

Your Inspection Report

15940 Sample Street
Santa Cruz, CA

PREPARED FOR:
YOUR NAME

INSPECTION DATE:
Thursday, January 5, 2017

PREPARED BY:
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SUMMARY

15940 Sample Street, Santa Cruz, CA January 5, 2017

Report No. 1015, v.12

www.sczinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

PLEASE READ THE ENTIRE DOCUMENT

The Summary is not the entire report. The complete report may include additional information of concern. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement / Contract must be carefully read to fully assess the findings of the inspection.

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.

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

This 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. This inspection is performed in accordance with the Inspection Agreement and the Standards of Practice as published by the International Association of Certified Home Inspectors (InterNACHI). Please visit <https://www.nachi.org/sop.htm> for more information regarding what is and is not inspected or reported on. This company 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.

Exterior

WALLS \ Stucco

Condition: • Cracked

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

Location: Various

Task: Correct & Maintain

LANDSCAPING \ General notes

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

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

Location: Rear

Task: Correct & Maintain

IRRIGATION/SPRINKLER SYSTEM \ Observations

Condition: • Leak

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

Location: Front Exterior

Task: Correct

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CEILINGs \ General notes

Condition: • Water stain(s). 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: Further evaluation

APPLIANCES \ Dishwasher

Condition: • Water drains from air gap

Implication(s): Equipment not operating properly, Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Correct

ROOFING

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Description

Sloped roofing material: • Tile

Limitations

General: • 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

Inspection limited/prevented by: • Fragile surface

Inspection performed: • From the ground

Recommendations

SLOPED ROOFING \ Clay/concrete/fiber cement

1. Condition: • Debris present on roof

Implication(s): Material deterioration

Location: Various

Task: Correct



1. Debris present on roof

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Description

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Stucco](#) • Masonry

Garage vehicle doors: • Automatic • Obstruction sensors • Metal • Sectional

Limitations

Inspection limited/prevented by: • Plants or shrubs against building

Recommendations

RECOMMENDATIONS \ General

2. 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

ROOF DRAINAGE \ Gutters

3. Condition: • Gutters need cleaning

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

Task: Correct & Maintain

ROOF DRAINAGE \ Downspouts

4. Condition: • Discharge below grade

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

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

Location: Throughout

Task: Further evaluation

WALLS \ Stucco

5. Condition: • Cracked

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

Location: Various

Task: Correct & Maintain

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2. Cracked



3. Cracked

LANDSCAPING \ General notes

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

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

Location: Rear

Task: Correct & Maintain



4. Trees or shrubs too close to building

LANDSCAPING \ Walkway

7. Condition: • Minor cracks

Implication(s): Material deterioration

Location: Various

Task: Correct & Monitor

8. Condition: • Patio stone(s) loose

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Implication(s): Potential safety hazard

Location: Rear Exterior

Task: Secure

LANDSCAPING \ Fence

9. Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: Right Side

Task: Correct

IRRIGATION/SPRINKLER SYSTEM \ Observations

10. Condition: • Leak

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

Location: Front Exterior

Task: Correct



5. Leak

Description

Configuration: • Slab on grade

Foundation material: • [Poured concrete](#)

Limitations

Inspection limited/prevented by: • Poor clearance (Attic) • Insulation(Attic)

