

# *Property Inspection Report*



*533 Meek Avenue, Hayward*

**Report Prepared For:**

*TOM & LYNDA CARROLL*

**Report Prepared By:**

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**Report No#**

**421130H**

## **GENERAL INFORMATION**

### **Inspection Address**

**Street:** 533 Meek Avenue

**City:** Hayward

**State:** California

**Zip:** 94541

### **Inspection Details**

**Inspection Date:** September 08, 2014

**Report Date:** September 09, 2014

**Building Occupied:** yes occupied

### **Construction Type**

**Construction Style:** residence is a two story

**Residence Type:** fourplex

### **Building Details**

**Date Built:** 1975

**Bedrooms:** 8

**Bathrooms:** 4

**Supporting Foundation:** is built on a slab-on-grade

**Approximate Area:** 3344 Sq. Ft.

### **Client Information**

**Name:** TOM & LYNDA CARROLL

### **Inspected By**

**Name:** Jim Adkins

**License:** ASHI Certified No. #251404

### **Company Information**

**Company:** Giant Jim Inspection Services

**Address:** PO Box 1346

**City:** Manteca

**State:** CA

**Zip:** 95336

**Phone:** (800) 231-8517

**FAX:** (800) 836-0350

**Email:** giantjims@gjis.comcastbiz.net

**Web Site:** www.giantjimsinspectionsservices.com

## **TABLE of CONTENTS**

<b>GENERAL INFORMATION .....</b>	<b>2</b>
<b>TABLE of CONTENTS.....</b>	<b>3</b>
<b>CLASSIFICATIONS USED IN THIS REPORT.....</b>	<b>4</b>
<b>SUMMARY OF DEFICIENCIES .....</b>	<b>5</b>
<b>SECTION 1: Foundations and Under-floor Areas .....</b>	<b>9</b>
<b>SECTION 2: Exteriors .....</b>	<b>10</b>
<b>SECTION 3: Roof Coverings.....</b>	<b>12</b>
<b>SECTION 4: Attic Areas and Roof Framing .....</b>	<b>14</b>
<b>SECTION 5: Plumbing .....</b>	<b>15</b>
<b>SECTION 6: Electrical Systems .....</b>	<b>19</b>
<b>SECTION 7: Heating Systems .....</b>	<b>22</b>
<b>SECTION 8: Central Air Conditioning.....</b>	<b>24</b>
<b>SECTION 9: Fireplaces and Chimneys.....</b>	<b>25</b>
<b>SECTION 10: Building Interior.....</b>	<b>26</b>
<b>GENERAL LIMITATIONS AND EXCLUSIONS .....</b>	<b>29</b>

## **CLASSIFICATIONS USED IN THIS REPORT**

*Clients must have a clear understanding of the terms used in this report. The following conventions have been used to highlight or categorize issues encountered by the writer during the inspection.*

*For your convenience, the following conventions have been used in this report.*

- **MAJOR CONCERN:** a system or component, which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.
- **SAFETY ISSUE:** denotes a condition that is unsafe and in need of prompt attention.
- **REPAIR:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
- **IMPROVE:** denotes improvements, which are recommended but not required.
- **MONITOR:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.
- **DEFERRED COST:** denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.
- **FURTHER INSPECTION:** Inaccessible areas at the time of original inspection.

*Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.*

We have numbered the items in this report using the following Section Identifiers (which can be found in the Table of Contents on page 2):

- |                                     |                            |
|-------------------------------------|----------------------------|
| 1. Foundation and Under-floor Areas | 6. Electrical Systems      |
| 2. Exteriors                        | 7. Heating Systems         |
| 3. Roof Coverings                   | 8. Central Cooling Systems |
| 4. Attic Areas and Roof Framing     | 9. Fireplaces and Chimneys |
| 5. Plumbing                         | 10. Building Interior      |

*This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer’s subjective assessment only, and are based on his or her own training and experiences. For that reason this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs.*

## **SUMMARY OF DEFICIENCIES**

*Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.*

*This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.*

*Further, the Summary is not a substitute for reading and understanding the complete report.*

### **SECTION 1: Foundations and Under-floor areas**

1. **MONITOR:** Minor vertical cracks were observed in the foundation. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern. We recommend a periodic inspection.

### **SECTION 2: Exteriors**

1. **IMPROVE:** Random area small exterior wall stucco cracks should be repaired or sealed the next time the home is painted. Joints NEED caulked

**IMPROVE:** Joints between dissimilar materials, such as stucco to wood, stucco to metal flashings, stucco to window and door frames, etc., should be sealed and caulked in order to prevent moisture infiltration into the structure.

