

Appendix B

Example of a Good Inspection Report

In Chapter 13, we show you an example of a lousy inspection report. This appendix gives an example of what you should expect to see in a good inspection report.

Like our sample, your report should paint a vivid word picture of the home you may purchase. The inspection report should be brimming with in-depth explanations — not merely a list of checkmarks, generic boilerplate, and hastily scribbled notes.



Get the most out of your inspection dollar. Find a professional inspection company that will thoroughly inspect the property's mechanical and structural systems inside and out, from foundation to roof, and present you a solid report on which you can make an informed home-buying decision. (See Chapter 13 for advice on finding a great home inspector.)

Warren Camp Inspection Services

P.O. Box 986, Arnold, CA 95223
(209) 795-7661

- **Inspection Date:** _____ XX, XXXX
- **Date of Report:** _____ XX, XXXX
- **Report Number:** XX- _____
- **Inspector:** Warren Camp, ASHI®
Certified Member, #732
- **Report:** Prepurchase inspection at _____ Street, San Francisco
- **Dwelling Description:** Single-family dwelling
- **Present During Inspection:**
- Buyer: Red E. Toobuy
- Buyer's Agent: Ken B. Elpful / *Manny Elpful and Associates*
- Seller's Agent: A. Frank Lister / *Frank & Company, LLC*
- Others: Bugzie O. Bliterate / *Nuke 'em, Heat 'em, Treat 'em Pest-Control Company*
- **Weather:** No rain within past 10 days
- **The inspected unit was furnished at inspection.**
- **A structural/pest-control inspection report was not provided.**
- **The seller's disclosure form was not provided.**

As requested by the buyer or buyer's agent, this report is being prepared for the exclusive use of the buyer to accompany the on-site verbal presentation. In no way is it to be used by, nor are we obligated to review it with, any third parties. Because Warren Camp Inspection Services (WCIS) has not personally described the extent and nature of its findings to anyone but those present for the entire inspection, WCIS strongly discourages third parties from using of this report. Interested parties should arrange with WCIS for an inspection that meets their more individualized needs.

This report provides a professional opinion of general features and major deficiencies of the building and its systems at inspection. It does not necessarily analyze or report on adjacent properties, nor does it cover environmental/ neighborhood concerns. It summarizes observations on components inspected in accordance with customary property-inspection standards. The scope of this inspection is limited only to items discussed. It is not technically exhaustive. Because certain findings are variable (separations and cracking lengths that increase in time, levelness and plumbness readings that may change over time, erosion and corrosion levels that do not remain static, and so on), no one should rely on any reported findings for more than 60 days.

This is not a code compliance report; a home, product, or system guarantee of any kind; nor is it an evaluation of the property's saleability. It includes only items accessible to visual inspection; no furniture relocation, dismantling, demolition, or other manual handling, etc., would have occurred in its preparation. It does not fulfill the requirements set forth in California Civil Code Section 1102 as to the required disclosures of a transferor of real property.

The WCIS inspector explained to the client the two types of reports WCIS prepares. Rather than selecting the in-depth, narrative report with extensive recommendations, the client selected the present standard report. Findings and recommendations that would normally have been included in the extensive narrative report would be excluded from this report.

Please call WCIS with your questions.

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TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE NUMBER</u>
INTRODUCTION-----	1
EXTERIOR-----	1
FOUNDATION-----	3
STRUCTURAL FRAMING-----	4
FIRE SAFETY AND SECURITY-----	5
PLUMBING-----	6
WATER HEATER-----	7
LAUNDRY-----	8
ELECTRICAL-----	8
HEATING-----	10
INTERIOR-----	11
FIREPLACE-----	12
KITCHEN-----	12
BATHROOM-----	13
ROOFING-----	14



CERTIFIED MEMBER

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• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

INTRODUCTION

The inspected property was a single-family dwelling. Most interior spaces were unfurnished. Low-voltage wiring, heat exchangers, gardens, fences, retaining walls, underground piping and storage tanks, and sprinklers are not included in the scope of this inspection report.

Warren Camp Inspection Service (WCIS) inspections are designed to meet or exceed recent "Standards of Practice" established by the American Society of Home Inspectors® (ASHI®) of which Warren Camp is a certified member. A copy of the Standards is available upon request.

For the most part, the building is a single-level, framed structure built over a crawl space. Built around 1955, the original structural work of this wood-framed building appeared customarily constructed. No unusual or extensive damage was apparent, however, several items need attention.

Portions of this single-family dwelling have been recently remodeled. Alteration of the plumbing and electrical systems, as well as several structural installations at the rear addition was made in a nonprofessional manner. These concerns are brought up in other sections of this report. Because many of the walls and ceilings were closed, it was not possible to ascertain the full extent of renovation. If more information about these altered areas is needed, (a) consult with a licensed structural engineer, (b) review copies of permits and remodeling contracts that may be made available, and (c) examine the seller's disclosure form.

The building interior and exterior were, for the most part, adequately maintained. But of course, *all* buildings have flaws. We'll discuss a number of these flaws, but we cannot discover and report on every one. This inspection and report is not technically exhaustive, and WCIS does not provide a thorough or fully detailed analysis of problem areas. With only a few hours to inspect the entire property, WCIS provides, at best, a professional opinion based upon experience. Inspector Warren Camp is not a licensed engineer or expert in every trade or craft. Only representative sample-checks of various exposed-to-view segments of this property were made. If additional items or conditions are found when repairs or improvements begin, call WCIS immediately before further work resumes.

