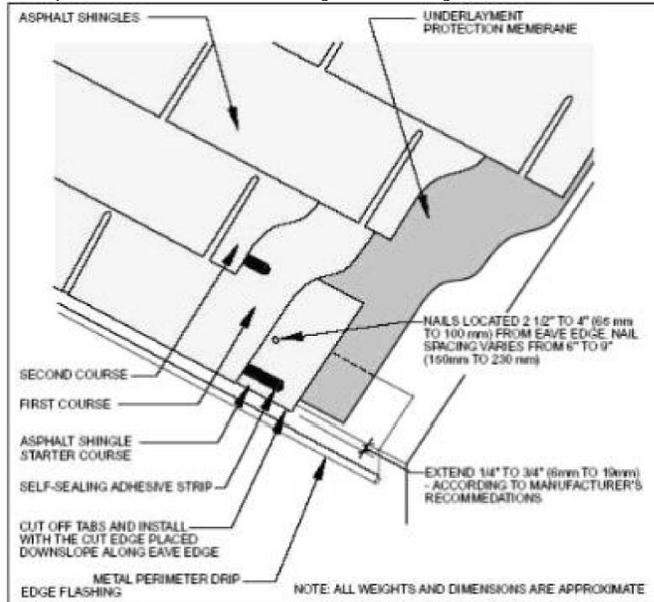
Efflorescence: White "fuzzy" mineral build-up, typically found on concrete, unglazed tile or masonry, caused by moisture leaching minerals out of the masonry.

Eave: The bottom, horizontal edge of the roof.

Equipment Grounding Conductor: The grounding conductor/wire that is attached to a device (such as a receptacle outlet, light fixture or other electrical device) and to the grounding terminal block in the circuit breaker or fuse panel.

Fire Wall: A wall designed to slow the spread of a fire from one area to another. Modern multi family dwellings such as apartments and condominiums should have a firewall between residential units. This usually consists of layers of 5/8", type "X" wallboard with all seams and openings sealed. Commercial buildings have much more stringent standards for fire walls. Doors through firewalls are fire rated and fitted with a device that will automatically close the door to maintain the integrity of the fire wall.

Flashing: A sheet metal or waterproof membrane used to direct water away from vulnerable areas such as roof penetrations, roof valleys, chimneys, as well as around windows and doors in walls.



Footing: The lowest part of the foundation. Has the sole purpose of transmitting the structural loads of the structure to the earth. "Spread" footings resemble an inverted "T" and distribute the loads over a larger area of soil. Other types of footings will provide support for retaining walls, bridges, etc.

Foundation: Provides the support for the structure. Foundations are typically masonry and can be block or poured concrete

Framing: The structural "skeleton" of a building. Typically wood lumber is used in most residential construction. However, metal is also used occasionally in home construction.

Fuse: An electrical device used to protect electrical conductors and equipment from damage should the current exceed a maximum value (measured in Amperes). When excessive current is run through a fuse, the metal conductor in the fuse melts and opens the circuit. Unlike circuit breakers, fuses cannot be reset. Care should be taken not to install a fuse with an amperage rating higher than the one being replaced.

Gable: The vertical triangular end of a roof from eaves to ridge. Also, the type or design of a roof that has gable ends.

Gambrel: Type of roof with two slopes. The steeper slope is found above the eaves and the shallower slope is found below the ridge. This type of roof is most commonly associated with barns, but is also found in residential construction.

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GFCI Device: Also known as a Ground Fault Interrupter or Ground Fault Circuit Interrupter (GFCI). GFCI devices are required for convenience outlets in new residential construction at locations that are near water sources. These areas include kitchens, bathrooms, near sinks, in garages and at exterior locations, as well as to whirlpool tubs and pools. GFCI devices are designed to interrupt (turn off) power to specific protected outlets if an imbalance or short circuit occurs. One device will often be wired so that it protects more than one outlet in a given circuit. The reset will be located either at the device or at the circuit breaker in the electrical panel. If an outlet in one of these areas does not function, the cause can often be traced to a "tripped" GFCI device. Resetting the device should restore power to the affected outlet. If this does not, the problem may be a defective appliance or GFCI device.

