



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

David Humphrey



FOR THE PROPERTY AT:

4523 Carpinteria Ave #E
Carpinteria, CA 93013

PREPARED FOR:

T ^ Á|a} c

INSPECTION DATE:

Tuesday, June 4, 2013



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SUMMARY

4523 Carpinteria Ave #E, Carpinteria, CA June 4, 2013

Report No. 1056, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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INTERIOR

This report begins with a Summary section. The Summary section simply isolates all of the inspectors recommendations from the other sections in the report and groups them together in list form for easy reference.

More comprehensive descriptions and details, including pictures, will be found in the sections following the Summary section. The Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

In this report each recommendation begins with a Condition. It is important to note that all homes, even brand new homes, have existing conditions that are notable. Conditions are not necessarily defects nor does each condition necessarily demand immediate remediation.

In the Summary section of this report Conditions are broken down into sub-categories to help the reader decide both the priority and necessity of addressing any recommendations. The Condition will be highlighted with a color that corresponds to one of the following sub-categories:

Red= Health and Safety (Recommend evaluation and repair of these conditions as soon as practical by a licensed contractor or appropriate technician.)

Yellow= Malfunction or Defect (Recommend evaluation and repair of these conditions by a licensed contractor or appropriate technician.)

Orange= Maintenance (Recommend routine maintenance by a person with the appropriate skill set.)

Pink= Upgrade or Caution (Upgrades are usually conditions that were acceptable at the time of construction but do not satisfy present standards. Cautions are for the purpose of disclosing conditions that may require extra care or monitoring.)

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • **Exposed fasteners**

Many exposed fasteners were observed on shingles throughout the roof. Recommend looking over the entire roof and sealing exposed fasteners where found with silicone or asphalt to prevent moisture intrusion.

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

Location: Upper ridge caps and west lower roof

Task: Seal with appropriate caulking

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • **Damage, loose, open seams, patched**

Shrinkage and cracking was noted on caulking at roof/wall flashing joints.

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

Location: West Roof

Task: Seal with appropriate caulking

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SLOPED ROOF FLASHINGS \ Skylights

Condition: • **Skylight poorly secured to roof**

Improper fasteners were noted at skylight.

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

Location: Roof

Task: Use proper fasteners

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • **Downspouts end too close to building**

The downspouts were observed discharging too close to the structure. Recommend elongating end of downspout to direct run-off further away from structure.

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

Location: Throughout

Task: Extend

EXTERIOR GLASS \ Glass (glazing)

Condition: • **Cracked**

Small crack noted in glass.

Implication(s): Cosmetic defects

Location: Second Floor Master Bedroom

Task: Repair or replace

EXTERIOR GLASS \ Frames

Condition: • **Rust**

Rust and discoloration noted on exterior window frames.

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

Location: West Second Floor Master Bedroom

Task: Clean and protect

EXTERIOR GLASS \ Storms and screens

Condition: • **Screens broken, torn or missing**

Poor fitting and dented screens noted on several windows.

Location: West Second Floor Master Bedroom

Task: Repair or replace

LANDSCAPING \ Fence

Condition: • **Rot**

Several areas of rot were observed on the rear patio fence.

Implication(s): Material deterioration

Location: Rear patio

Task: Repair

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Electrical

DISTRIBUTION SYSTEM \ Lights

Condition: • Loose

The recessed lighting fixture was loose in the soffit above the entrance.

Implication(s): Electric shock | Fire hazard

Location: Front entrance

Task: Repair

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Improper or incomplete carbon monoxide detector installation According to the 2005 edition of the carbon monoxide guidelines published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, and each detector shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

Heating

GAS FURNACE \ Gas piping

Condition: • Inappropriate materials

Flex gas line was run through furnace cabinet which is improper. Must be replaced by hard pipe until outside cabinet.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility closet

Task: Upgrade

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • Obstructed or weak flush

Slow flush accompanied by air bubbles observed at first floor toilet. Generally indicates waste line partially clogged.

Location: First Floor Bathroom

Task: Further evaluation and repair

FIXTURES AND FAUCETS \ Bathtub

Condition: • Caulking loose, missing or deteriorated

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

Location: Second Floor North Bathroom

Task: Repair

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Interior

CEILINGS \ General

Condition: • **Water damage**

Evidence of moisture intrusion observed on the ceiling and walls of the utility closet.

Implication(s): Cosmetic defects | Chance of movement

Location: Utility closet

Task: Request disclosure/repair

WINDOWS \ General

Condition: • Moisture damage noted at several window sills.