All the main points of this report were fully discussed with Red E. Toobuy and his agent, Ken B. Elpful, at inspection. The following sections describe the findings discussed.

Repairs, corrections, and other follow-up items to consider (Note: Check-marked concerns are merely highlights of the inspector's findings. Read the entire report to fully appreciate this effort. Where you have interest, follow these and the following recommendations and have specialists address those dis-cussed items that may not have been included in this inspection and report.)

- ✓ Check with the building inspection department about permits and inspections for any building construction, alterations, and additions.

EXTERIOR

Building Exterior

This building, with board-and-batten siding on the facade, and stucco on the balance, needs maintenance on the rear addition. Surfaces should be weathersealed in the not-too-distant future to prevent moisture entry. When references are made to the front, rear, left, and right, they are made facing the building from _____ Street.

Additional items not yet painted or waterproofed were found. They include five louvered wall vents, the garage door, one new entry door, and various windrow trim pieces.

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Warren Camp Inspection Services

• Page 1

Warren Camp Inspection Services

• Prepurchase Inspection Report

____ Street, San Francisco, California

____ XX, XXXX

At the garage rear, soil or pavement was close to or even with the foundation top. This condition can cause wood decay and deterioration. Because Warren Camp is not qualified as a structural/pest-control inspector, refer to a current report for findings and recommendations.

Wood-to-earth contacts were found at stairway posts and doorsills. Contacts encourage wood decay, entry of pests, and moisture retention. All contacts should be properly separated and appropriate grade levels maintained.

Rust deterioration was found on several exposed nails on the rear addition's roof eave trim. Prior to painting, these surfaces should either be fully prepared for paint or removed.

A few minor cracks in the stucco were evident at inspection. The cracking is likely due to material shrinkage or expansion, drought, seismic forces, or ordinary building movement. Cracks should be caulked and weathersealed. Contact a painting and waterproofing contractor to replenish and seal exterior surfaces to prevent water entry.

Stucco siding on the rear and side yard walls extended downward over the foundation and made contact with grade (ground covering). This is conducive to entry of wood-destroying pests or organisms from behind the stucco. As an upgrade, raise the base of stucco siding a few inches to expose the foundation or lower the grade level.

Windows and Doors

Aluminum windows on the rear addition appeared sound. WCIS suggests that exposed wooden frames, sills, and trim adjacent to the metal window frames be routinely maintained to prevent possible water entry. A sampling of these windows was operated at inspection and a number were openable to an acceptable degree.

Many of the original building's painted, wood-sash windows were unable to be opened when tested, causing some rooms to be without adequate ventilation. Further, with respect to fire egress and other emergency situations, it could be extremely difficult and dangerous to attempt exit through such inoperable closed windows. *This should be corrected immediately.* In addition, routine maintenance is recommended for exposed wooden sashes, adjacent window trim, and glazing putty to eliminate potential water seepage and extend lifespan.

The garage entry door was a tilt-up type without open-vent screens.

Its spring balances were not equipped with a safety device that prevents catapulting that might occur if the springs were to actually break under pressure. Contact a professional garage door installer for appropriate replacement/correction.

Pavement and Drainage

Excess changes in the height of pavement at the front walkway could be a trip hazard. Exercise caution in this area.

This building sits on a steep hillside. Erosive soil grooves were visible in a number of locations. Not being engineers of any kind, WCIS is unable to represent or evaluate this condition. Red E. Toobuy can contact qualified engineers regarding the stability of the building and hillside, as well as any past, present, or future soil embankment or ground or building movement.

Adequate soil drainage for Bay Area homes is imperative because soil types in this area swell when saturated and may damage a building's foundation. Grade at the front was noticeably sloped, likely providing adequate drainage away from the foundation during rainstorms.

A drainage pattern at the rear and side yards was not as easy to predict. Water entry is probable into the building subarea possibly because the soil and pavement was not significantly sloped away from the building but should be. Because calcification and/or staining were found

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Warren Camp Inspection Services

• Page 2

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

on the inside of a few foundation walls, grading and drainage should be monitored regularly and should be improved.

Moisture and drainage conditions vary with specific soil types, landscape/hardscape designs, and weather changes. Consequently, reporting on seepage and ponding conditions or making representations regarding soil stability cannot be made by this inspection company. Refer to a seller's disclosure and/or a soil engineer's report to learn of the possible presence of a subterranean French-drain system and to fully appreciate the potential for water entry — whether caused by light rains, natural springs, prolonged heavy rains, or other causes. Routinely keep all drains, patios, and walkways clean and well maintained.

Underground Piping

Understandably, inspection of inaccessible, underground perimeter drainage systems could not be inspected. Neither could WCIS inspect other underground devices such as conduits, gas and water piping, waste and vent lines, and so on, as well as under-slab components. Absolutely no testing of sewer lines is done by WCIS.

WCIS detected no outward signs of presently existing or previously placed underground fuel storage tanks (USTs) within the inspected areas (e.g., a fill spout, vent pipe, supply tubing and return line, or a fuse box labeled "oil burner" — typical indicators of USTs). Interested parties may wish to explore further since such exploration is not within the scope of ASHI® standard inspection practices.