Girder: A beam used in the support of a floor. Sizes typically range from 4x6 to 6x12, depending on the load and span of the girder. However, the most common sizes used are 4x6 and 4x8. Some types of construction utilize girders as the primary floor support with thick (1 1/16" - 1 1/2") sub floor sheathing. Girders can be solid wood, laminated wood or metal.

Glazing Compound: Soft, putty-like material used to hold a glass pane in a wood window sash. This material hardens over time and will fall out, necessitating periodic re-glazing.

Grade: The top surface of the soil. Also may refer to the slope of the top surface of the soil.

Ground: A conductor that attaches the electrical system to the earth. In modern residential construction, a wire that is embedded in the concrete foundation at the time of construction provides ground. This "ufer" ground is then attached to the ground attachment in the main electrical panel. As this wire is encased in concrete, this type of ground is not visible for inspection. Ground can also be provided by driving an approved "ground rod" into the earth. The metal water and gas supply pipes are also "bonded" to the ground system to provide a direct path to earth for any electrical current.

Grounding Electrode: The point at which the electrical system is attached to the earth (grounded). Typically provided by a ground rod or concrete encased electrode (Ufer).

Grounding Electrode Conductor: The conductor/wire that attaches the electrical service to the grounding electrode.

Gutter: A trough installed at the eaves to intercept and re direct rainwater.

Half Hot Outlet: One of the receptacles in a "half hot" outlet is wired to a switch and the other is always "hot" allowing two different appliances to be plugged in.

Hip: The diagonal intersection between two connecting planes of a roof that extends from the ridge to an outside corner of an exterior wall. Also, the type or design of a roof that has hips instead of gables at outside corners.

Heat Pump: This is an electrically powered appliance used to heat or cool the interior of a building. A refrigerant gas is distributed through a closed loop between a compressor and an evaporator. Heat is generated during the compression cycle and the gas is distributed to a finned radiator. The gas then is allowed to expand in the evaporator. This part of the process significantly cools down the gas and it is distributed to another finned radiator where it can absorb heat energy. The direction of the gas is determined by the need for heating or cooling of the interior.

HVA/C: Heating, Ventilation and Air Conditioning.

I Joist: Manufactured wood joist that resembles a capital "I" in cross section. Using principles similar to "I-Beams", this structural member can be constructed of a combination of solid wood, plywood and/or wafer board, and is marketed by a variety of manufacturers.

Jamb: The frame that encloses a window or door.

Joist: Structural framing member installed horizontally on edge and used to support floors and/or ceilings.

Laminated Veneer Lumber: (LVL) Similar to plywood except that the layers of veneer are generally parallel to each other instead of perpendicular.

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Mansard: Type or design of a roof with two slopes and usually two types of roof membrane. A steeply sloped section (often nearly vertical) of roof is located at the perimeter of the structure that is primarily decorative, and a low-sloped (often nearly flat) section that typically provides the roof for the majority of the building. Most commonly found on commercial buildings, but also associated with some types of Victorian architecture.

MDF: Medium Density Fiberboard. Similar in manufacture to particleboard, but made with smaller particles. Used in interior finish materials, such as molding and cabinetry. This material is susceptible to swelling from moisture.

Moment Frame: Steel moment frames generally consist of beams and columns joined by a combination of welding and bolting. They are designed to resist lateral loads through bending of the frame elements.

Mud Sill: Typically, a 2x4 or 2x6 pressure treated or redwood board which is installed between the foundation and the wood frame of the structure.

P-Trap: "U" shaped drain fitting found under a sink, shower or bathtub. The p-trap for a toilet is formed into the porcelain bowl. This provides a water "weir" that prevents sewer gases from venting into the interior of the building.

Parging: A sand and cement mortar plaster coating typically applied to masonry.

Particleboard: Manufactured wood construction material consisting of small chunks of wood glued together to form a solid sheet. Typically used in cabinets and as a base for resilient flooring.

Pilot Light: Also known as a "standing pilot". A continuously burning gas flame used to ignite a burner on a gas appliance, such as a water heater, furnace or range/oven.