2. **REPAIR:** The walkway has cracks that should be sealed. By sealing the cracks moisture will not keep seeping under these areas and cause the cracks to widen. If the cracks are not sealed, it will hasten the damage of the walkway.

3. **SAFETY ISSUE:** The baluster spacing at the perimeter of the stairs and landing is too wide. It's possible for a small child to slip through the railing and fall. Current codes specify that baluster spacing can be no more than 4 inches wide. Even though this requirement may not have existed at the time this property was built, or the local municipality may never have adopted it, I consider this to be a life/safety issue, and feel it would be prudent to bring the baluster spacing up to current code. A competent carpenter that specializes in decks should be consulted to discuss options and cost.

4. **REPAIR:** The stair tie-in where the staircase meets the entry fascia is damaged. There is also possible interior damage. We recommend disconnecting the stairs from the deck fascia make repairs and re-connect the staircase.

5. **IMPROVE:** The concrete driveway has some cracks that detract from its appearance, but it is still very viable and can probably be satisfactorily repaired. I recommend the client consult a reputable mason to discuss repair options and cost.

### **SECTION 3: Roof Coverings**

1. **MONITOR:** Work has been done in the past at the roof coverings. It appears at this time the roof has no leaks. We cannot guarantee the roof for water tightness. We recommend contacting a licensed roofer for a water tightness report.

2. **DEFERRED COST:** The roof is ponding. Roof ponding is the retention of water on a low-slope or flat roof caused by a deflection of the roof's underlying structural components. Ponding water on a roof causes leaks, algae and fungi growth. If left unattended, roof ponds can lead to the collapse of a roof. The size of roof ponds increases over time because the weight of the water causes additional deflection of the structural membranes underneath. Eventually, the structure will not be able to carry the increased load and the roof collapses. Contact a licensed roofer for repairs and costs.

3. **REPAIR:** The bottom of the downspout that diverts the water is missing. We recommend installing the missing diverters.

4. **REPAIR:** The drains on the flat roof should have a protective grate to allow the water to drain but keeps the debris from entering the downspouts. The drains on this roof do not have the proper grate. We recommend having them installed.

5. **IMPROVE:** Trees or branches overhang the house. This condition, if allowed to continue, could result in damage to either the roof covering or the siding on the home. Recommendation: Trim branches to provide at least a six-inch separation between roof or wall and tree branches.

## **SECTION 5: Plumbing**

1. **REPAIR:** The TPR valve does not discharge to the exterior in the laundry room. Contract a licensed contractor to have TPR valve terminated to the outside.

2. **REPAIR:** The water heaters in units 1,2,3,4 and the laundry room are not strapped correctly and/or are strapped with improper materials. A water heater should be anchored with 24 gauge metal bands/tape or 1/2 inch diameter metal conduit that wrap all the way around/loop the body. This type of anchoring will secure it during earthquakes, a water heaters that is not correctly secured and anchored to adjacent walls or floors it can move or tip over. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage. Contact a licensed contractor for repairs. Please note, the plumbing code, as it relates to water heater strapping, has been superseded by higher standards set forth by the California Health and Safety Code. The state architect's specifications, published in 1992, stand as the legal criteria for adequate strapping of water heaters in California. The actual plumbing code reference is as follows:

CPC 508.2 says "In seismic zones C, D, E and F, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (102 mm) shall be maintained above the controls with the strapping.

The California Health and Safety Code Sections 19210-19217 expands on the requirements and directs the California Division of State Architect Office to develop generic guidelines. Those guidelines are published in the Water Heater Strapping Booklet that you agent has probably given to you. These HSC guidelines have the force of law and actually augment the code requirements. The DSA guidelines require that the straps be installed under insulation blankets. See page 3 of 12 in the booklet.

Water heater strapping kits you may buy in the local hardware stores may not comply with these standards.

3. **SAFETY ISSUE:** The water heater in unit 2 and the laundry room has a brass gas-line connector. These older brass connectors have a serious flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate from the tubing, and cause a serious gas leak, explosion, or fire. To our knowledge, these dangerous uncoated brass connectors have not been made for more than 20 years, but many of them are still in use. The older these connectors get, the greater the possibility of failure.

4. **IMPROVE:** Inadequate air supply is especially common when the water heaters are located in a closet. A water heater installed in an exterior closet needs adequate combustion air for smooth operation. Install a vent or louvered door to regulate the flame. An outside air source is needed. When the water heater is installed in an interior closet installing a floor and attic vent usually takes care of the ventilation problem.