- ✓ Free and maintain windows, trim, and hardware.
- ✓ Refer to a current structural/pest-control inspection report for findings and corrective recommendations.
- ✓ Paint or waterproof all raw materials.
- ✓ Repair needed items.
- ✓ Regrade/refinish landscape and hardscape surfaces in needed areas.
- ✓ Contact a soil engineer regarding erosion and hillside stability.

FOUNDATION

The foundation was only partially accessible because of low headroom throughout the subarea. No ratproofing membrane was yet placed beneath the family room, which might be a thoughtful consideration.

Visible foundation stem walls, as viewed from the subarea doorway and building exterior have been installed according to customary practiced standards.

Garage and crawl space legs were made of continuous concrete, which is often reinforced with internally placed steel bars that could not be examined or verified.

There was hairline or minor cracking on foundation sections of the family room addition. Such cracking in a building of this type and age is not uncommon and should be routinely monitored. If the cracking increases, or new cracks develop, contact a qualified engineer for an evaluation. Looking for any direct and current transference of foundation movement to adjacent finished walls, ceilings, and floors, no outward sign was detectable. It was not possible to determine if this cracking was a current condition. Determining whether foundations shift, settle, or rotate, or cracks will appear, or if existing cracks will extend further, is not within the scope of ASHI® inspections. Neither can WCIS predict the likelihood of future foundation failures, shifting, or settlement. If more information is needed, a qualified structural engineer,

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Warren Camp Inspection Services

• Page 3

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

experienced in similar structures, should be contacted to fully inspect and evaluate findings on these and any other structural concerns, such as earthquake-preparedness measures.

- ✓ Routinely monitor the foundation.

STRUCTURAL FRAMING***Substructure***

New and original framing was seen at the rear addition. The lower areas of partially accessible, exposed framing, were limited to portions of the crawl space. Framing, for the most part, was customary, with no visible sign of critical sags, cracks, deterioration, or movement.

Wood posts in the crawl space below the family room were in unsatisfactory condition. The bottoms of support posts beneath the center girder were not connected to embedded concrete piers. No fastening devices (screws, nails, or bolts) could be found. Corrective work is needed and would be easy to accomplish at the direction of a structural engineer.

The header supporting the garage access opening was some cause for concern because of the nonconforming size of fasteners used at each end. The header has also begun to rotate (shift) causing the fastening connections to weaken. Structurally, connections made between one structural member and another are essential. Post base-and-top connections, and beam connections to each other and to joists, were also minimal but could easily be supplemented.

Cripple-wall studs in the garage and subarea were tied together customarily, however, they were not yet benefited with supplemental fasteners or plywood shearwall panels known today to strengthen wooden structures located in earthquake country.

Many structural posts, beams, and studs had also not yet been retrofitted for earthquake preparedness. As a standard recommendation, these measures should be taken. All upgrade recommendations should come from a qualified, licensed, structural engineer.

Moisture staining was found on garage interior walls. These stains looked and felt dry, and, when tested with the biprobe electric moisture meter, accessible stains were dry. Because the cause of water staining, and the determination of its currentness, is difficult to determine, refer to a seller's disclosure statement to learn what efforts were made in each of these areas.

Rodent droppings were found throughout the subarea. Contact a pest-control company for an evaluation.

Portions of the subarea's ceiling were installed with thermal insulation, however, a calculated "energy inspection" is not within this industry's standards of practice. Several sections were loose or had fallen onto subarea soil. Corrective work is needed.

Main Structure

No evidence of *current* structural movement was noted during inspection of samplings of doors, windows, floors, walls, and ceilings. The tops of some doors were taper-cut to allow for wall shifting over the years. Any separations on walls, molding, or ceilings, or sagging or sloping of floors appeared to be the result of ordinary shifting and/or expansion within framing and supporting soils. In WCIS's opinion, the findings do not represent significant, current movement.

Attic Area

An attic had its access door in the hallway ceiling. No floor boards were yet sitting on attic joists making this area risky to traverse. In addition, thermal insulation covered many of the ceiling

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• Page 4

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

joists. Consequently, only a limited visual inspection of the adjacent attic space was made from the access doorway.

Attic floor joists had runs of electrical wiring laid through and over their tops. Care must be taken whenever attic access is required.

Ceiling insulation was installed throughout much of the attic floor. Reporting on adequacy of building insulation is not within inspection-industry standards. Neither would we be able to examine or suspect any failures or hazards beneath or amid insulation. An electrical contractor could inspect the embedded wiring fully as a safety evaluation and provide a safety certificate.

Insulation baffles, required around most heat-producing elements, such as lighting fixtures and flues, were not readily visible and should be provided as needed.

Visually accessible roofing supports on the main building were customarily framed. A representative number of purlins (supporting members) and/or collar ties (members connecting two roof sections) were found. Unfortunately, the family room addition's attic was completely inaccessible so no inspection whatsoever was made.

There were beneficial vent openings at overhanging roof eaves. Ventilation was customarily provided and maintained.

- ✓ Hire a structural engineer to evaluate family room framing.
- ✓ Seismically retrofit structural posts, beams, plates, and studs for wind load and earthquake preparedness.
- ✓ Correct the rotated header and refasten it appropriately.
- ✓ Refer to a current structural/pest-control inspection report for findings and corrective recommendations.
- ✓ Provide insulation baffles where needed and refasten fallen crawl space insulation.