Platform Framing: Type of construction in which the wall studs for each story rest on the floor framing system (platform) and the wall studs are the height of each story. This type of construction is more common in the western half of the country.

Plenum: A sheet metal box connected to the heater to which the ducting is attached.

Plywood: Manufactured wood construction material consisting of layers of wood veneer glued together with adjacent layers alternating at right angles in relation to each other to form a solid sheet. Commonly used for structural floor, roof and wall sheathing. Common thickness ranges from 1/8" to 1 1/4".

PVC Piping: (Polyvinyl Chloride) Plastic pipe used for water supply, sewer and electrical conduit. The most common use for this piping in residential construction in the western part of the country is sprinkler piping. Also used for main municipal water supply and private well installations. This material is subject to ultraviolet breakdown unless inhibitors are mixed into the material during fabrication. Painting the material can slow damage from the sun.

Rafter: Structural roof framing member typically installed at an incline to provide the slope for the roof.

Rafter Tail: The projecting section of a rafter between the exterior wall and the eave.

Return Air: A furnace duct through which the interior air is returned to the furnace to be heated (or cooled) and then distributed to the interior through the distribution ducting.

Ridge: The horizontal line of intersection at the peak connecting two planes of a roof.

Romex: A brand name for a non-metallic sheathed electrical cable. This is a plastic sheathed electrical cable used in residential construction to provide electrical power to outlets, switches and appliances.

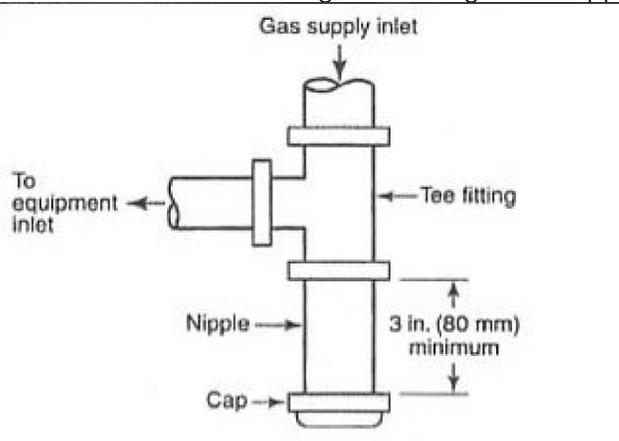
Roof: The structural, and rain proof cover of a building.

Roof Pitch: The incline slope of a roof or the ratio of the total rise to the total width of a house, i.e., a 6-foot rise and 24-foot width is a one-fourth pitch roof.

Roof Slope: The incline slope of a roof. Usually defined in number of inches of rise (vertical) per foot (12 inches) of run (horizontal). i.e., a 4 in 12 slope rises 4 inches per 1 foot of horizontal run.

Sash: The part of a window frame that holds the glass.

Sediment Trap: A short, downward projecting, capped section of pipe that should be located adjacent to a gas fired appliance, typically after the gas shutoff valve and as close to the appliance as practical. The intent is to provide a depository for any loose particles or debris that might be present in the gas piping system before the debris has a chance to clog or foul the gas fired appliance.



Seismic Upgrades: Retrofitted metal hardware and lumber materials added to the structure of a home, typically in and around the foundation area. These can include, but are not limited to: Anchor bolts, used to secure the mud sill to the foundation; framing anchors (such as A-35s), used to secure a wood floor framing system to the mud sill; and shear wall panels (typically plywood or wafer board) which add lateral strength to stud framed walls.

Separation Wall: A separation between two areas that serve different uses/functions. In residential construction, the wall between the garage and the house is not a fire wall, but does provide a separation between living space and vehicle storage. While not a rated fire assembly, it is generally accepted that the intent is to slow the spread of a fire from the garage to the house.

Service Entrance Conductors: The portion of the overhead service conductors which connect the service drop to the service equipment. Typically the responsibility of the homeowner.