5. **REPAIR:** The drain pan for the water heaters in units 3 and 4 has no drain line and or it does not drain to the outside. We recommend installing a drain line that extends to the exterior.

6. **IMPROVE:** The water heater in the laundry room is installed without the appropriate flex line. In earthquake areas this helps to fight against leaks during an earthquake. Contact a licensed plumber for repairs.

7. **REPAIR:** The toilet in unit 4 bathroom is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. I recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so I recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

## SECTION 6: Electrical Systems

1. **REPAIR:** Wrong type of twist outs was used in the sub panel in the laundry room. The screws used for a panel are blunted at the end to ensure that they do not pierce any wires in the panels. Most twist outs can be obtained at a local hardware store. We recommend installing the correct type of twist outs.

2. **REPAIR:** There are light fixtures missing with the wiring exposed in units 1 and 3. We recommend installing a new fixture.

3. **REPAIR:** There is uncontained wiring above the kitchen exhaust fan in the cabinet in units 1 and 3. We recommend either installing flexible conduit or close off the cabinet.

4. **SAFETY ISSUE:** It was noted that in units 1, 2, 3, and 4, the kitchen has no ground fault circuit interrupters (GFCI) installed. A GFCI reduces the danger of electrical shock. Contact a licensed electrician to have improved.

5. **REPAIR:** There are one or more GFCI breakers or outlets in units 2 that won't trip when a ground fault is introduced onto that circuit with a separate testing device. Since GFCI life/safety devices meant to protect homeowners, I recommend immediate investigation and correction by a licensed electrician.

6. **SAFETY ISSUE:** It was noted that the exterior has no ground fault circuit interrupters (GFCI) installed. A GFCI reduces the danger of electrical shock. Contact a licensed electrician to have improved.

7. **SAFETY ISSUE:** Aluminum solid-conductor branch circuit wiring is a potential fire hazard. The US Consumer Product Safety Commission (US CPSC) recommends that solid-conductor aluminum wiring either be replaced with solid-copper conductor wiring throughout the building or every aluminum-wire connection be "pigtailed to copper wires" using special connectors (AMP Corporation's COPALUM connectors) to ensure safe operation of these circuits. Because of the properties of aluminum (corrosion and arcing), aluminum wire connections can overheat sufficiently to ignite a fire without ever drawing enough current to trip a circuit breaker or blow a fuse. Upon proper installation using UP CPSC-approved connectors the safety of the system will be improved to acceptable levels. Be especially wary of work by untrained electricians and equally wary of alternative repair products as there is ample field evidence and formal studies confirming that other products (such as CO/ALR receptacles or recently-marked special purple twist-on wire connectors) do not perform reliable in the field. An improper repair can actually increase risk. See the Internet website <http://www.inspect-ny.com/aluminum.htm> for detailed information including the CPSC recommendations.

8. **IMPROVE:** The overhead service conductors from the utility pole pass through, and are in contact with, the branches of one or more trees before they reach the weather head. These conductors are vulnerable to damage caused when the trees place too great a strain on the conductors, attachment and weather head mast, damage the insulation or break the connection to the house. Since trimming trees around these conductors is extremely dangerous, I recommend having these trees professionally pruned. This is typically the responsibility of the homeowner, unless the utility provider has an easement.

## SECTION 7: Heating Systems

1. **SAFETY ISSUE:** The furnace of units 1 and 2 has a brass gas line connector. These older brass connectors have a serious flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate from the tubing, and cause a serious gas leak, explosion, or fire. To our knowledge, these dangerous uncoated brass connectors have not been made for more than 20 years, but many of them are still in use. The older these connectors get, the greater the possibility of failure.
2. **IMPROVE:** The furnaces of units 1 and 2 are very dirty and needs cleaning. We recommend the client(s) have this system cleaned now by a reputable/professional duct-cleaning company, and once every year thereafter.
3. **REPAIR:** The furnace cover of units 2 was noted to be loose at the time of this inspection. A loose cover can cause the furnace not to function. Contact HVAC to evaluate the situation and make the necessary repairs or adjustments.
4. **MONITOR:** At the time of this inspection the furnaces of units 1, 2, 3 and 4 are new or newer and require no service at this time unless otherwise stated in this report.