FIRE SAFETY and SECURITY

Fire Safety

WCIS has some fire-safety concerns with this property. Garage wall surfaces, adjacent to habitable rooms, were not completely fire-resistant. Currently, there is risk of potential flame spread, as well as radon infiltration, into habitable spaces. Fully separate mechanical rooms from habitable rooms (e.g., by installing or patching all openings and separations with fire-resistant dry-wall, plaster, sheet metal, etc., or undertaking fire-resistant construction where appropriate). WCIS was unable to locate any smoke detectors or sprinklers in this area. A monitored alarm system with adequate smoke and heat detectors could be installed.

A few smoke detectors were installed in this building: on walls in three bedrooms and the ceiling of the common hallway. Because state and local codes change frequently, consult the building department for direction on optimal number, type, and location of units. Be certain to replace batteries every year with fresh batteries. Providing appropriately specified and located fire extinguishers also improves fire safety.

Security

The building's front door was equipped with a lock, deadbolt, and large glass pane. Glazing did not have a label certifying specification (e.g., tempered or safety). Door and window panes without safety glazing can be hazardous when broken, so current building codes require safety-labeled glass to minimize possible injury. Replacement is not customarily required; however,

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Warren Camp Inspection Services

• Page 5

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

exercise caution and common sense in this area to prevent accidental breakage and possible bodily injury.

The front entry door lock requires minor adjustment for security as well as quick and easy operation.

It was a solid-core door, which is more resistant to breaking and entering, as well as to flame spread than a hollow-core door. (Not all solid-core doors are fire-resistant unless label-certified.)

The glass-and-flat-panel door from the garage to the side entry was a weak door offering little in the way of security.

Front and rear pedestrian garage doors were without at least a 1-inch-throw lock or deadbolt. At all exterior doors, deadbolts are the recommended auxiliary locking devices.

The side entrance (kitchen) deadbolt was a "double-keyed" type — a key for the inside as well as outside lock cylinder is required. If these keys are not easily accessible, emergency egress could be impossible, and bear serious safety consequences. Conversion to single-keyed bolts is easy, affordable, and should be considered. Contact a locksmith.

Glazing and Egress

Family room addition windows were installed close to the floor. Unfortunately, each glass pane lacked glazing labels certifying specification (e.g., tempered or safety). Replacement glazing, plastic film, or barrier installation may not now be required, but exercise caution and common sense in these areas until improvements are made.

Means of egress was a concern. When attempting to freely operate the fire-exit windows leading outside from each bedroom, the windows were painted shut and unable to open.

Interior and exterior lighting should be supplemented for overall security and safety.

And, as a reminder before taking possession of your new home, rekey all existing door-lock cylinders to improve overall security and provide peace of mind.

- ✓ Provide and install needed fire protection, separations, devices, and safety systems or components.
- ✓ Improve security and door-lock safety.
- ✓ Make fire-egress windows freely and fully openable.

PLUMBING**Water Supply**

The main water-service shutoff valve was on the building's front wall. It was operable; no leakage was detected. A 3/4-inch copper waterline joined the building from the street. Visible domestic hot- and cold-water-supply lines were mostly made of copper.

WCIS found a combination of galvanized iron and copper waterlines at the front of the building. The seller might be able to provide information about the extent of copper piping replacement. Galvanized iron water piping is subject over time to corrosion from mineral build-up that can restrict water flow to fixtures. Corrosion may or may not be extensive and WCIS cannot predict at what rate this will occur.

Measured at the main valve, static pressure on the waterline was 89 pounds per square inch (PSI), which is a moderate-to-high level. Prescribed water-pressure-ratings are set at 55 to 65 PSI to prevent leakage from excessive pressures. A water-pressure regulator, pressure gauge on the incoming waterline, and routine water-pressure monitoring are always recommended.

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Warren Camp Inspection Services

• Page 6

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

Part of the hot-water piping in the subarea had no thermal insulation. Full insulation would reduce energy consumption and improve the hot-response time for each water fixture.

This area's copper water piping was also without proper or sufficient wall and ceiling fasteners. This omission might contribute to leakage or hammering noises in these lines, such as those WCIS detected in both bathrooms.

Vents, Drains, and Traps

Throughout this structure, visible waste and vent piping was made of cast iron. A 2-inch cast iron waste or vent line beneath the crawl space access door was cracked and deteriorated, requiring replacement of this piping in the not-too-distant future.

A waste/vent line in the garage was incomplete, lacking a cap or clean-out plug. Located to the right of the furnace, a plumber should simply install a proper cap or plug.

A number of drains were inspected and maintaining an effective water trap-seal.

Traps for both bathroom washbasins were a concern for WCIS because they were not fastened to a tailpiece and *each leaked*. Competent plumbing connections are essential. Trap replacement would be inexpensive and easy.

Gas Supply

The main gas-shutoff valve, located on the building's front exterior wall, was tight. If a shutoff valve is not now, or in cases of emergency, accessible or operable, the local utility company could be contacted for correction.

- ✓ Install a water-pressure regulator and gauge on the incoming water line.
- ✓ Strap water and waste lines securely to the structure.
- ✓ Replace cracked/deteriorated cast iron piping.
- ✓ Cap or plug the open waste/vent pipe.
- ✓ Replace defective traps on both bathroom washbasins.