Service Equipment: The necessary electrical equipment, usually consisting of circuit breakers or fuses and their accessories, connected to the load end of service conductors to a building or other structure, or an otherwise designated area, and intended to constitute the main control and cutoff for the electrical service. Often referred to as the "main electrical panel", this is the panel where the grounding occurs and is generally where the main disconnect can be found. Usually located at or adjacent to the electric meter.

Service Drop: The portion of overhead service conductors between the pole and the first point of attachment to the building. Typically the property of the utility company.

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Shake: Similar to a wood shingle except that shakes are split while shingles are cut. Splitting results in a non-uniform wedge. However, shakes are typically thicker than wood shingles and therefore tend to last longer as a roofing material. Shakes are installed in a manner similar to wood shingles with successive courses overlapping the seams between the previous shakes. Due to the nature of the material, uneven wear of a shake roof is common. Periodic replacement of damaged or worn shakes is a necessary part of home maintenance.

Shear: In construction, this refers to a sideways or lateral movement. i.e., A shear wall or shear panel is designed to resist sideways movement.

Shear Wall: Also known as a shear panel. An engineered wall designed to resist lateral movement caused by earthquakes and/or high winds. Typically, a wood framed wall is sheathed with plywood or wafer board and nailed with a specific nail spacing to provide this strength. Manufactured shear wall systems are also available. A shear wall is usually connected to the foundation with special "hold down" anchors that are embedded in the foundation.

Sheathing: Wood member used to cover a floor, wall or roof surface. The most common materials used for sheathing in modern construction are plywood and wafer board (OSB).

Siding: Exterior wall covering. Can consist of a variety of materials such as wood, plastic, metal or masonry.

Shingle: Thin, tapered pieces of overlapping building material used to cover a roof or a wall. Shingles are installed in rows or "courses" and overlapped so that vertical seams are covered by successive rows of shingles. The most common type of roofing shingle in residential construction is the composition shingle, also called the asphalt shingle. Wood shingles are more common as an exterior wall siding material but are sometimes still found on roofs. Wood shakes which are thicker and more irregular than shingles are also used as a roofing material.

Stain: A pigmented finish applied to wood siding and trim to help protect it from the weather while still allowing the character of the wood to be seen. Stains applied to exterior woodwork typically do not last as long as paint and, therefore, require more frequent application. Stains come in "transparent" and "full bodied", with the latter having more pigment and binders.

Stop: The raised section of a jamb against which a door or window closes.

Stud: Structural framing member installed vertically to form interior and exterior walls. A typical 2x4 stud measures 1½" x 3½" x 92¼".

Swale: A trench or gutter typically installed at grade level to intercept surface water runoff from a hill.

Transfer Switch: When a backup generator is used, a transfer switch is required to isolate the household electrical system from the electrical utility. Transfer switches can be manual, which require an individual to start the generator and "throw" the switch, or automatic, which will turn-on the generator and "throw" the switch when the power is interrupted.

Truss: Engineered and manufactured support members typically used for roof systems instead of rafters and ceiling joists; however, they can be used as floor joists. The long, outer perimeter sections of lumber are referred to as "chord" members while the shorter interior sections are referred to as "web" members.

Valley: The diagonal intersection between two connecting planes of a roof that extends from the ridge to an inside corner of an exterior wall.

Valve: A mechanical device used to start, stop or regulate the flow of gas or water.

Volt: The "potential" of electricity. Analogous to pressure when measuring the potential of water.

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Wafer board: Manufactured wood construction material consisting of wood chips that are glued together to form a solid sheet. Also known as "oriented strand board" (OSB). Commonly used for structural floor, roof and wall sheathing as well as exterior siding.

Wall Board: Also known by the trade names "Drywall" and "Sheetrock", this is a gypsum material sandwiched between paper skins to form an interior wall surface that is affixed to the wall studs and ceiling joists with the use of screws or nails. The seams are then covered with a paper or fiberglass reinforcing tape and smoothed with vinyl joint compound.

Watt: The amount of electricity used. Voltage multiplied by amperage equals wattage.

Weir: The water seal that remains in the bend of a p-trap. The intent of the weir is to prevent sewer gases from venting into the interior of the house.

Additional construction related definitions can be obtained at:

<http://www.builderspace.com/glossary.html>