Implication(s): Material deterioration

Location: Dining room, Master bedroom

Task: Repair

WINDOWS \ Sashes

Condition: • **Loose fit**

Implication(s): Chance of damage to finishes and structure

Location: Master Bedroom

Task: Repair

EXHAUST FANS \ Kitchen exhaust system

Condition: • **Not vented to exterior**

Kitchen exhaust not vented to exterior. May not have been required by building code at the time of construction.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Kitchen

Task: Note

THIS CONCLUDES THE SUMMARY SECTION

The costs (if any) provided are the opinion of the Home Inspector at the time of the report and are based on his professional experience as a CA State Licensed General Contractor and regional averages. They are not a solicitation to perform work nor should they be relied upon as anything other than a ballpark estimate.

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted my inspection. The most important part of the report is the Recommendations section. It is here that I identify any defects in the home and suggest improvements.

Please read the report carefully, and feel free to ask any questions that you may have. Again, I will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. I will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type in a home, I inspect a representative sample.

As you read the report, I encourage you to contact me if you have any questions about the report or the home.

[Home Improvement - ballpark costs](#)

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Description

General: • Roofing



1. Roofing

Sloped roofing material:

- Composition shingles
- [Roll roofing](#)



2. Roll roofing

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Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Composition shingles

1. **Condition:** • [Exposed fasteners](#)

Many exposed fasteners were observed on shingles throughout the roof. Recommend looking over the entire roof and sealing exposed fasteners where found with silicone or asphalt to prevent moisture intrusion.

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

Location: Upper ridge caps and west lower roof

Task: Seal with appropriate caulking



3. Exposed fasteners



4. Exposed fasteners



5. Exposed fasteners



6. Exposed fasteners

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SLOPED ROOF FLASHINGS \ Roof/wall flashings

2. Condition: • [Damage, loose, open seams, patched](#)

Shrinkage and cracking was noted on caulking at roof/wall flashing joints.

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

Location: West Roof

Task: Seal with appropriate caulking



7. Damage, loose, open seams, patched



8. Damage, loose, open seams, patched

SLOPED ROOF FLASHINGS \ Skylights

3. Condition: • [Skylight poorly secured to roof](#)

Improper fasteners were noted at skylight.

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

Location: Roof

Task: Use proper fasteners



9. Skylight poorly secured to roof

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces : • Wood siding

Soffit and fascia: • [Wood](#)

Recommendations

ROOF DRAINAGE \ Downspouts

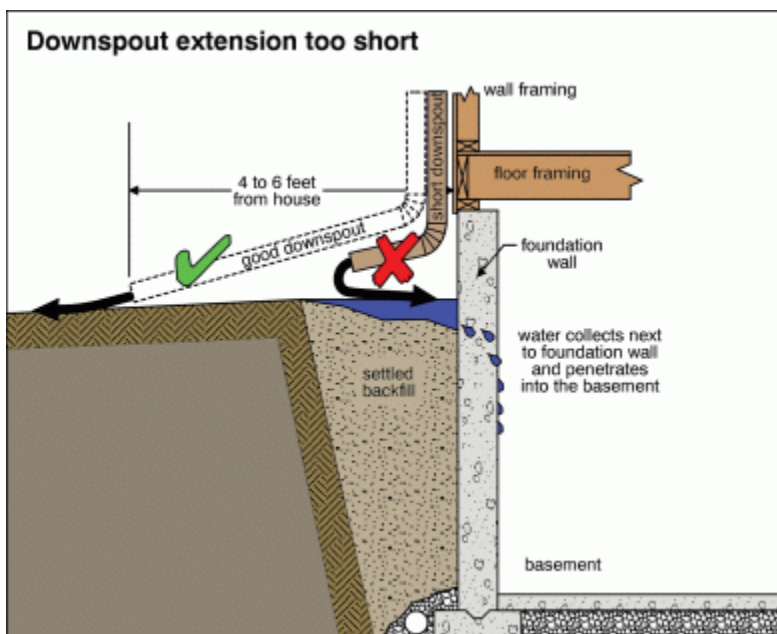
4. Condition: • [Downspouts end too close to building](#)

The downspouts were observed discharging too close to the structure. Recommend elongating end of downspout to direct run-off further away from structure.

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

Location: Throughout

Task: Extend



[Click on image to enlarge.](#)

EXTERIOR

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10. Downspouts end too close to building

EXTERIOR GLASS \ Glass (glazing)

5. Condition: • [Cracked](#)

Small crack noted in glass.