## SECTION 10: Building Interior

1. **DEFERRED COST:** This building has acoustic ceilings. Before 1978 Acoustic ceilings were most likely asbestos. Asbestos was banned in the USA in 1978. The gov't did allow for all asbestos texture supplies to be used up. There are kits available to test the acoustic. You can also have it tested.
2. **REPAIR:** The closet doors of units 1 and 2 are of track. We recommend having it adjusted.
3. **REPAIR:** The bathroom sink of units 1 and 2 and kitchen sink in units 2 are chipped and/or has cosmetic damage. Chip kits are available at the Home Depot or most hardware stores.
4. **REPAIR:** The following bathtub is rusted and/or chipped in units 4 bathroom. We recommend to either repair, if possible or replace the tub.
5. **SAFETY ISSUE:** The shower door top rail in the bathroom is not connected by a safety screw to the side rails. The safety screw holds the top rail to the side rails so the doors and top rail do not come off the side rail causing injuries. We recommend installing a safety screw.

## SECTION 1: Foundations and Under-floor Areas

*In accordance with the ASHI® standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.*

### Basement Crawlspace

**Basement Crawlspace Type:** Slab foundation

**Foundation Type:** Concrete slab

**Foundation Material:** Poured concrete

**Condition:** Serviceable condition

1. **MONITOR:** Minor vertical cracks were observed in the foundation. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern. We recommend a periodic inspection.



*Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.*

## SECTION 2: Exteriors

*In accordance with the ASHI® standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fasciae accessible from ground level.*

### Building Exterior

**Wall Surface Material:** Stucco  
**Condition:** Serviceable condition  
**Wall Trim:** Wood  
**Condition:** Serviceable condition  
**Entry Door Types:** Metal clad insulated  
**Condition:** Serviceable condition  
**Garage Door:** None  
**Eave Type:** Sheathed soffits with full vents  
**Condition:** serviceable condition

### Foundation

**Foundation Type:** Slab foundation  
**Foundation Material:** Slab foundation  
**Condition:** Serviceable condition

### Slope and Drainage

**Direction of Lot Slope:** Is relatively flat  
**Condition:** serviceable condition  
**Drains Connected to:** Municipal  
**Gutters Downspouts Drain:** above

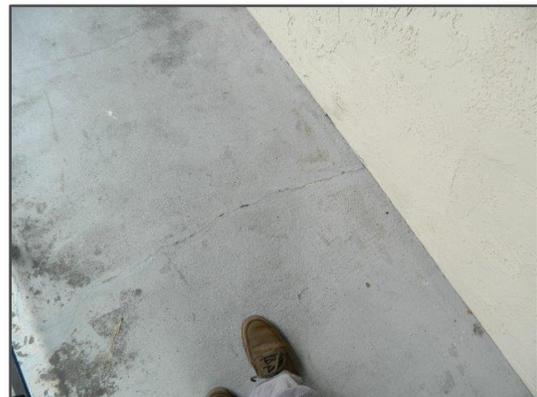
### Drives Walks and Patios

**Driveway Types:** Asphalt  
**Condition:** serviceable condition  
**Walkway Type:** Concrete  
**Condition:** Cracks  
**Fence and Gate:** Wooden  
**Condition:** Serviceable condition

1. **IMPROVE:** Random area small exterior wall stucco cracks should be repaired or sealed the next time the home is painted. Joints NEED caulked

**IMPROVE:** Joints between dissimilar materials, such as stucco to wood, stucco to metal flashings, stucco to window and door frames, etc., should be sealed and caulked in order to prevent moisture infiltration into the structure.

2. **REPAIR:** The walkway has cracks that should be sealed. By sealing the cracks moisture will not keep seeping under these areas and cause the cracks to widen. If the cracks are not sealed, it will hasten the damage of the walkway.



3. **SAFETY ISSUE:** The baluster spacing at the perimeter of the stairs and landing is too wide. It's possible for a small child to slip through the railing and fall. Current codes specify that baluster spacing can be no more than 4 inches wide. Even though this requirement may not have existed at the time this property was built, or the local municipality may never have adopted it, I consider this to be a life/safety issue, and feel it would be prudent to bring the baluster spacing up to current code. A competent carpenter that specializes in decks should be consulted to discuss options and cost.



4. **REPAIR:** The stair tie-in where the staircase meets the entry fascia is damaged. There is also possible interior damage. We recommend disconnecting the stairs from the deck fascia make repairs and re-connect the staircase.



5. **IMPROVE:** The concrete driveway has some cracks that detract from its appearance, but it is still very viable and can probably be satisfactorily repaired. I recommend the client consult a reputable mason to discuss repair options and cost.



*Inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.*

## SECTION 3: Roof Coverings

In accordance with the ASHI® standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

### Roof Covering

**Roof Inspected:** By walking the entire surface

**Roof Slope:** Is flat

**Roof Style:** Flat style

**Roofing Materials:** Rolled roofing

**Material Condition:** Serviceable condition

### Gutters Downspouts

**Gutter Downspout Type:** Galvanized steel

**Gutters Downspouts Drain:** above

1. **MONITOR:** Work has been done in the past at the roof coverings. It appears at this time the roof has no leaks. We cannot guarantee the roof for water tightness. We recommend contacting a licensed roofer for a water tightness report.



2. **DEFERRED COST:** The roof is ponding. Roof ponding is the retention of water on a low-slope or flat roof caused by a deflection of the roof's underlying structural components. Ponding water on a roof causes leaks, algae and fungi growth. If left unattended, roof ponds can lead to the collapse of a roof. The size of roof ponds increases over time because the weight of the water causes additional deflection of the structural membranes underneath. Eventually, the structure will not be able to carry the increased load and the roof collapses. Contact a licensed roofer for repairs and costs.



3. **REPAIR:** The bottom of the downspout that diverts the water is missing. We recommend installing the missing diverters.



4. **REPAIR:** The drains on the flat roof should have a protective grate to allow the water to drain but keeps the debris from entering the downspouts. The drains on this roof do not have the proper grate. We recommend having them installed.



5. **IMPROVE:** Trees or branches overhang the house. This condition, if allowed to continue, could result in damage to either the roof covering or the siding on the home. Recommendation: Trim branches to provide at least a six-inch separation between roof or wall and tree branches.



*Inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.*

## **SECTION 4: Attic Areas and Roof Framing**

*In accordance with the ASH© standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawl space) areas and mechanical ventilation systems, if present.*

### **Attic Locations and Access**

**Attic Spaces: None**

*Inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.*

## SECTION 5: Plumbing

*In accordance with the ASHI © standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.*

### Supply and Piping

**Supply and Waste System:** A municipal supply and waste system

**Service Piping Type:** Undetermined

**Branch Piping Size:** 1/2-inch

**Branch Piping Type:** Copper

**Condition:** Serviceable condition

**Fixtures/Faucets Condition:** Serviceable condition

**Functional Flow:** Serviceable

**Function Drainage:** Serviceable

**Waste Piping:** Not Visible

**Vent Piping:** Not Visible

### Water Heater

**Water Heater Type:** A conventional storage tank

**Water Heater Energy Source:** Natural gas

**Capacity:** 38 Gallons

**Make:** Morflow and Bradford White

**Water Heater Location:** Laundry room and Kitchen

**Condition:** Serviceable condition

**Water Heater Vented:** Through roof

### Sump Pump

**Main Water Shut Off Location:** side of home

1. **REPAIR:** The TPR valve does not discharge to the exterior in the laundry room. Contract a licensed contractor to have TPR valve terminated to the outside.



2. **REPAIR:** The water heaters in units 1,2,3,4 and the laundry room are not strapped correctly and/or are strapped with improper materials. A water heater should be anchored with 24 gauge metal bands/tape or 1/2 inch diameter metal conduit that wrap all the way around/loop the body. This type of anchoring will secure it during earthquakes, a water heaters that is not correctly secured and anchored to adjacent walls or floors it can move or tip over. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage. Contact a licensed contractor for repairs. Please note, the plumbing code, as it relates to water heater strapping, has been superseded by higher standards set forth by the California Health and Safety Code. The state architect's specifications, published in 1992, stand as the legal criteria for adequate strapping of water heaters in California. The actual plumbing code reference is as follows:



CPC 508.2 says "In seismic zones C, D, E and F, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (102 mm) shall be maintained above the controls with the strapping.

The California Health and Safety Code Sections 19210-19217 expands on the requirements and directs the California Division of State Architect Office to develop generic guidelines. Those guidelines are published in the Water Heater Strapping Booklet that you agent has probably given to you. These HSC guidelines have the force of law and actually augment the code requirements. The DSA guidelines require that the straps be installed under insulation blankets. See page 3 of 12 in the booklet.

Water heater strapping kits you may buy in the local hardware stores may not comply with these standards.

3. **SAFETY ISSUE:** The water heaters in unit 2 and the laundry room have a brass gas-line connector. These older brass connectors have a serious flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate from the tubing, and cause a serious gas leak, explosion, or fire. To our knowledge, these dangerous uncoated brass connectors have not been made for more than 20 years, but many of them are still in use. The older these connectors get, the greater the possibility of failure.