WATER HEATER

The hot-water heater in the garage was a gas-fueled type that was operating during inspection. It had no fiberglass thermal jacket. A new thermal insulation blanket, equipped with a razor-cut, insulated access door placed directly over the heater's ID plate, should be installed.

The water heater also lacked adequate cross-strapping and restraining blocks designed to resist movement during an intense earthquake.

It was apparently a recently installed model. With a fiberglass tank, an identification plate indicated that this A. O. Smith appliance had a 40-gallon capacity, a setting of 38,000 BTUs, and a 40.4-gallon-per-hour recovery rating.

The tank bottom was free of rust. No leaks were evident.

A safety valve on water heater tops, referred to as a "temperature and pressure relief valve," is necessary for the safe operation of these appliances. The T&PR valve was properly located and a water overflow tube was connected to the valve according to accepted trade practices.

The shutoff valve on the cold-water supply piping was operational. No leakage was evident.

Hot-water piping immediately adjacent to the water heater had some thermal wrapping, however, an "energy inspection" is not within the scope of our inspections.

The drain valve at the base of the tank, when opened, showed minimal sludge deposits.

The gas-shutoff valve was difficult to operate and should be adjusted.

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Warren Camp Inspection Services

• Page 7

Warren Camp Inspection Services

• Prepurchase Inspection Report

____ Street, San Francisco, California

____ XX, XXXX

Fresh air needed for complete combustion was minimal in this area. Additional, continuous ventilation is suggested. Open air vents and windows provide such ventilation.

Gas-fueled heaters must always be vented safely. Visible portions of the exhaust vent flue were installed in a questionable and possibly unsafe condition (inaccessible portions of piping were not inspected). Flue connections were inappropriately "taped over" with asbestos-like materials. The mere presence of asbestos in a building material does not necessarily represent a health hazard. Many factors must be considered before making such determination (e.g., the percentage of asbestos make-up, exact type of asbestos, and current physical condition). Considering the age of this building, other asbestos-containing materials that may not be visibly detectable or identified in this report may be present. Contact specialty contractors to conduct lab-tests for asbestos presence and analysis, and if found to be positive, provide estimates for removal or encapsulation of these materials following the U.S. Environmental Protection Agency's standards of practice.

The flue was also stained, suggesting either leakage at the roofline or condensation from a lack of fresh air in this area. However, no moisture was evident in this area at inspection.

As a standard earthquake-preparedness consideration, some or all of the following installations should always be undertaken if not already present:

- a. Flexible water-supply piping to water heaters
- b. Fully functional seismic cross-strapping (see enclosed WCIS brochure)
- c. Flexible gas-supply piping to heaters and all gas-fueled appliances

✓ Provide continuous fresh-air circulation.

LAUNDRY

A garage-area laundry area was no longer operational. No appliances were on location.

Air chambers on the water lines above the laundry sink had not yet been installed. Because they benefit the circulation of hot and cold water within these lines, air chambers should be installed by a qualified plumbing contractor before the sink is made operational.

The concrete-and-iron sink was adequately secured to the garage rear wall. Neither a sewer vent line above nor trap seal beneath this laundry tray had been installed. Contact a licensed plumbing contractor for such installation.

The gas-shutoff valve was tight and will require adjustment when connecting gas piping.

"Fresh air exchange" was minimal in this laundry area. Regularly opened windows aid such ventilation.

There was concern with the looseness of the 120-volt electric outlet next to the sink. This is a small repair job, and because looseness could compromise grounding protection, *a licensed electrician should promptly examine and fasten this outlet to its box.*

- ✓ Make the various recommended plumbing improvements when making the laundry area operational.
- ✓ Install a vent and trap for the sink and secure the loose electrical receptacle.

ELECTRICAL***Service and Main Disconnect***

Electrical wiring for this building was fed from overhead and provided approximately 240 volts to the meter.

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Warren Camp Inspection Services

• Page 8

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

The main disconnect switch and panel on the right exterior wall had a 60-amp overcurrent protection device for the building. Gauge markings on the conductors were taped over but their size suggested #8 wire gauge. Ampacity (the service entrance capacity) was marginal, based on the building's current load-demands. To *ensure* adequate electrical size, or to increase it, contact a licensed electrician for a load calculation and evaluation.

The main electrical panel was fastened to the building exterior but was unprotected from the weather. Corrosion was found inside the panel and gutter chamber. Because it has been known to cause shorting, deteriorated parts should be replaced.

This panel was also extremely dirty, inside and out. Caution must be exercised in this location because foreign matter can allow arcing that can lead to shorting.

Subpanel Distribution

The building's main disconnect device was combined in a panel with other circuits. No other subpanels were easily located or inspected.

Protected by circuit breakers, the combined main-disconnect-and-distribution panel had the following circuitry distribution:

- 1 @ 120-volt circuit at 15 amps
- 4 @ 120-volt circuits at 20 amps

This subpanel was not fully circuit-labeled but should be. It was, however, benefited by a closed-front protection cover.

"Double-tapping" (connecting two conductors to one circuit breaker) occurred within this panel. *Such wiring should be corrected immediately* because double tapping increases the possibility and frequency of tripping the overcurrent protection device.

As a part of regular property maintenance, all circuit breakers should be trip-tested, then reset yearly, to insure that they are, and will remain, fully operational.

