



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

David Humphrey



**FOR THE PROPERTY AT:**

743 Woodland Drive  
Santa Barbara, CA 93108

**PREPARED FOR:**

T. A. C.

**INSPECTION DATE:**

Tuesday, May 14, 2013



**SANTA BARBARA**  
**HOME INSPECTOR**  
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# SUMMARY

743 Woodland Drive, Santa Barbara, CA May 14, 2013

Report No. 1043, v.2

[www.sbhomeinspector.com](http://www.sbhomeinspector.com)

SUMMARY

ROOFING

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STRUCTURE

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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 ROOF FLASHINGS \ Flashings**

**Condition:** • Exposed fasteners

Exposed fasteners were observed on a variety of roof flashing including pipe/stack, chimney, and roof/wall. The pictures in this report give you a general idea of locations where the observations were made. Recommend locating and sealing all exposed fasteners on the roof.

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

**Location:** Roof

**Task:** Seal exposed fasteners

### **SLOPED ROOF FLASHINGS \ Valley flashings**

**Condition:** • Large gaps were noted on several pieces of the valley flashing overlap joints. Recommend caulking to prevent seasonal moisture intrusion.

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

**Location:** Roof

**Task:** Seal gaps

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## SLOPED ROOF FLASHINGS \ Roof/wall flashings

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

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

**Location:** Roof northeast

**Task:** Seal with caulking

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

**Condition:** • **Loose or broken vent cap**

2 loose vent caps were observed on the roof. Caps should be held in place by at least 3 screws to prevent cap from blowing off in the wind.

**Implication(s):** Possible moisture intrusion.

**Location:** Roof

**Task:** Fasten properly

## Exterior

### General

• **Condition:** The tennis court surface was heavily deteriorated and the gates to the court were in need of adjustment. Recommend if resurfacing and repairing that a plan to manage seasonal runoff is implemented to prevent water from ponding and deteriorating the surface.

**Implication(s):** Material deterioration

**Location:** Tennis court

**Task:** Repair as needed

### ROOF DRAINAGE \ Gutters

**Condition:** • **Clogged**

Some areas of gutter had a layer of seasonal debris clogging flow. Recommend cleaning to ensure proper flow.

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

**Location:** Roof

**Task:** Clean

### ROOF DRAINAGE \ Downspouts

**Condition:** • **Downspouts discharging below grade**

Several downspouts were observed discharging below grade. It is important to ensure proper water flow when discharging below grade as clogs often go unnoticed. Recommend testing and ensuring termination point is satisfactory.

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

**Location:** Various

**Task:** Test for flow and monitor

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

The downspout by the garage was observed discharging too close to the structure. Recommend elongating end of downspout to direct run off further away from garage and plant bed.

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

**Location:** Garage

**Task:** Improve

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## WALLS \ Trim

**Condition:** • Rot or insect damage

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

**Location:** South exterior wall

**Task:** Repair

## WALLS \ Wood siding

**Condition:** • Holes through the siding were observed at an exterior light fixture and speakers. Recommend sealing to prevent moisture or pest intrusion.

**Implication(s):** Possible pest or moisture intrusion point

**Location:** South Exterior Wall

**Task:** Seal with caulking

**Condition:** • The wooden siding had exposed fasteners in a variety of different areas. Recommend sealing the exposed nail heads with caulking or countersinking and patching as needed.

**Implication(s):** Possible moisture intrusion point.

**Location:** Throughout Exterior Walls

**Task:** Protect with caulking

**Condition:** • A hole in the siding was observed at the north exterior wall above the main water shut off. It appears to have been inadequately patched.

**Implication(s):** Possible moisture intrusion point

**Location:** North Exterior Wall

**Task:** Repair

**Condition:** • Warping

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

**Location:** East exterior wall

**Task:** Repair

**Condition:** • Rot

**Implication(s):** Cosmetic defects | Weakened structure | Material deterioration

**Location:** Northeast Exterior Wall

**Task:** Repair

## EXTERIOR GLASS \ Exterior trim

**Condition:** • Rot

Rot or insect damage was observed on 3 upper floor windows.

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

**Location:** Second level

**Task:** Repair

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios

**Condition:** • Slope toward house

Evidence of standing water along with moisture under the house adjacent to the same area indicates a seasonal issue with moisture intrusion. Recommend redirecting water. Consult a licensed drainage contractor for methodology.

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

**Location:** West Exterior Wall

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**Task:** Redirect water

## LANDSCAPING \ Lot grading

**Condition:** • Improper slope

Planter beds directly beside exterior walls should not be sloped toward the home as the risk of foundation undermining increases. Recommend regrading to direct water away from foundation,

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

**Location:** North South East Exterior Walls

**Task:** Regrade as needed.

**Condition:** • Clogged catch basins

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

**Location:** Southwest Yard

**Task:** Clean out as needed

## LANDSCAPING \ General

**Condition:** • A concrete pad was observed by the hose in the orchard. Recommend requesting disclosure as to what may be under it.

**Location:** Southwest Yard

**Task:** Request disclosure

**Condition:** • Trees or shrubs too close to house

Several areas of heavy vegetation were observed too close to the house. I recommend trimming back away from the house and controlling irrigation to ensure water is not directed toward the foundation or into the crawlspace via ventilation openings. Keep ventilation openings clear of vegetation to allow for adequate air flow through crawlspace.

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

**Location:** Various

**Task:** Trim back or remove

## Structure

### FOUNDATIONS \ Foundation

**Condition:** • Typical minor cracks

A typical settling crack was noted on the north side of the foundation wall. Sealing the crack will prevent moisture from deteriorating the re-bar inside thus preventing any further deterioration of the wall.

**Location:** North Crawl Space

**Task:** Seal and monitor

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## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • 2 circuit breakers were observed in the on position but no live wire was attached.

**Implication(s):** Electric shock

**Location:** Distribution panel

**Task:** Turn off if unused

**Condition:** • An abandoned sheathed branch circuit conductor was observed in the garage distribution panel.

**Recommend proper capping or removal by a licensed electrician.**

**Implication(s):** Electric shock; fire hazard

**Location:** Distribution panel

**Task:** Cap off properly

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**Condition:** • Not well secured

Branch circuit conductor observed without appropriate fastener. Recommend repair by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Main service panel

**Task:** Secure using proper grommet

### DISTRIBUTION SYSTEM \ Junction boxes

**Condition:** • Cover loose or missing

**Implication(s):** Electric shock | Fire hazard

**Location:** Attic

**Task:** Provide

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • An unprotected opening was observed at the receptacle under the Service panel. Recommend having a licensed electrician plug hole properly to prevent electric shock.