Implication(s): Cosmetic defects

Location: Second Floor Master Bedroom

Task: Repair or replace



11. Cracked



12. Cracked

EXTERIOR GLASS \ Frames

6. Condition: • [Rust](#)

Rust and discoloration noted on exterior window frames.

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

Location: West Second Floor Master Bedroom

Task: Clean and protect



13. *Rust*

EXTERIOR GLASS \ Storms and screens

7. Condition: • Screens broken, torn or missing

Poor fitting and dented screens noted on several windows.

Location: West Second Floor Master Bedroom

Task: Repair or replace



14. *Screens broken, torn or missing*

EXTERIOR

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LANDSCAPING \ Fence

8. Condition: • Rot

Several areas of rot were observed on the rear patio fence.

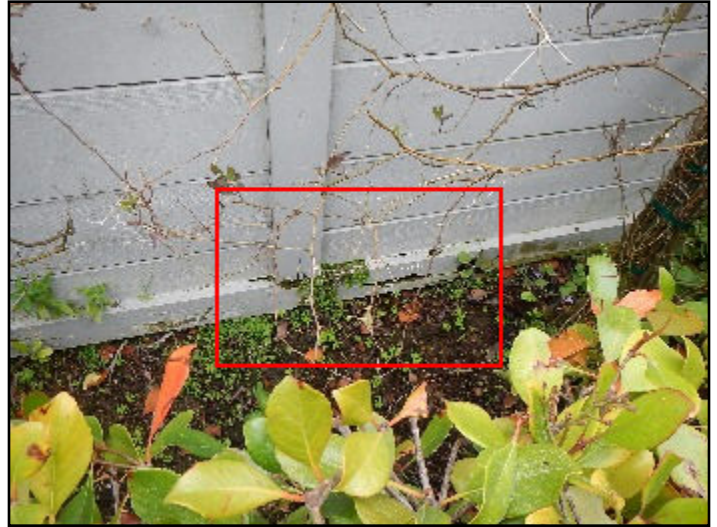
Implication(s): Material deterioration

Location: Rear patio

Task: Repair



15. Rot



16. Rot



17. Rot



18. Rot

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19. Rot

STRUCTURE

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Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • [Concrete](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plywood sheathing](#)

Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No structure recommendations are offered as a result of this inspection.

FOUNDATIONS \ Performance

10. Condition: • Acceptable

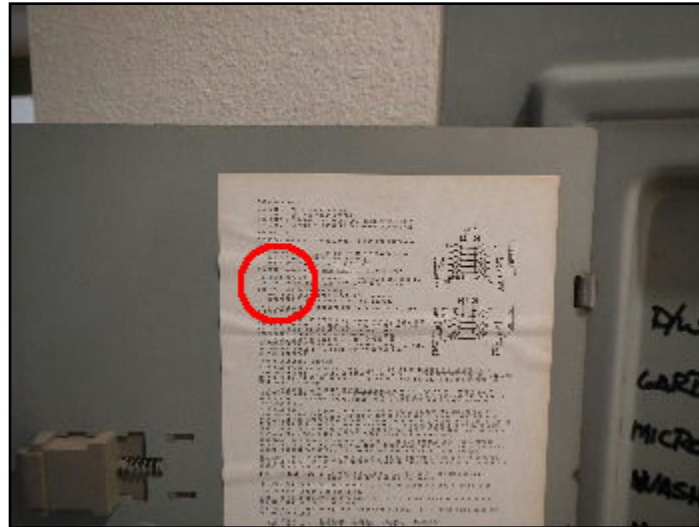
Description

Service entrance cable and location: • [Underground copper](#)

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

Main disconnect/service box rating:

• [125 Amps](#)



20. 125 Amps

Main disconnect/service box type and location:

• [Breakers - first floor](#)



21. Breakers - first floor



22. Breakers - first floor

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution wire material and type:

• [Copper - non-metallic sheathed](#)



23. *Copper - non-metallic sheathed*

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - kitchen](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors:

• Present

Incomplete; see recommendations

Limitations

System ground: • Continuity not verified

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Lights

11. Condition: • [Loose](#)

The recessed lighting fixture was loose in the soffit above the entrance.