Grounding and Polarity

Of course, all electrical systems should be safely and properly grounded. An appropriately driven grounding rod was not easily located beneath the main panel. When sample testing outlets requiring adequate grounding, some had *little or no grounding protection*.

There was an "open ground" (ungrounded) condition in the living room, three bedrooms, and family room, which can be hazardous. *This should be corrected immediately for maximum personal safety.*

In a random sampling of receptacles, "reverse polarity" was present in a few locations (in both bathrooms and at each side of the kitchen sink). This condition, hazardous in certain instances, can be easily corrected and should be. What's more, the receptacle in the master bathroom was not protected with a ground-fault circuit interrupter (GFCI) device as expected.

Wiring

Electrical wiring for this building was comprised of original as well as supplemental wiring. Much of the exposed wiring was the Romex® type.

The following is only a sampling of wiring concerns and is not intended to take the place of an electrical contractor's findings:

- a. A defective light switch for the kitchen's above-sink lighting fixture needs replacement.

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Warren Camp Inspection Services

• Page 9

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

- b. Both bathroom light fixtures were extremely loose and this can compromise grounding protection. *Securely fasten each fixture immediately.*
- c. Some Romex wiring on garage walls was less than 8 feet high and unprotected, and this may permit damage to the cable. Exposed wiring should be piped into metal conduit or covered with approved protective material such as drywall.
- d. Extension cord wiring was inappropriately used as a substitute for permanent wiring in the master bedroom and should be properly wired if the fixture is to remain in use.
- e. Light fixtures in the garage and master bathroom were without lamps (bulbs). Because mistaken contact with hot sockets can be dangerous, replacement lamps should be provided in every such location.

In summary, safety concerns have arisen with interior wiring as well as the service entrance feeding the building. *Hire a licensed electrician as soon as possible* to examine the entire electrical system to its fullest and make corrections wherever needed.

WCIS always recommends the installation of ground-fault circuit-interruption-type receptacles in kitchens, bathrooms, and other wet locations as an added safety measure. Provide where needed at the direction of a licensed electrician.

- ✓ Clean the main panel, replace deteriorated components therein, provide complete circuit identification labeling therein, and protect the panel from the elements.
- ✓ Remedy immediately all grounding, polarity, lighting, and wiring problems.
- ✓ Securely fasten loose switches, receptacles, and lighting fixtures.

HEATING***Heat Source Type and Condition***

The Borg Warner brand gas-fueled, forced-air furnace in the garage rear had an estimated 64,000-BTU-input-capacity rating. Installed several years ago, it may be approaching the end of its "useful life." If a life-expectancy determination is needed, contact a heating specialist.

The following heating concerns are noted:

- a. The gas-shutoff valve was tight and requires minor adjustment.
- b. Presence of a natural gas leak was detected at the furnace's front shelf. *Such leakage could be extremely hazardous and must be corrected immediately.* Contact a licensed plumber or a utility company representative for thorough testing and analysis.
- c. No service calendar was visible at inspection. A current record of scheduling visits would suggest maintenance history of the heating system.
- d. This appliance did not have benefit of pilotless ignition. A thermocouple device, which would shut off the gas supply if the pilot were not lit, would be a thoughtful pilot-safety upgrade.
- e. An electrical disconnect switch was mounted on the left side of the furnace to facilitate shutting down electrical power to this appliance for maintenance and repairs.
- f. No thermal insulation was presently installed on the return-air duct above the furnace. Because the duct is in an unconditioned or cold area, such omission lends itself to higher energy consumption than on insulated ducts.
- g. The warm-air ducts and plenum were wrapped with asbestos-like material that was crumbly. Contact specialty contractors to conduct a lab-test for asbestos presence and analysis here and around the house, and if found to be positive, provide estimates for

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Warren Camp Inspection Services

• Page 10

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

removal or encapsulation of these materials following the U.S. Environmental Protection Agency's standards of practice.

Circulation and Ventilation

The return-air duct, flame ports, shelf, and furnace bottom were dirty. On the hall floor, the warm-air supply register and its interior were extremely dirty. These areas should be vacuumed promptly and regularly.

The filter box allows for a 14 x 25 x 1-inch filter. The filter was clean and properly installed. Furnace filters need to be changed every two to four months. Dirty filters actually block airflow to the heat exchanger causing it to overheat. Improper filter maintenance is a primary cause of premature cracking of a furnace's heat exchange components.

Oxygen sources necessary for complete combustion were minimal in the furnace chamber. Fresh-air entry was obstructed by boxes of personal belongings blocking the wall's ventilation screens. Remove obstructions and continually enable sufficient fresh-air exchange in this area.

Vent and Flue Piping

A cement-asbestos flue pipe (Transite®) was found. (See the discussion of asbestos elsewhere in this report.)

The flue was in a nonconforming location and may be dangerous to the building and occupants. Flues that do not pass the roofline should be properly extended upward or reinstalled.

Heat Exchanger

This heater's gas burners appeared to be out of balance with unusual flame characteristics known as "dancing flames." Unevenness is difficult for anyone but a heating contractor or utility company technician to analyze. Such a check-up should be made as soon as possible.

There was minor corrosion and pitting around the frontal entry of the heat exchanger area.