**Implication(s):** Electric shock

**Location:** East Exterior Wall

**Task:** Plug hole

**Condition:** • Ground Fault Interrupter (GFI) needed

GFCI receptacles are required by the US National Electrical Code in locations where water and electricity are likely to come into contact, such as in kitchens, bathrooms, garages, and outdoors. Several GFCI receptacles I tested were okay but several were non operational while others were faulty. Recommend having a licensed electrician install and replace GFCI receptacles as needed throughout.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Repair or replace as needed

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## DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • **Missing**

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Provide cover plates

## Heating

### FIREPLACE \ Gas fireplace

**Condition:** • **Damper in existing fireplace not fixed open**

Gas run fireplaces must have a fixed open damper to allow the escape of hazardous gases at all times. Recommend providing.

**Implication(s):** Hazardous combustion products entering home

**Location:** Living Room and Family Room

**Task:** Provide damper locks

## Insulation and Ventilation

### ATTIC/ROOF \ Pull-down stairs

**Condition:** • **Dangerous to lower or raise**

Springs need adjusting to ensure pull-down stairs retract properly.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** Repair

## Plumbing

### WASTE PLUMBING \ Sump pump

**Condition:** • **Inoperative**

The sump was inoperative at the time of this inspection.

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

**Location:** North Crawl Space

**Task:** Request disclosure

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • **Loose**

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the house

**Location:** Master Bathroom

**Task:** Repair

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## FIXTURES AND FAUCETS \ Hose bibb

**Condition:** • Leak or drip

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

**Location:** Hose bibbs

**Task:** Repair or replace

**Condition:** • Damage

**Implication(s):** Leakage | Equipment inoperative

**Location:** East Exterior Wall

**Task:** Repair or replace

**Condition:** • Backflow prevention missing

**Implication(s):** Contaminated drinking water

**Location:** Throughout

**Task:** Provide

## Interior

### CRAWLSPACE \ Wet crawlspace - evidence

**Condition:** • One wet area was observed in the crawlspace on the southwest side of the home. The moisture appears to have come through the west side exterior wall beside which the patio slopes toward the house. Recommend further evaluation and repair by an appropriately licensed technician.

**Location:** West Crawl Space

**Task:** Further evaluation

### GARAGE \ Walls and ceilings

**Condition:** • The firewall was breached in the attic space. Recommend repair.

**Location:** Attic Garage

**Task:** Repair

### GARAGE \ Man-door into garage

**Condition:** • No self closer

**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Repair or replace

### GARAGE \ Vehicle door operators

**Condition:** • Fails to auto reverse

No sensors were observed at the time of this inspection.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** install safety sensors



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## **EXHAUST FANS \ Kitchen exhaust system**

**Condition:** • Blower inoperative

**Implication(s):** Equipment inoperative

**Location:** Kitchen

**Task:** Repair or replace

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](#)

# ROOFING

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## Description

**General:** • Roofing



1. Roofing

**Sloped roofing material:** • Composition shingles

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### **SLOPED ROOF FLASHINGS \ Flashings**

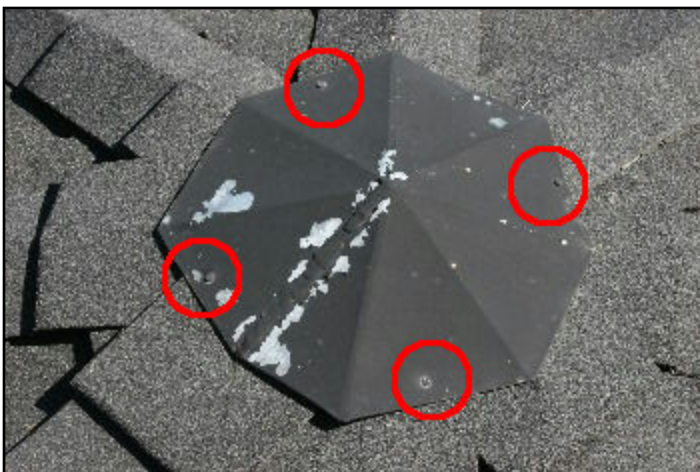
**1. Condition:** • Exposed fasteners

Exposed fasteners were observed on a variety of roof flashing including pipe/stack, chimney, and roof/wall. The pictures in this report give you a general idea of locations where the observations were made. Recommend locating and sealing all exposed fasteners on the roof.

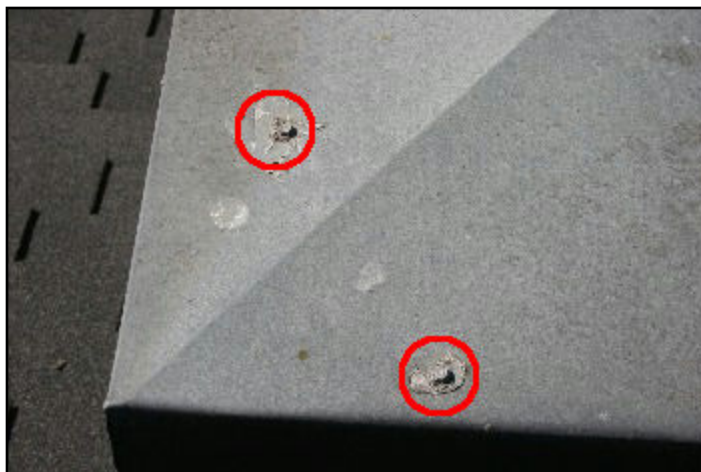
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Roof

**Task:** Seal exposed fasteners



2. Exposed fasteners



3. Exposed fasteners

# ROOFING

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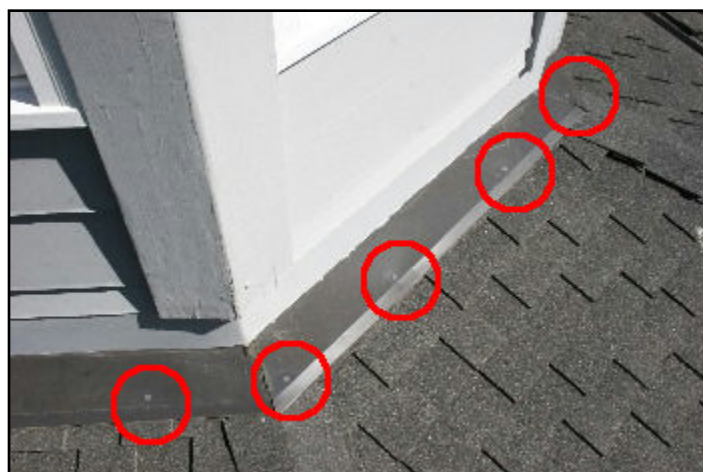
4. Exposed fasteners



5. Exposed fasteners



6. Exposed fasteners



7. Exposed fasteners



8. Exposed fasteners



9. Exposed fasteners

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10. Exposed fasteners

## **SLOPED ROOF FLASHINGS \ Valley flashings**

**2. Condition:** • Large gaps were noted on several pieces of the valley flashing overlap joints. Recommend caulking to prevent seasonal moisture intrusion.