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

Recommendations

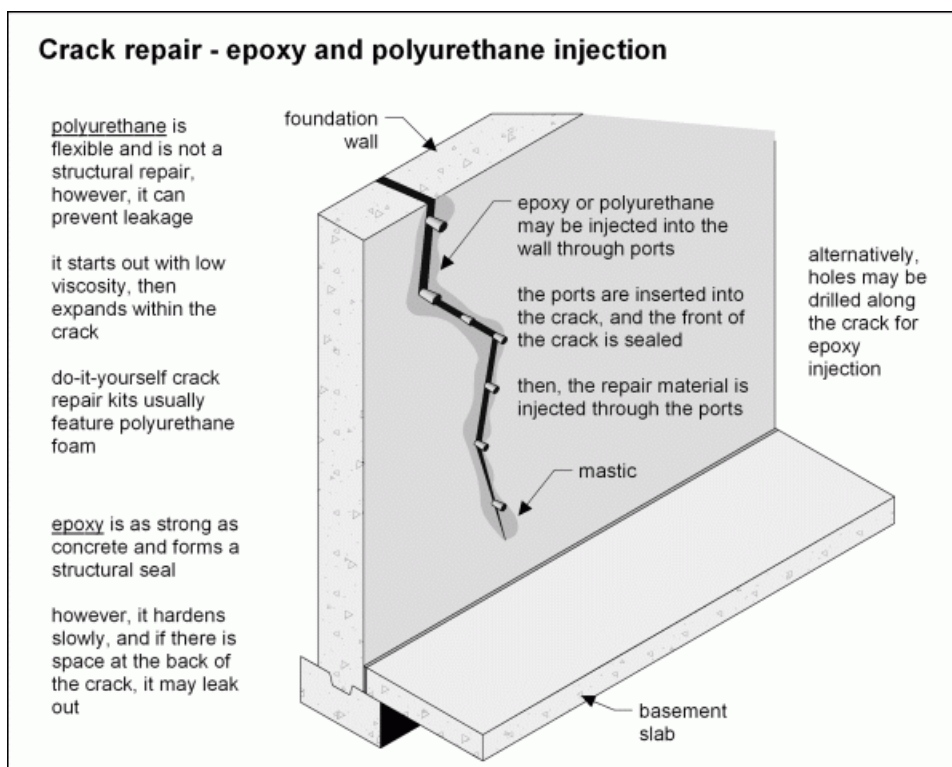
FOUNDATIONS \ General notes

11. Condition: • Typical minor cracks

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

Location: Various

Task: Correct & Monitor



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Description

Service entrance cable and location: • Underground

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

Main disconnect/service box type and location: • Breakers - Left side exterior

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

Limitations

Inspection limited/prevented by:

- Restricted access

Main service panel locked. Further study is advised

Circuit labels: • Accuracy of circuit index (labels) 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

-
NOTE: No GFCI apparent-Bathroom / Exterior

Implication(s): Potential safety hazard

SERVICE BOX, GROUNDING AND PANEL \ Service box

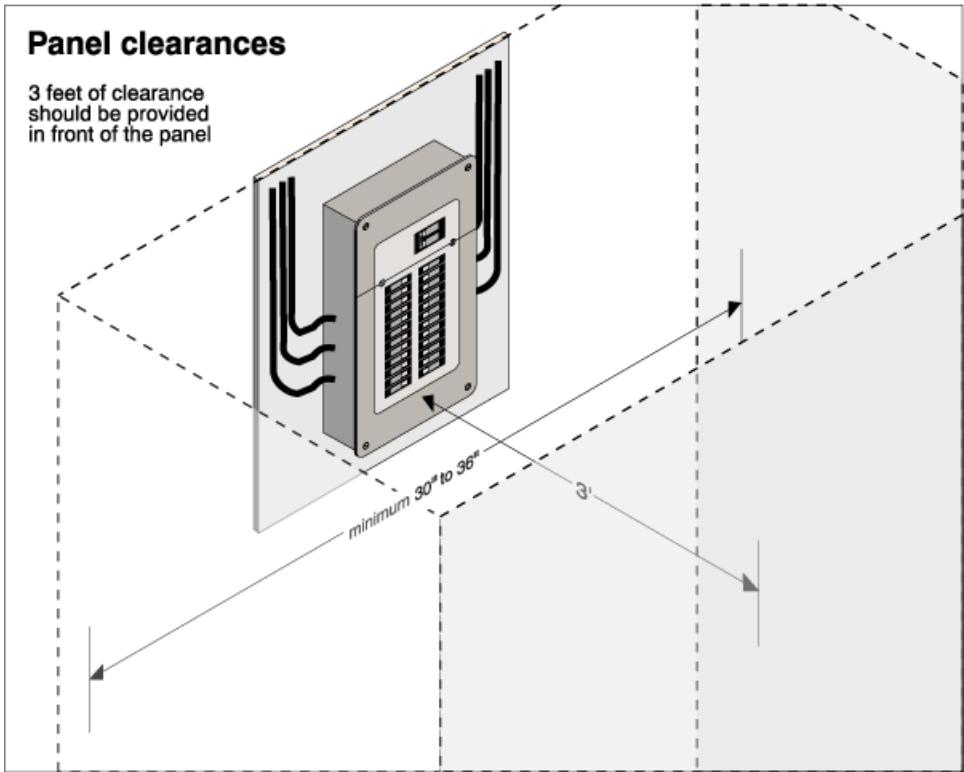
13. Condition: • [Poor access](#)

Recommended cutting back plants/shrubs to provide adequate access

Implication(s): Difficult to service

Location: Left Side Exterior

Task: Correct & Maintain



Description

Heating system type: • Central H.V.A.C.