Implication(s): Electric shock | Fire hazard

Location: Front entrance

Task: Repair



24. Loose



25. Loose

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

12. Condition: • Improper or incomplete carbon monoxide detector installation. According to the 2005 edition of the carbon monoxide guidelines published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, and each detector shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

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Description

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)



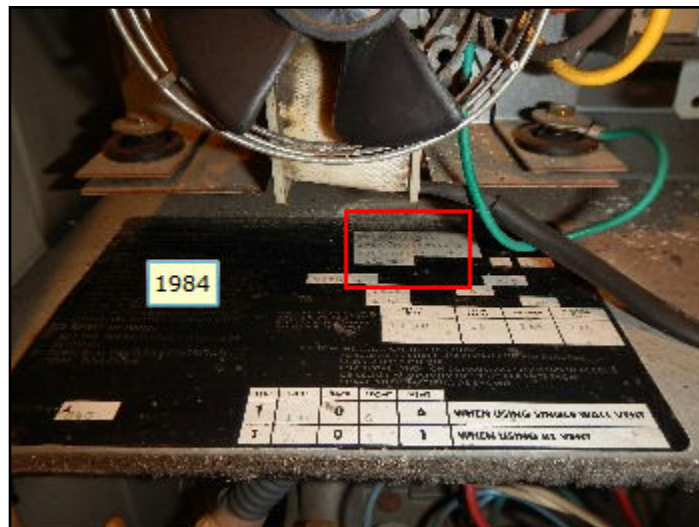
26. Furnace

Furnace manufacturer: • Day and Night

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

Approximate age:

• [29 years](#)



27. 29 years

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Main fuel shut off at:

- Exterior wall



28. Exterior wall

Fireplace: • [Gas fireplace](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Recommendations

GAS FURNACE \ Gas piping

13. Condition: • [Inappropriate materials](#)

Flex gas line was run through furnace cabinet which is improper. Must be replaced by hard pipe until outside cabinet.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility closet

Task: Upgrade

HEATING

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29. *Inappropriate materials*

Description

General: • Insulation observed in attic space.



30. Insulation observed in attic space.

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

Attic/roof ventilation: • [Roof vent](#)

Attic/roof air/vapor barrier: • [None found](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

RECOMMENDATIONS \ Overview

14. **Condition:** • No insulation recommendations are offered as a result of this inspection.

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Description

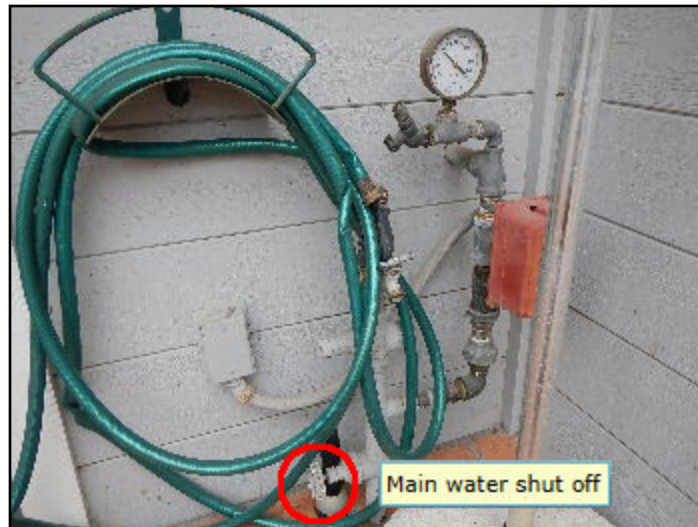
Water supply source: • Public

Service piping into building: • [Copper](#)

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

Main water shut off valve at the:

- West
- Exterior wall



31. Exterior wall

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type:

- [Conventional](#)



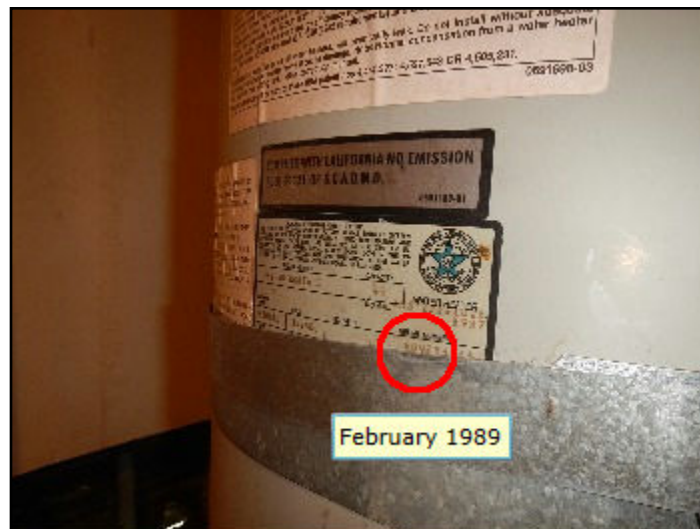
32. Conventional

Water heater manufacturer: • State

Tank capacity: • [40 gallons](#)

Water heater approximate age:

• 24 years



33. 24 years

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Typical life expectancy: • 8 to 12 years

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

Limitations

Items excluded from a home inspection: • Concealed plumbing

Recommendations

FIXTURES AND FAUCETS \ Toilet

15. Condition: • [Obstructed or weak flush](#)

Slow flush accompanied by air bubbles observed at first floor toilet. Generally indicates waste line partially clogged.