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

**Location:** Roof

**Task:** Seal gaps



11. Gap



12. Gap

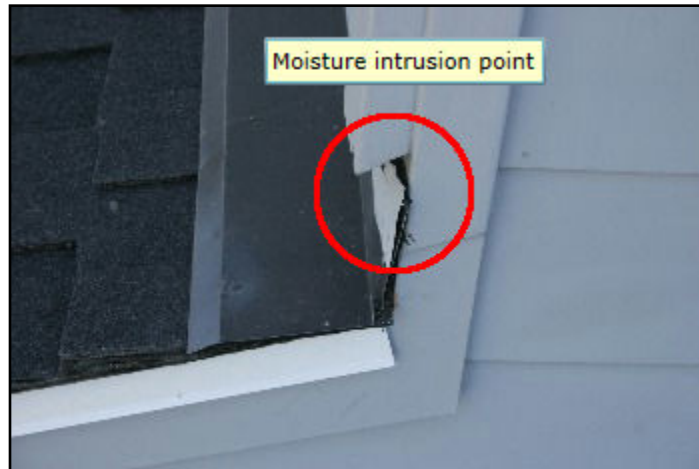
## **SLOPED ROOF FLASHINGS \ Roof/wall flashings**

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

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

**Location:** Roof northeast

**Task:** Seal with caulking



13. Open gap

### SLOPED ROOF FLASHINGS \ Pipe/stack flashings

**4. Condition:** • Loose or broken vent cap

2 loose vent caps were observed on the roof. Caps should be held in place by at least 3 screws to prevent cap from blowing off in the wind.

**Implication(s):** Possible moisture intrusion.

**Location:** Roof

**Task:** Fasten properly



14. Loose or broken vent cap



15. Loose or broken vent cap

# EXTERIOR

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## Description

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

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

Lot slope: • [Hillside](#)

Wall surfaces : • Wood siding

## Limitations

Inspection limited/prevented by: • Car/storage in garage

## Recommendations

### General

5. • Condition: The tennis court surface was heavily deteriorated and the gates to the court were in need of adjustment. Recommend if resurfacing and repairing that a plan to manage seasonal runoff is implemented to prevent water from ponding and deteriorating the surface.

**Implication(s):** Material deterioration

**Location:** Tennis court

**Task:** Repair as needed



16.



17.

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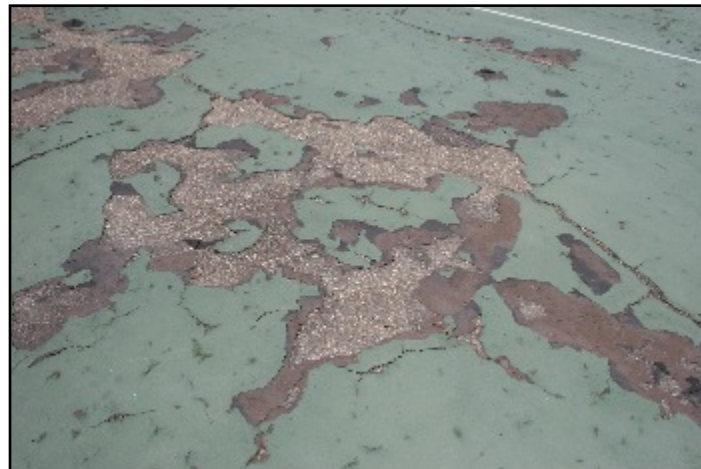
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18.

## ROOF DRAINAGE \ Gutters

### 6. Condition: • Clogged

Some areas of gutter had a layer of seasonal debris clogging flow. Recommend cleaning to ensure proper flow.

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

**Location:** Roof

**Task:** Clean



19. Clogged



20. Clogged

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21. Clogged



22. Clogged

## ROOF DRAINAGE \ Downspouts

### 7. Condition: • [Downspouts discharging below grade](#)

Several downspouts were observed discharging below grade. It is important to ensure proper water flow when discharging below grade as clogs often go unnoticed. Recommend testing and ensuring termination point is satisfactory.

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

**Location:** Various

**Task:** Test for flow and monitor



23. Downspouts discharging below grade



24. Downspouts discharging below grade



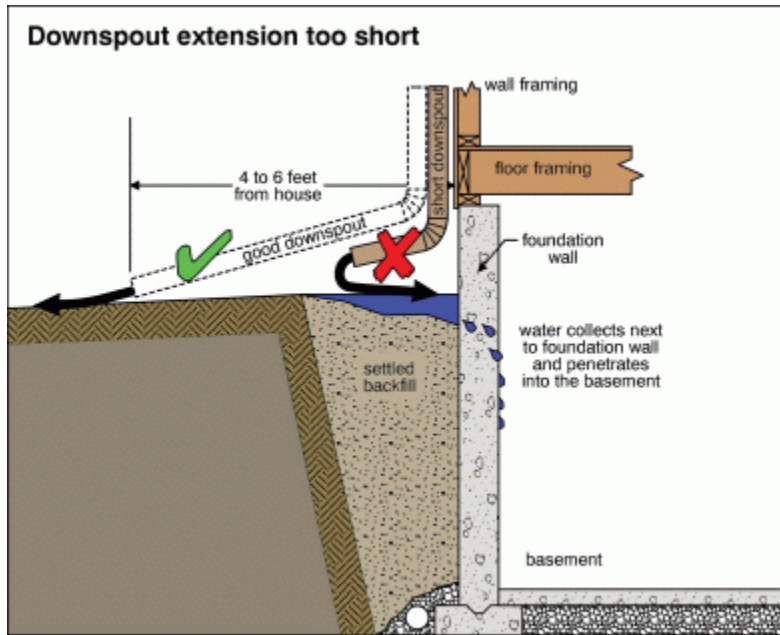
8. Condition: • [Downspouts end too close to building](#)

The downspout by the garage was observed discharging too close to the structure. Recommend elongating end of downspout to direct run off further away from garage and plant bed.

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

Location: Garage

Task: Improve



[Click on image to enlarge.](#)



25. Downspouts end too close to building



26. Downspouts end too close to building

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## WALLS \ Trim

**9. Condition:** • [Rot or insect damage](#)

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

**Location:** South exterior wall

**Task:** Repair



27. Rot or insect damage



28. Rot or insect damage

## WALLS \ Wood siding

**10. Condition:** • Holes through the siding were observed at an exterior light fixture and speakers. Recommend sealing to prevent moisture or pest intrusion.