Fuel/energy source: • Natural Gas

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

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

Chimney/vent: • [Metal](#)

Location of the thermostat for the heating system: • Hallway-Recommend keeping thermostats calibrated and current for maximum efficiency

Recommendations

FURNACE \ Ducts, registers and grilles

14. Condition: • Duct cleaning and filter replacement recommended

Some ducting/filters regardless of age may need to be cleaned/replaced due to various reasons. These may include damaged ducting, animal or rodent intrusion, construction debris, etc. Persons that may have allergies to dust and animal dander, mold and other conditions

Implication(s): Reduced efficiency, Potential health risk

Location: Throughout

Task: Correct & Maintain

CHIMNEY AND VENT \ Inspect/sweep chimney

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

Implication(s): Potential fire risk

Task: Further evaluation

Description

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

Attic/roof insulation amount/value: • 6" - 8"

Wall insulation material: • Not visible

Recommendations

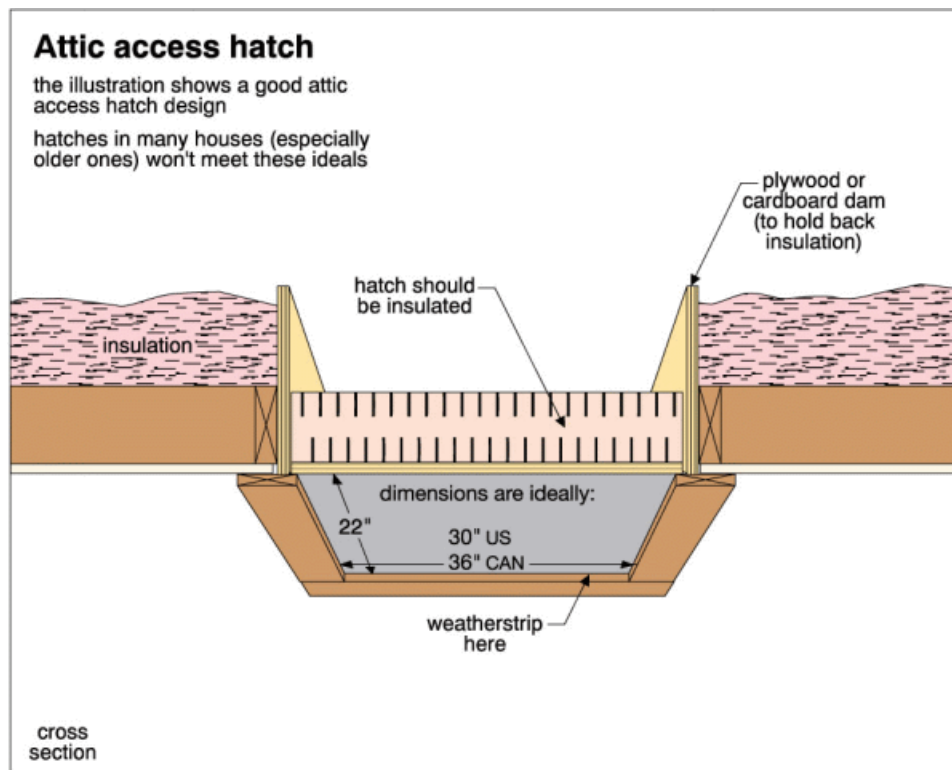
ATTIC/ROOF \ Hatch/Door

16. Condition: • Not insulated

Implication(s): Reduced efficiency

Location: Attic

Task: Correct



Description

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

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

Main water shut off valve at the: • Front exterior

Water heater type: • Tank

Water heater fuel/energy source: • Natural Gas

Water heater tank capacity: • 50 gallons

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Gas piping material: • Steel • CSST (Corrugated Stainless Steel Tubing). NOTE: Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.