4. **IMPROVE:** Inadequate air supply is especially common when the water heaters are located in a closet. A water heater installed in an exterior closet needs adequate combustion air for smooth operation. Install a vent or louvered door to regulate the flame. An outside air source is needed. When the water heater is installed in an interior closet installing a floor and attic vent usually takes care of the ventilation problem.

5. **REPAIR:** The drain pan for the water heaters in units 3 and 4 has no drain line and or it does not drain to the outside. We recommend installing a drain line that extends to the exterior.

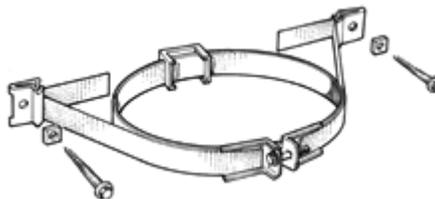
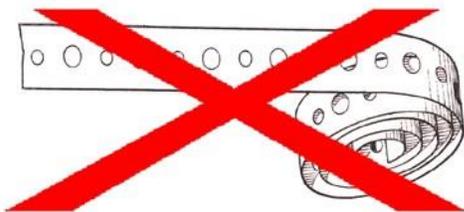
6. **IMPROVE:** The water heater in the laundry room is installed without the appropriate flex line. In earthquake areas this helps to fight against leaks during an earthquake. Contact a licensed plumber for repairs.



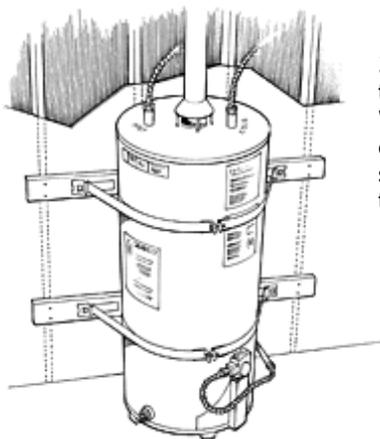
7. **REPAIR:** The toilet in unit 4 bathroom is loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring beneath the toilet. I recommend having the pedestal tightened up. The client should note that the movement of this pedestal might have already damaged the seal, so I recommend replacing the seal as well. The whole process, removing the toilet to replace the seal and reinstalling the toilet, will take the average professional less than an hour.

*Inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.*

## Securing your hot water tank

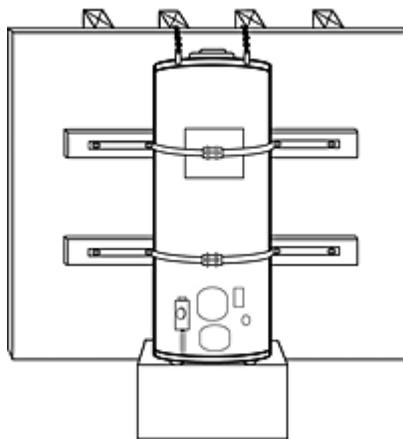


1. Do NOT use this – this is plumber's tape. Use heavy gauge steel strapping instead.
2. Commercially available kits like this one come complete with the strapping, lag screws, washers, spacers, and tension bolts. These kits can be purchased at many local hardware stores, and are recommended.



3. Make sure the strap wraps around the water heater 1 1/2 times! Water heaters are an excellent supply of emergency water. Water can be accessed from the drain spout - this is made easier by connecting a garden hose to the drain spout. Open a faucet somewhere in the house to allow the water to drain easier. Make sure the electricity or natural gas is shut off before opening the drain.

Source: SPAN Disaster Services, Inc.



4. One Method of Water Heater Bracing. Straps and screws visible with water heater in a garage installation. You may need to add wood blocking.

Source: California Seismic Safety Commission

## SECTION 6: Electrical Systems

*In accordance with the ASH© standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.*