**Implication(s):** Possible pest or moisture intrusion point

**Location:** South Exterior Wall

**Task:** Seal with caulking



29. Pest intrusion point



30. Pest intrusion point

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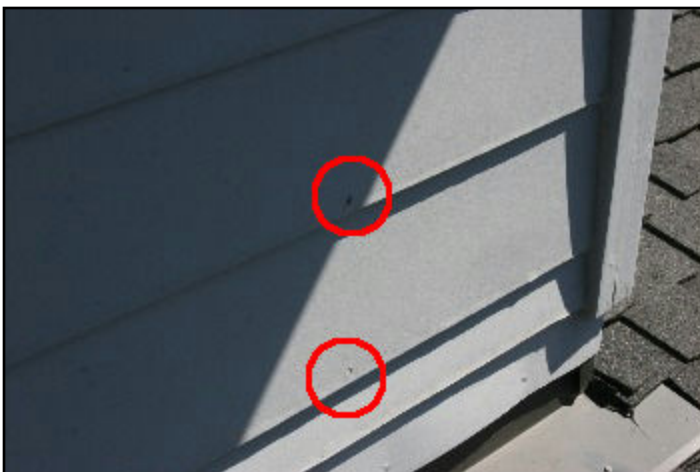
31. Pest intrusion point

**11. Condition:** • The wooden siding had exposed fasteners in a variety of different areas. Recommend sealing the exposed nail heads with caulking or countersinking and patching as needed.

**Implication(s):** Possible moisture intrusion point.

**Location:** Throughout Exterior Walls

**Task:** Protect with caulking



32. Exposed fasteners



33. Exposed fasteners

**12. Condition:** • A hole in the siding was observed at the north exterior wall above the main water shut off. It appears to have been inadequately patched.

**Implication(s):** Possible moisture intrusion point

**Location:** North Exterior Wall

**Task:** Repair

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34. Hole in siding



35. Hole in siding

13. Condition: • [Warping](#)

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

Location: East exterior wall

Task: Repair



36. Warping

14. Condition: • [Rot](#)

Implication(s): Cosmetic defects | Weakened structure | Material deterioration

Location: Northeast Exterior Wall

Task: Repair

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37. Rot



38. Rot

## EXTERIOR GLASS \ Exterior trim

### 15. Condition: • [Rot](#)

Rot or insect damage was observed on 3 upper floor windows.

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

**Location:** Second level

**Task:** Repair



39. Rot



40. Rot

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41. Rot



42. Rot



43. Rot



44. Rot



45. Rot

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios

### 16. Condition: • [Slope toward house](#)

Evidence of standing water along with moisture under the house adjacent to the same area indicates a seasonal issue with moisture intrusion. Recommend redirecting water. Consult a licensed drainage contractor for methodology.

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

**Location:** West Exterior Wall

**Task:** Redirect water



46. Slope toward house

## LANDSCAPING \ Lot grading

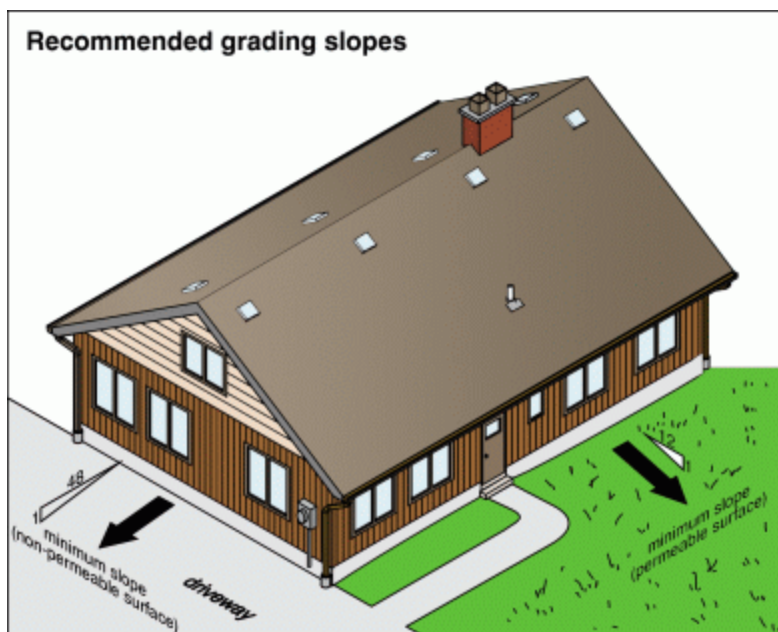
### 17. Condition: • [Improper slope](#)

Planter beds directly beside exterior walls should not be sloped toward the home as the risk of foundation undermining increases. Recommend regrading to direct water away from foundation,

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

**Location:** North South East Exterior Walls

**Task:** Regrade as needed.



[Click on image to enlarge.](#)

# EXTERIOR

743 Woodland Drive, Santa Barbara, CA May 14, 2013

Report No. 1043, v.2

[www.sbhomeinspector.com](http://www.sbhomeinspector.com)

- SUMMARY
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
- HEATING
- INSULATION
- PLUMBING
- INTERIOR



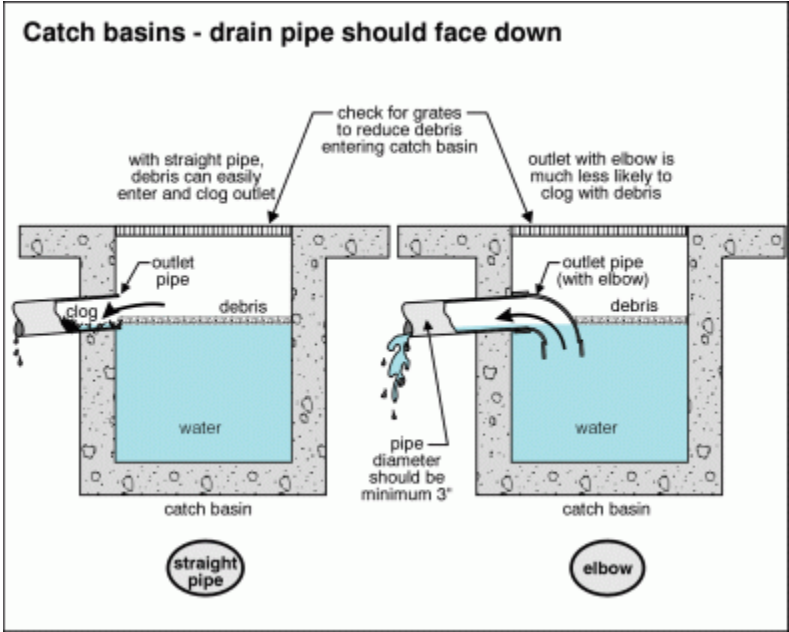
47. Improper slope

**18. Condition:** • [Clogged catch basins](#)

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

**Location:** Southwest Yard

**Task:** Clean out as needed



[Click on image to enlarge.](#)



# EXTERIOR

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

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HEATING

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PLUMBING

INTERIOR



48. Clogged catch basins



49. Clogged catch basins

## LANDSCAPING \ General

**19. Condition:** • A concrete pad was observed by the hose in the orchard. Recommend requesting disclosure as to what may be under it.