Main gas shut off valve location: • Left side exterior

Limitations

Items excluded from a building inspection: • Concealed plumbing: Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible conditions. The function and effectiveness of laundry stand pipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g; leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in ground piping is excluded from a standard inspection. In ground piping is subject to blockage/collapse. Sewer laterals should be evaluated if older than 20 years.

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

GAS SUPPLY \ Gas meter and shut off valve

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 recommended

Implication(s): Potential safety hazard

Location: Left Side Exterior

Task: Correct

FIXTURES AND FAUCETS \ Faucet

19. Condition: • Shower head located above window

This type of construction can allow moisture intrusion into the wall areas if the window is not properly sealed and maintained

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

Location: Second Floor Hall Bathroom

Task: Monitor

FIXTURES AND FAUCETS \ Bathtub

20. Condition: • Drain stop ineffective

Location: Second Floor Hall Bathroom

Task: Correct

21. Condition: • Shower diverter inoperative

Implication(s): Reduced operability

Location: Second Floor Hall Bathroom

Task: Correct

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](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings

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 alarms and/or CO alarms properly operate at ALL times. You are advised to test the alarms immediately upon taking possession of the property and on a regular basis thereafter to ensure their operation. It is recommended that smoke alarms be hardwired and have a battery backup. All battery-operated smoke alarms should contain a non-replaceable battery that lasts at least ten years, display the date of manufacture, provide a place where the date of installation can be written and incorporate a hush feature. Smoke alarms are required in each bedroom in addition to outside each sleeping area. Presently the California State Building Code requires that smoke alarms be located in 1) the hallway outside the bedrooms 2) in each bedroom and 3) on every floor regardless of whether there is a bedroom on that floor. CO alarms are required outside sleeping areas, there should be at least one alarm per level including finished basements, etc. The units should be replaced periodically as indicated by the manufacturer to ensure proper function

Recommendations

CEILINGS \ General notes

22. Condition: • Water stain(s). 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: Further evaluation



6. Water stain(s) noted

FLOORS \ Carpet on floors

23. Condition: • Buckled

Implication(s): Trip hazard

Location: Various

Task: Replace



7. Buckled

24. Condition: • Stains

Implication(s): Material deterioration, Cosmetic defect

Location: Various

Task: Clean

FLOORS \ Subflooring

25. Condition: • [Squeaks](#)

Implication(s): Noise nuisance

Location: Throughout

Task: Correct

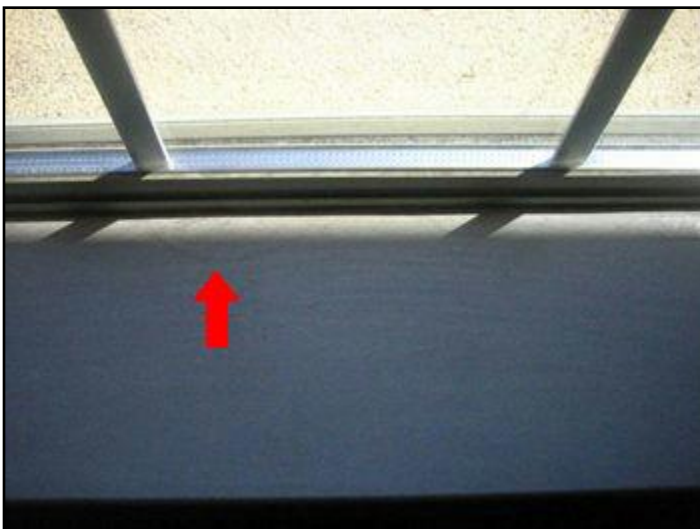
WINDOWS \ Interior trim

26. Condition: • Water stains. This condition may indicate active window leakage or excessive condensation. Further study advised

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

Location: Bedroom

Task: Correct & Monitor



8. Water stains



9. Water stains

GARAGE \ Walls and ceilings

27. **Condition:** • Sealing needed at fire separation wall or ceiling

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

Location: Garage

Task: Correct



10. Sealing needed at fire separation wall

GARAGE \ Door between garage and living space

28. **Condition:** • No self closer

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

Location: Garage

Task: Correct

APPLIANCES \ Dishwasher

29. **Condition:** • Water drains from air gap

Implication(s): Equipment not operating properly, Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Correct



11. Backflow prevention defective

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. 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: Clean and Maintain

END OF REPORT