Location: First Floor Bathroom

Task: Further evaluation and repair



34. *Obstructed or weak flush*

FIXTURES AND FAUCETS \ Bathtub

16. Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Second Floor North Bathroom

Task: Repair

PLUMBING

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35. *Caulking loose, missing or deteriorated*

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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Windows: • [Single/double hung](#) • Aluminum

Glazing: • [Single](#)

Exterior doors - type/material: • [French](#) • [Sliding glass](#)

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Recommendations

CEILINGS \ General

17. Condition: • [Water damage](#)

Evidence of moisture intrusion observed on the ceiling and walls of the utility closet.

Implication(s): Cosmetic defects | Chance of movement

Location: Utility closet

Task: Request disclosure/repair



36. Water damage



37. Water damage



38. Water damage

WINDOWS \ General

18. Condition: • Moisture damage noted at several window sills.

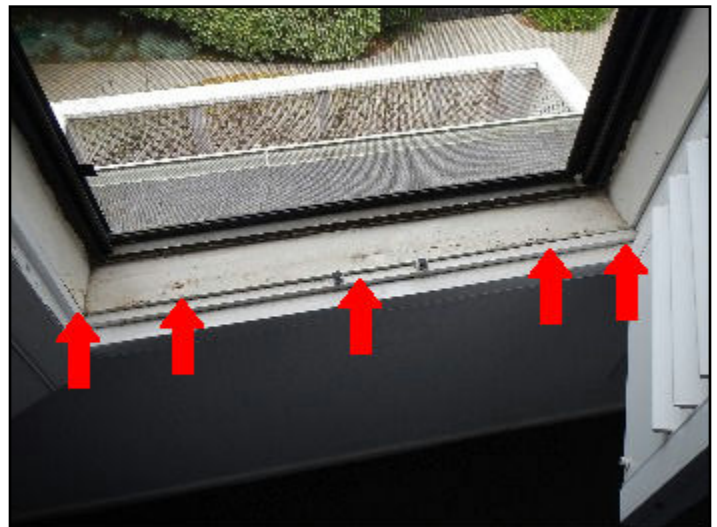
Implication(s): Material deterioration

Location: Dining room, Master bedroom

Task: Repair



39. Moisture damage



40. Moisture damage

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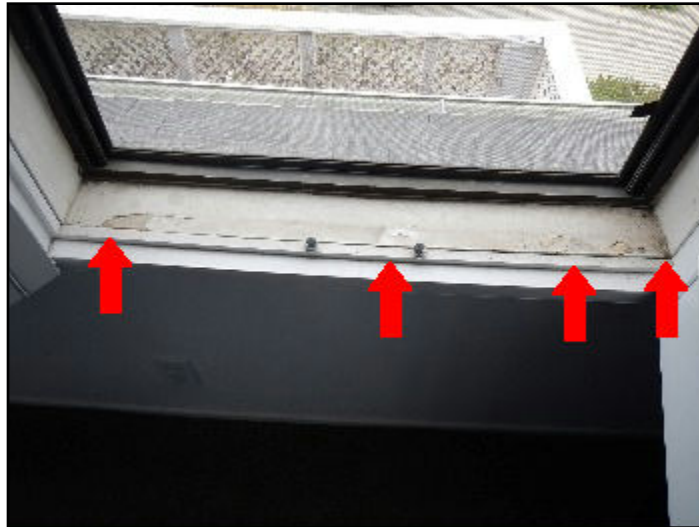
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41. Moisture damage

WINDOWS \ Sashes

19. Condition: • [Loose fit](#)

Implication(s): Chance of damage to finishes and structure

Location: Master Bedroom

Task: Repair



42. Loose fit



43. Loose fit

EXHAUST FANS \ Kitchen exhaust system

20. Condition: • Not vented to exterior

Kitchen exhaust not vented to exterior. May not have been required by building code at the time of construction.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Kitchen

Task: Note

END OF REPORT