**Location:** Southwest Yard

**Task:** Request disclosure



50.

**20. Condition:** • [Trees or shrubs too close to house](#)

Several areas of heavy vegetation were observed too close to the house. I recommend trimming back away from the house and controlling irrigation to ensure water is not directed toward the foundation or into the crawlspace via ventilation openings. Keep ventilation openings clear of vegetation to allow for adequate air flow through crawlspace.

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

**Location:** Various

**Task:** Trim back or remove

# EXTERIOR

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SUMMARY

ROOFING

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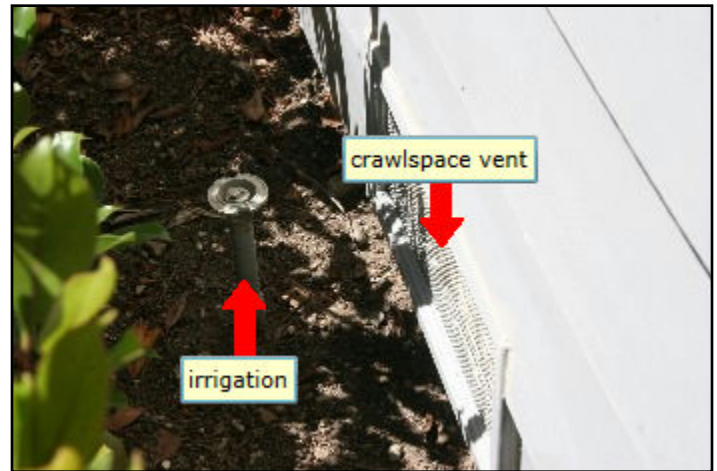
INSULATION

PLUMBING

INTERIOR



51. Trees or shrubs too close to house



52. Improper irrigation



53. Trees or shrubs too close to house



54. Trees or shrubs too close to house



55. Trees or shrubs too close to house

## Description

### Configuration:

- [Crawl space](#)



56. Crawl space



57. Crawl space



58. Crawl space entry

### Foundation material:

- [Poured concrete](#)



59. Poured concrete

## Floor construction:

- [Joists](#)
- Wood beams
- Subfloor - plank



60. Plank subfloor with wooden beams

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

## Roof and ceiling framing:

- [Rafters/roof joists](#)
- [Skip sheathing](#)



61. Skip and plywood sheathing

- [Plywood sheathing](#)

## Recommendations

### FOUNDATIONS \ Foundation

**21. Condition:** • Typical minor cracks

A typical settling crack was noted on the north side of the foundation wall. Sealing the crack will prevent moisture from deteriorating the re-bar inside thus preventing any further deterioration of the wall.

**Location:** North Crawl Space

**Task:** Seal and monitor



**62.** *Typical minor cracks*

### FOUNDATIONS \ Performance

**22. Condition:** • Acceptable

## Description

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

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:**

• [200 Amps](#)



63. 200 Amps

**Main disconnect/service box type and location:**

• [Breakers -exterior wall](#)



64. Breakers -exterior wall



65. Breakers -exterior wall

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

**Distribution panel rating:** • [100 Amps](#)

**Distribution panel type and location:**

• [Breakers - garage](#)



66. Breakers - garage



67. Breakers - garage

**Distribution wire material and type:**

• [Copper - non-metallic sheathed](#)



68. Copper - non-metallic sheathed

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors:

• Present



69. Need installation

## Limitations

System ground: • Quality of ground not determined

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

## Recommendations

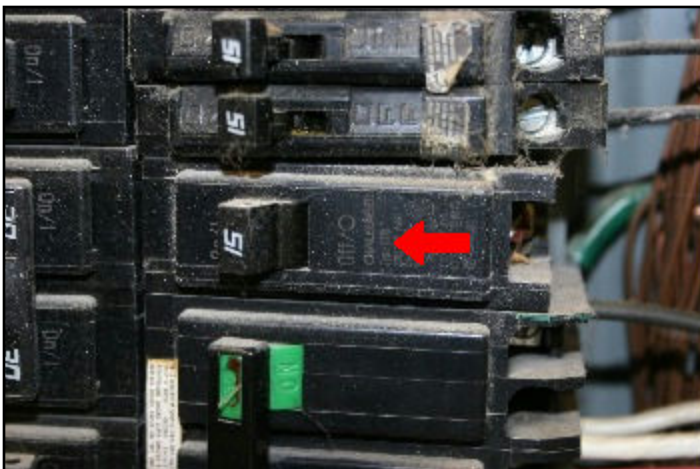
### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

23. Condition: • 2 circuit breakers were observed in the on position but no live wire was attached.

Implication(s): Electric shock

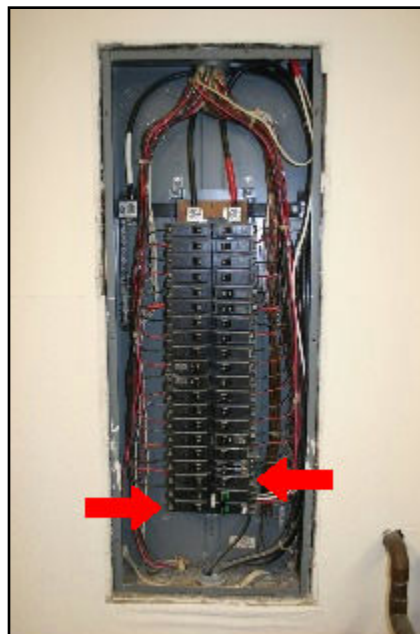
Location: Distribution panel

Task: Turn off if unused

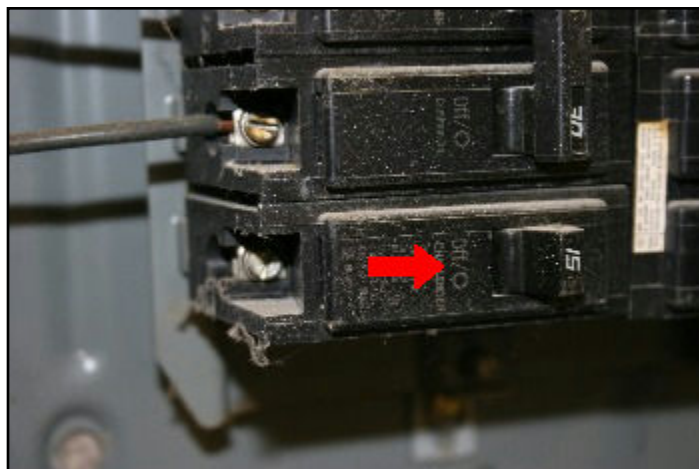


70. On but not in use





71. On but not in use



72. On but not in use

**24. Condition:** • An abandoned sheathed branch circuit conductor was observed in the garage distribution panel. Recommend proper capping or removal by a licensed electrician.