### Service Entry

**Service Drop Type:** Overhead stranded triplex cable

**Condition:** Serviceable condition

**Service Entry Conductor:** Aluminum

**Condition:** Serviceable condition

**Service Ground Conductor:** Aluminum

**Service Ground Location:** Driven ground rod

**Condition:** Serviceable condition

**Meter Location:** Side of residence

### Main Disconnect

**Main Disconnect Type:** Breaker

**Main Disconnect Rating:** 100 amps

**Main Disconnect Location:** Inside the service entrance panel

### Main Panel

**Service Entrance Panel Location:** Side of residence

**Panel Type:** Arrowhart

**Panel Style:** Breaker system

**Amperage Rating:** 100 amps

**Voltage Rating:** 120/240 volts

**Condition:** Serviceable condition

**Final Service Rating:** 100 amps

### Distribution Wiring

**Wiring Type:** Romex

**Wiring Conductors:** Aluminum

**Condition:** Serviceable condition

### Sub Panel

**Sub Panel Location:** Bedroom closet

**Sub Panel Type:** Arrowhart

**Sub Panel Style:** Breaker system

**Sub Panel Amperage Rating:** 100 amps

**Sub Panel Voltage Rating:** 120/240 volt

**Condition:** Serviceable condition

1. **REPAIR:** Wrong type of twist outs was used in the sub panel in the laundry room. The screws used for a panel are blunted at the end to ensure that they do not pierce any wires in the panels. Most twist outs can be obtained at a local hardware store. We recommend installing the correct type of twist outs.



2. **REPAIR:** There are light fixtures missing with the wiring exposed in units 1 and 3. We recommend installing a new fixture.



3. **REPAIR:** There is uncontained wiring above the kitchen exhaust fan in the cabinet in units 1 and 3. We recommend either installing flexible conduit or close off the cabinet.



4. **SAFETY ISSUE:** It was noted that in units 1, 2, 3, and 4, the kitchen has no ground fault circuit interrupters (GFCI) installed. A GFCI reduces the danger of electrical shock. Contact a licensed electrician to have improved.

5. **REPAIR:** There are one or more GFCI breakers or outlets in units 2 that won't trip when a ground fault is introduced onto that circuit with a separate testing device. Since GFCI life/safety devices meant to protect homeowners, I recommend immediate investigation and correction by a licensed electrician.

6. **SAFETY ISSUE:** It was noted that the exterior has no ground fault circuit interrupters (GFCI) installed. A GFCI reduces the danger of electrical shock. Contact a licensed electrician to have improved.

7. **SAFETY ISSUE:** Aluminum solid-conductor branch circuit wiring is a potential fire hazard. The US Consumer Product Safety Commission (US CPSC) recommends that solid-conductor aluminum wiring either be replaced with solid-copper conductor wiring throughout the building or every aluminum-wire connection be "pigtailed to copper wires" using special connectors (AMP Corporation's COPALUM connectors) to ensure safe operation of these circuits. Because of the properties of aluminum (corrosion and arcing), aluminum wire connections can overheat sufficiently to ignite a fire without ever drawing enough current to trip a circuit breaker or blow a fuse. Upon proper installation using UP CPSC-approved connectors the safety of the system will be improved to acceptable levels. Be especially wary of work by untrained



electricians and equally wary of alternative repair products as there is ample field evidence and formal studies confirming that other products (such as CO/ALR receptacles or recently-marked special purple twist-on wire connectors) do not perform reliable in the field. An improper repair can actually increase risk. See the Internet website <http://www.inspect-ny.com/aluminum.htm> for detailed information including the CPSC recommendations.

8. **IMPROVE:** The overhead service conductors from the utility pole pass through, and are in contact with, the branches of one or more trees before they reach the weather head. These conductors are vulnerable to damage caused when the trees place too great a strain on the conductors, attachment and weather head mast, damage the insulation or break the connection to the house. Since trimming trees around these conductors is extremely dangerous, I recommend having these trees professionally pruned. This is typically the responsibility of the homeowner, unless the utility provider has an easement.



*Inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.*

## SECTION 7: Heating Systems

In accordance with the ASHI® standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

### Heating Systems

**Type of Heating System:** Gas wall heater

**Condition:** Started as expected using normal controls

**Heating System Access:** at units

**Heating Locations:** in units

### Exhaust

**Exhaust Vent Type:** Inaccessible in wall through roof

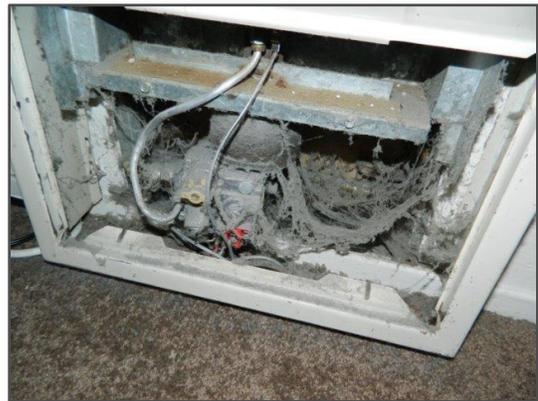
**Exhausts Through:** Vents up through the roof

**Condition:** Servicing recommended

1. **SAFETY ISSUE:** The furnace of units 1 and 2 has a brass gas line connector. These older brass connectors have a serious flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate from the tubing, and cause a serious gas leak, explosion, or fire. To our knowledge, these dangerous uncoated brass connectors have not been made for more than 20 years, but many of them are still in use. The older these connectors get, the greater the possibility of failure.