The firebox (heat exchanger) of this furnace separates and redirects hot air from ambient air, which it also warms and circulates. A full inspection of a heat exchanger is not possible without dismantling a furnace, which was not done by WCIS. There was also no access for an inspection mirror. Ask the local utility or a heating contractor to conduct a standard safety check of this and all gas appliances, supply lines, and flues, now and at every change of occupancy.

- ✓ Correct the gas leak at once.
- ✓ Loosen the shutoff valve.
- ✓ Address the nature and risk of asbestos-like material.
- ✓ Clean the ventilation and circulation components.
- ✓ Provide adequate fresh-air ventilation.
- ✓ Extend the flue top so it is sufficiently above the roofline.
- ✓ Ask the local utility or a heating contractor to activate the heater and conduct a standard test and safety check of *all* gas-fueled appliances, supply lines, and flues.

INTERIOR

General Condition

Generally, walls, ceilings, and floors were adequately maintained. The inspection industry does not report on cosmetic details.

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Warren Camp Inspection Services

• Page 11

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

Windows, Doors, and Stairs

Because the operability of most windows has been affected by painting, fresh air availability has been diminished and should be increased by routinely opened. Repair as needed.

Windows in a number of rooms need additional attention. Some window locks and hardware need adjustment. In addition, at least three double-hung sashes in the master bedroom had broken wires. And one garage window had a cracked glass pane that should be replaced. Generally, any broken, deteriorated, and/or missing doors and windows, locks, and components, even though not specifically called out in this report, should be replaced or repaired.

Floors and Walls

Much of the family room flooring was carpeted. Uncovered hardwood flooring in the living room was in good condition and adequately maintained.

A hole was noticed on the hall wall. Apparently a missing door stop is responsible for this wall damage, which needs repair before repainting.

- ✓ Repair or adjust windows, doors, and hardware as needed.
- ✓ Install a missing doorstop device and repair the hole in the hall wall.

FIREPLACE

The living room fireplace had a sound firebox. Little cracking of bricks or mortar joints was detected. The firebox was empty.

Needing attention was the matter of cleanliness of the firebox, damper throat, and full extent of the chimney. The National Fire Prevention Association recommends that an in-depth inspection of the entire fireplace system be performed whenever there's a change of ownership of a home having a solid-fuel-burning fireplace. Thereafter, contact a professional chimney-sweep contractor to fully examine, repair, and clean all needed areas, as well as those that were not readily accessible for today's inspection, on a regular basis. This will insure continued safe and efficient fireplace operation.

The chimney flue had a cap on its top and it was the spark-arresting type. This protective ember screen was in satisfactory condition.

The fireplace damper door was operational and well fitted. However, neither a protective ember screen nor a glass-door assembly was presently in place at the firebox's outer hearth. Provide either type of protective barrier before lighting the next fire.

The wood mantle and breastplate, as well as the tiled outer hearth, were in good condition and well maintained.

- ✓ Provide a protective ember screen or glass-door assembly at the firebox's outer hearth.
- ✓ Hire a professional, full-service chimney-sweep inspector/contractor before activating the fireplace.

KITCHEN

The kitchen was well maintained. The sink, faucet, trap and drain, and shutoff valves were working when tested. Water pressure was adequate.

Leakage at the faucet ball needs *immediate correction*.

The electric garbage disposer was operational and functioned as expected. There was no unusual or excessive noise or vibration.

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Warren Camp Inspection Services

• Page 12

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

Inner surfaces of the dishwasher were empty and clean. It did not have an anti-siphoning device but was well secured to the underside of the counter. An anti-siphoning device, installed above the sink rim, prevents backflow of waste products into the clean dishwasher appliance if the sewer system were to become blocked. A licensed plumber should be contacted for this installation.

Stained hardwood cabinetry was in satisfactory condition; however, only a sampling of this kitchen's cabinet doors, drawers, and connections was made.

Plastic-laminated counters were in satisfactory condition, however, the backsplash to the right of the range was loose and needs securing and caulking. Joints in all counter, backsplash, and sink areas should be continuously sealed with a good quality, flexible caulk to help prevent moisture penetration.

A ducted exhaust fan in the overhead microwave appliance was operational. The exhaust fan filter was greasy, and the fan motor drew air weakly and may be grease-bound. For an efficient exchange of air, clean, repair, or replace components as needed.

Resilient vinyl flooring was recently installed and well maintained.

- ✓ Install an anti-siphoning device for the dishwasher.
- ✓ Secure the loose backsplash piece and apply caulking where needed.
- ✓ Clean, repair, or replace exhaust fan components.

BATHROOM

This building had two bathrooms that were recently remodeled. The sinks and faucets, traps and drains, and angle stops worked well when tested.

Water pressure was adequate; however, measurement is only a relative comparison rating. New owners should personally test each fixture to become familiar with each and make desired modifications.

Testing "dynamic water flow" (the running of two or more cold water fixtures concurrently) showed a noticeable drop in volume. Red E. Toobuy and his real-estate agent were told how to perform a "homeowner's dynamic water flow and temperature test" on each fixture to ascertain the risk of accidental scalding when cold faucets are activated while someone is taking a shower.

No evidence of significant or unusual deterioration was evident on visible drain lines and trap piping. Tested drains ran freely, however, water leakage was found at the guest bathroom sink drain. This leak needs *immediate repair and/or correction*.