**Implication(s):** Electric shock; fire hazard

**Location:** Distribution panel

**Task:** Cap off properly



73. Abandoned wire

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

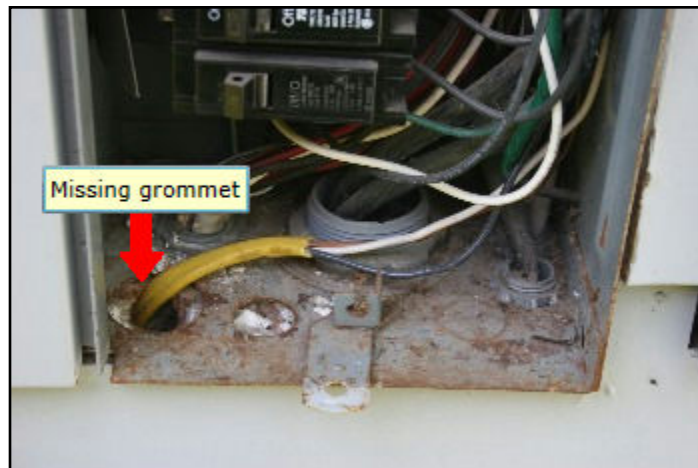
25. Condition: • [Not well secured](#)

Branch circuit conductor observed without appropriate fastener. Recommend repair by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Main service panel

**Task:** Secure using proper grommet



74. Not well secured

### DISTRIBUTION SYSTEM \ Junction boxes

26. Condition: • [Cover loose or missing](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Attic

**Task:** Provide



75. Cover loose or missing

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**27. Condition:** • An unprotected opening was observed at the receptacle under the Service panel. Recommend having a licensed electrician plug hole properly to prevent electric shock.

**Implication(s):** Electric shock

**Location:** East Exterior Wall

**Task:** Plug hole



76. Unprotected opening

### **28. Condition:** • [Ground Fault Interrupter \(GFI\) needed](#)

GFCI receptacles are required by the US National Electrical Code in locations where water and electricity are likely to come into contact, such as in kitchens, bathrooms, garages, and outdoors. Several GFCI receptacles I tested were okay but several were non operational while others were faulty. Recommend having a licensed electrician install and replace GFCI receptacles as needed throughout.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Repair or replace as needed

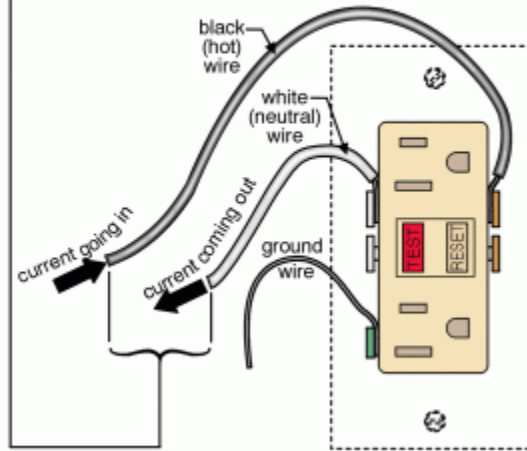
### Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

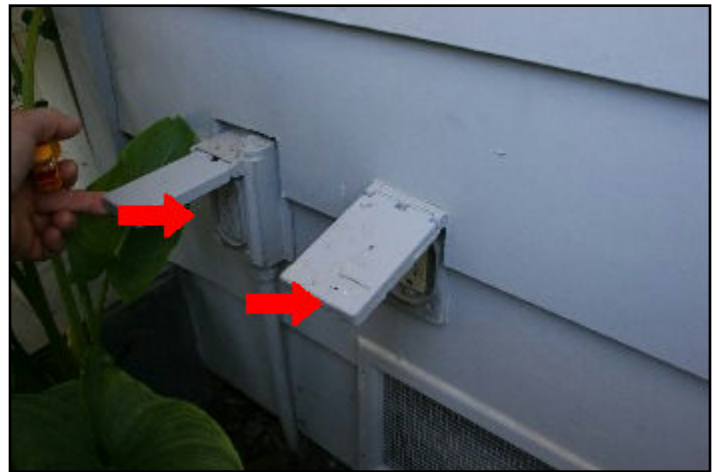
if the GFI is in the panel, the entire circuit will be shut down



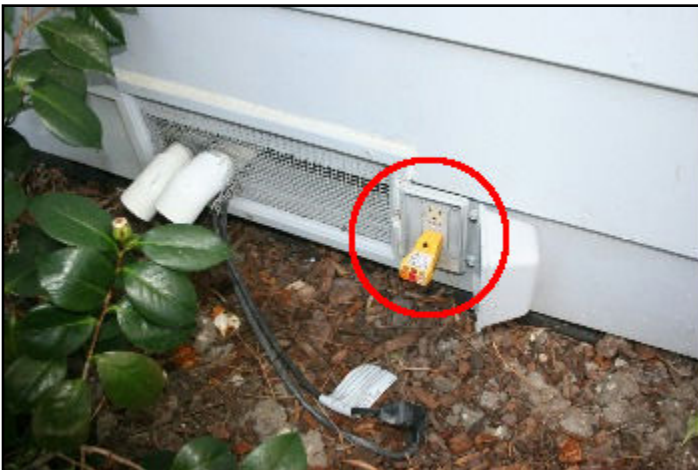
[Click on image to enlarge.](#)



77. Ground Fault Interrupter (GFI) needed



78. No power at GFCI



79. No power at GFCI



80. GFI test faulty



81. GFI test faulty

### DISTRIBUTION SYSTEM \ Cover plates

29. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage

Task: Provide cover plates



82. Missing



83. Missing

### DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

30. 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

743 Woodland Drive, Santa Barbara, CA May 14, 2013

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SUMMARY

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INTERIOR

## Description

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)



84. Furnace

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

Main fuel shut off at:

• Exterior wall



85. Exterior wall

Fireplace:

• [Wood-burning fireplace](#)

# HEATING

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86. Wood-burning fireplace

- [Gas fireplace](#)



87. Wood-burning fireplace



88. Gas fireplace

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

## Limitations

### Inspection prevented/limited by:

- Restricted access

The access to the furnace was restricted through the attic hatch. There was no way to get to the service platform. Another hatch was observed in a closet but access to that hatch was restricted by clothing and storage.