2. **IMPROVE:** The furnaces of units 1 and 2 are very dirty and needs cleaning. We recommend the client(s) have this system cleaned now by a reputable/professional duct-cleaning company, and once every year thereafter.



3. **REPAIR:** The furnace cover of units 2 was noted to be loose at the time of this inspection. A loose cover can cause the furnace not to function. Contact HVAC to evaluate the situation and make the necessary repairs or adjustments.

4. **MONITOR:** At the time of this inspection the furnaces of units 1, 2, 3 and 4 are new or newer and require no service at this time unless otherwise stated in this report.

*Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.*

421130H

533 Meek Avenue Hayward, California 94541

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September 08, 2014

Page 24 of 29

## **SECTION 8: Central Air Conditioning**

*In accordance with the ASHI© standards of practice pertaining to Air Conditioning Systems, Inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.*

*Inspectors are NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.*

## **SECTION 9: Fireplaces and Chimneys**

*In accordance with the ASHI© Standards of Practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.*

*Inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, fire screens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.*

## SECTION 10: Building Interior

*In accordance with the ASHI® standard of practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.*

### Room Interior

**Heat Source:** Wall furnace  
**Wall Surface Type:** Sheetrock  
**Condition:** Serviceable condition  
**Ceiling Surface Type:** Sheetrock  
**Condition:** Serviceable condition  
**Flooring Type:** Carpeting and Sheet vinyl  
**Condition:** Serviceable condition  
**Kitchen Flooring Material:** Sheet vinyl  
**Condition:** Serviceable condition  
**Kitchen Counter Top Type:** Formica  
**Condition:** Serviceable condition

### Cabinets and Counters

**Kitchen Cabinet Type:** Wood  
**Condition:** Serviceable condition  
**Bathroom Flooring Material:** Sheet vinyl  
**Condition:** Serviceable condition  
**Bathroom Counter Top Type:** Ceramic tile  
**Condition:** Serviceable condition  
**Bathroom Cabinet Type:** Wood vanity  
**Condition:** Serviceable condition  
**Inside Door Type:** Wood panel  
**Condition:** Serviceable condition

### Windows and Doors

**Window Frame Type:** Aluminum  
**Window Pane Type:** Single glazed  
**Condition:** Serviceable condition

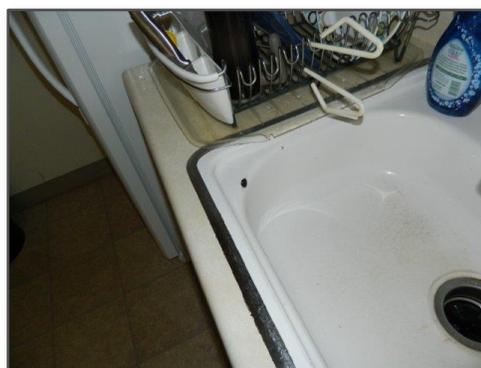
1. **DEFERRED COST:** This building has acoustic ceilings. Before 1978 Acoustic ceilings were most likely asbestos. Asbestos was banned in the USA in 1978. The gov't did allow for all asbestos texture supplies to be used up. There are kits available to test the acoustic. You can also have it tested.



2. **REPAIR:** The closet doors of units 1 and 2 are off track. We recommend having it adjusted.



3. **REPAIR:** The bathroom sink of units 1 and 2 and kitchen sink in units 2 are chipped and/or has cosmetic damage. Chip kits are available at the Home Depot or most hardware stores.



4. **REPAIR:** The following bathtub is rusted and/or chipped in units 4 bathroom. We recommend to either repair, if possible or replace the tub.

5. **SAFETY ISSUE:** The shower door top rail in the bathroom is not connected by a safety screw to the side rails. The safety screw holds the top rail to the side rails so the doors and top rail do not come off the side rail causing injuries. We recommend installing a safety screw.



*Inspectors are NOT required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.*

## GENERAL LIMITATIONS AND EXCLUSIONS

*The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.*

*Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.*

*Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.*

*Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.*

*Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.*

*Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.*

*Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.*

*Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.*