Both toilets were secured and caulk-sealed to the floor. The guest bathroom's toilet seat was extremely loose and needs to be tightened.

Shower glass in the master bathroom did have a glazing label certifying composition (e.g., tempered or safety). Both tub and shower areas had well-fastened grab bars.

The guest bathroom ceiling fan drew air weakly and seemed to need cleaning, servicing, or replacement.

The guest bathroom's resilient floor covering had an open seam that needs adhesive and caulk.

- ✓ Correct the leaking guest bathroom sink drain.
- ✓ Fasten the loose toilet seat of the guest bathroom.
- ✓ Clean, service, or replace the exhaust fan.
- ✓ Secure the guest bathroom floor seam and apply caulk.

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Warren Camp Inspection Services

• Page 13

Warren Camp Inspection Services

• Prepurchase Inspection Report

_____ Street, San Francisco, California

_____ XX, XXXX

ROOFING***Accessibility***

The roof was accessible by ladder. Inspector Warren Camp physically performed a full roof inspection. Only the general condition of visible roofing surfaces was observed. Watertesting of roof surfaces, membranes, chimneys, gutters, flashing, and so on, is not typically performed by home inspectors.

Membrane Type and Condition

Multiple layers of composition shingles appear to have been laid over this structure. The actual number or combined weight placed on structural members could not be determined. Multiple layers concern roofers and inspectors for different reasons: they create an uneven surface; retain moisture and/or gas vapors between membranes; may transfer decay to structural members in their contact; and may add excessive weight to the structure. Whenever multi-layered roofs receive their next membrane, all existing roofing materials should be torn off and discarded. Consider installing appropriately specified plywood sheathing at that time.

Although not fresh, and showing routine wear and tear due to exposure, the composition shingles on each roof slope appeared sound. There was little or no evidence of unusual or significant roof deterioration however moss growth was evident on the lower portion of the north-facing slope. Contact a roofing contractor to determine ways to eliminate this growth.

Debris was found on the front roof slope where the tall tree has been dropping leaves and branches over time. Roofing must be promptly and regularly cleaned and maintained.

Chimneys, Gutters, and Flashing

Step-shingle flashing is a quality feature. It was visible at the base of the fireplace chimney. Rust was observed on a portion of this flashing, suggesting further exploration and analysis by a sheet metal contractor.

Pipe vent and perimeter flashing were in satisfactory condition.

Sections of valley flashing were exposed. Overall, the condition was satisfactory.

Three gutter seams were noticeably rusted, especially on the unpainted interior face. In addition, two separated or missing gutter ends were found that need correction. Hire a sheet metal contractor to make needed repairs or replacements.

Gutters had collected organic debris from overhead trees. Keep gutters, downspouts, and all other drain openings free of debris for proper drainage throughout the year.

The downspout system was, for the most part, customarily installed. Unfortunately, a number of downspouts likely dump water directly onto foundation areas below, which can cause erosion and building settlement over time. Splash blocks or extenders can be placed at the base of such downspouts to divert collected water. As an option, see if a licensed plumbing contractor can connect downspout piping to an existing drain line.

Additional Concerns

Roofs are seldom, if ever, regularly inspected. Regardless of whether a WCIS roof inspection was made, roofing problems are often subtle and difficult to evaluate. Because property inspectors don't often have the hands-on training and accessibility roofers have, whenever questions of roofing adequacy arise, a licensed roofing contractor should be asked to provide a thorough inspection and evaluation.

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Warren Camp Inspection Services

• Page 14

Warren Camp Inspection Services

• Prepurchase Inspection Report
 _____ Street, San Francisco, California _____ XX, XXXX

Biennially, before the rainy season, roofs should be examined by a qualified roofing contractor, and routinely maintained.

- ✓ Clean the roof system of moss growth and tree dropping.
- ✓ Have the rusted step-shingle flashing analyzed by a sheet metal contractor.
- ✓ Repair or replace rusted gutters and separated/missing gutter end pieces.
- ✓ Extend or redirect downspout bottoms to divert rainwater away from the building foundation.

Seismic Map Evaluation Notations (an optional evaluation that was ordered by Red E. Toobuy)

Map #1 — Intensity of Ground Shaking During a Major Earthquake (having a Richter rating of 8.0 or higher): From "A" to "E," this property's location is rated "E" (the *least* intense shaking rating in the city).

Map #2 — Potential Landslide Location: This building is *within* such location. It's approximately three blocks from an active slide area.

Map #3 — Estimated Building Damage from a Major Quake: Seismologists anticipate *minimal* damage to this building and from adjacent structures.

Map #4 — Potential Reservoir Failure: This building is *outside* such location.

Map #5 — Geologic Makeup Beneath This Building: This building sits on unshered Franciscan rock (designated KJU by geologists), which has the *highest stability* rating in the city.

Map #6 — Liquefaction Potential: This building is *outside* such location.

Map #7 — Subsidence Potential: This building is *outside* such location.

Map #8 — Tsunami Potential: This building is *outside* such location.

Thank you for calling Warren Camp, your ASHI-certified-member property inspector.

Additional articles/pamphlets provided:

All-Points Bulletin — a home remodeling and repair newsletter; a utility company pamphlet; published articles by Warren Camp about smoke detectors, asbestos, water intrusion, and GFCI electrical receptacles; and his year-round home-maintenance checklist.

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