# HEATING

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89. Restricted access



90. Restricted access



91. Restricted access

## Recommendations

### General

31. • The gas furnace was tested and functioned as designed at the time of this inspection.

### FIREPLACE \ Gas fireplace

32. **Condition:** • [Damper in existing fireplace not fixed open](#)

Gas run fireplaces must have a fixed open damper to allow the escape of hazardous gases at all times. Recommend providing.

**Implication(s):** Hazardous combustion products entering home

**Location:** Living Room and Family Room

**Task:** Provide damper locks



# HEATING

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92. Damper in existing fireplace not fixed open



93. Damper in existing fireplace not fixed open

## CHIMNEY AND VENT \ Inspect/sweep chimney

33. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

## Description

**General:** • Insulation observed in attic space.



94. Insulation observed in attic space.

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

**Attic/roof insulation amount/value:** • [R-20](#)

**Attic/roof ventilation:**

• [Roof vent](#)



95. Roof vent

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

**Floor above crawlspace insulation material:** • [Glass fiber](#)

## Limitations

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

## Recommendations

### ATTIC/ROOF \ Pull-down stairs

**34. Condition:** • [Dangerous to lower or raise](#)

Springs need adjusting to ensure pull-down stairs retract properly.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** Repair



**96.** *Dangerous to lower or raise*

## Description

**Water supply source:** • Public

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

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

**Main water shut off valve at the:**

• Exterior wall



97. Exterior wall

**Water flow (pressure):**

• [Functional](#)



98. Functional

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

**Water heater type:**

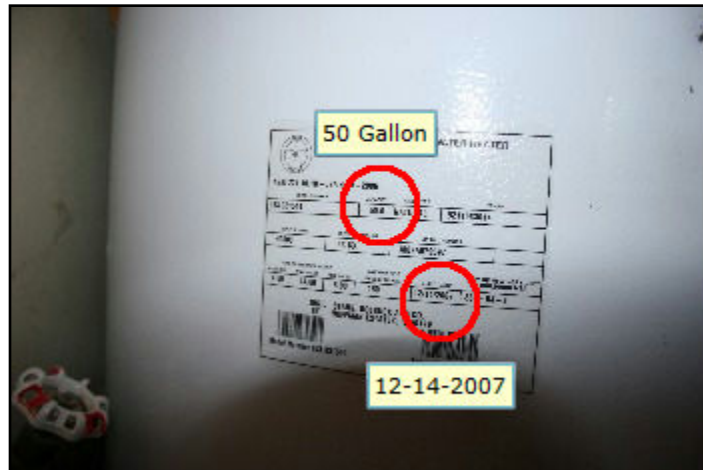
- [Conventional](#)



99. *Conventional*

**Tank capacity:**

- 50 gallons



100. *50 gallons*

**Water heater approximate age:** • 6 years

**Hot water circulating system:**

- [Present](#)



101. Present

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

Water treatment system:

- Water softener



102. Water softener

## Recommendations

### **WASTE PLUMBING \ Sump pump**

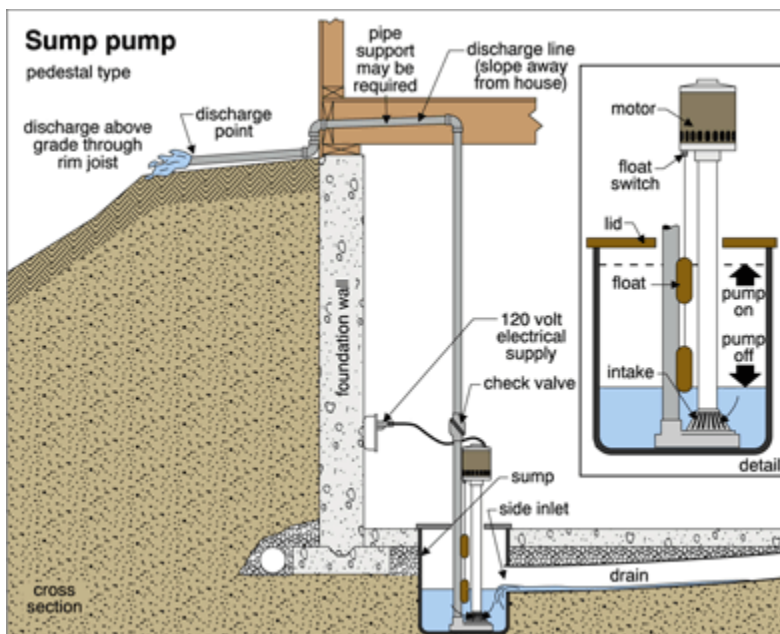
**35. Condition:** • [Inoperative](#)

The sump was inoperative at the time of this inspection.

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

**Location:** North Crawl Space

**Task:** Request disclosure



[Click on image to enlarge.](#)



103. Inoperative

## FIXTURES AND FAUCETS \ Toilet

36. Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Master Bathroom

Task: Repair



104. Loose

## FIXTURES AND FAUCETS \ Hose bibb

37. Condition: • [Leak or drip](#)

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

Location: Hose bibbs

Task: Repair or replace

38. Condition: • [Damage](#)

Implication(s): Leakage | Equipment inoperative

Location: East Exterior Wall

Task: Repair or replace



105. Damage

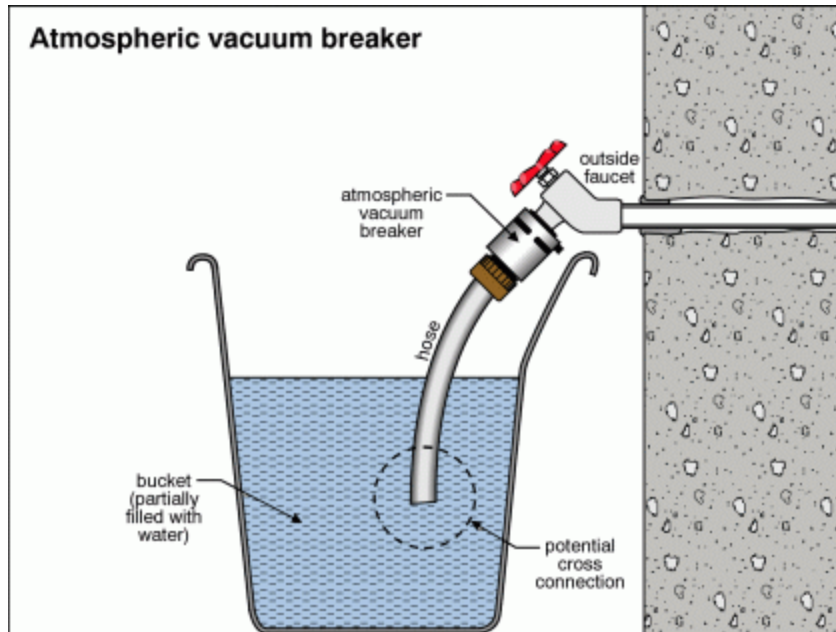


**39. Condition:** • [Backflow prevention missing](#)

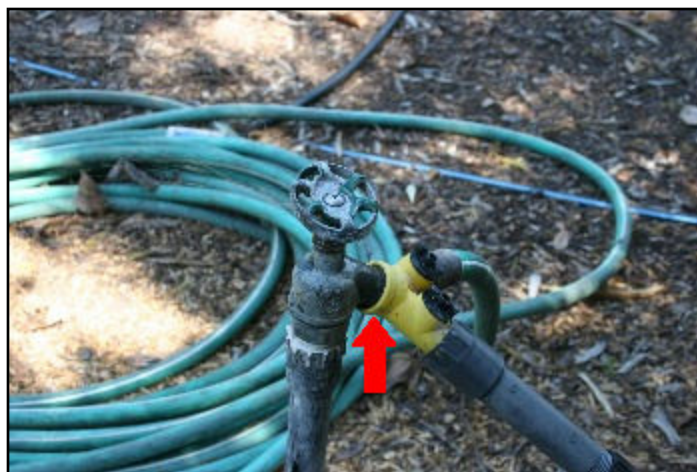
**Implication(s):** Contaminated drinking water

**Location:** Throughout

**Task:** Provide



[Click on image to enlarge.](#)



**106.** Backflow prevention missing

# INTERIOR

743 Woodland Drive, Santa Barbara, CA May 14, 2013

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## Description

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

**Windows:** • [Casement](#) • Wood

**Glazing:** • [Single](#)

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

## Limitations

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum

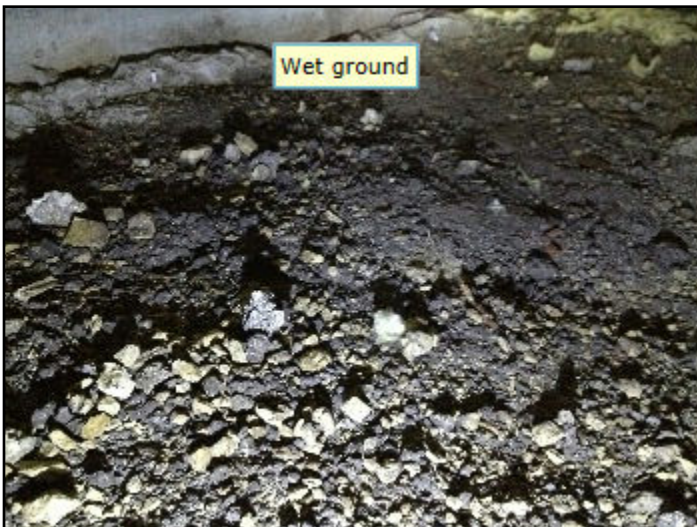
## Recommendations

### **CRAWLSPACE \ Wet crawlspace - evidence**

**40. Condition:** • One wet area was observed in the crawlspace on the southwest side of the home. The moisture appears to have come through the west side exterior wall beside which the patio slopes toward the house. Recommend further evaluation and repair by an appropriately licensed technician.

**Location:** West Crawl Space

**Task:** Further evaluation



107.



108.



109.

### GARAGE \ Walls and ceilings

41. **Condition:** • The firewall was breached in the attic space. Recommend repair.

**Location:** Attic Garage

**Task:** Repair



110. Firewall breach

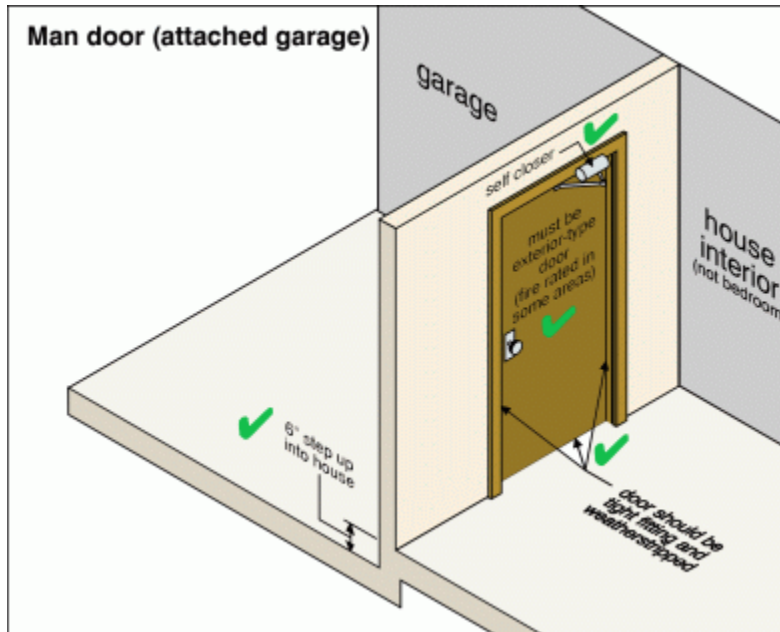
### GARAGE \ Man-door into garage

42. **Condition:** • [No self closer](#)

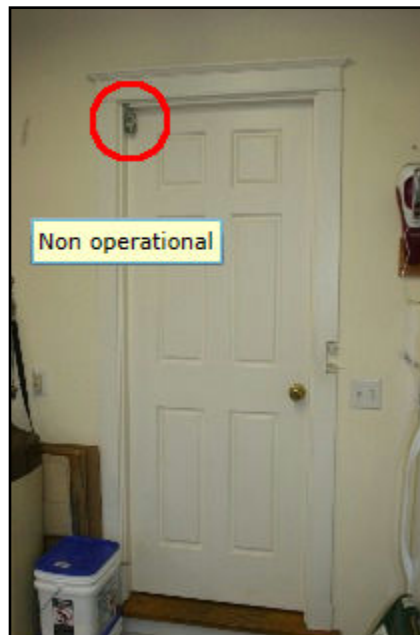
**Implication(s):** Hazardous combustion products entering home

**Location:** Garage

**Task:** Repair or replace



[Click on image to enlarge.](#)



111. No self closer

## **GARAGE \ Vehicle door operators**

### **43. Condition:** • [Fails to auto reverse](#)

No sensors were observed at the time of this inspection.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** install safety sensors

# INTERIOR

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112. Fails to auto reverse



113. Fails to auto reverse

## EXHAUST FANS \ Kitchen exhaust system

44. Condition: • Blower inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair or replace



114. Blower inoperative



115. Blower inoperative

END OF REPORT