



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

David Humphrey



FOR THE PROPERTY AT:

1111 Hodges Lane
Montecito, CA 93108

PREPARED FOR:

Tina & John

INSPECTION DATE:

Monday, June 10, 2013



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SUMMARY

545 Hodges Lane, Montecito, CA June 10, 2013

Report No. 1058

www.sbhomeinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

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 \ Clay/concrete/fiber cement

Condition: • **Cracked**

Several cracked roof tiles were observed.

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

Location: Various- Exterior Roof

Task: Repair or replace

Condition: • **Missing or loose hip, ridge, rake, eave pieces**

Missing and damaged ridge cap shingles were noted on the south ridges of the garage and main house as well as other areas.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

Location: Various- Roof

Task: Replace

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Condition: • Exposed fasteners

Exposed fasteners were observed.

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

Location: Southwest Roof

Task: Seal with appropriate caulking

Condition: • Vulnerable areas

The shingles do not properly cover the gable end flashing on the roof.

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

Location: South Garage

Task: Repair

FLAT ROOFING \ Roll roofing

Condition: • Patched

Evidence of patching was observed on the northeast flat roof where it meets the lower flat roof. After speaking with the owner it appears the area was not patched but colored for cosmetic reasons.

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

Location: Northeast Roof

Task: Request disclosure

Condition: • Ponding

Evidence of ponding was observed on the northeast side of the flat roof.

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

Location: Northeast Roof

Task: Monitor

Exterior

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: Various

Task: Clean

Condition: • Loose or damaged

Improper installation noted. Gutters should be fastened every 2-3 feet. Any exposed fasteners should be sealed with appropriate caulking. Drip edge should flow into gutters not behind.

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

Location: Throughout

Task: Repair

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Condition: • Improper slope, ponding

Standing water was observed in gutter due to improper slope.

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

Location: Various

Task: Repair

Condition: • Discharging onto roof

The gutter above the entryway was discharging toward the slope of the roof. Recommend capping the end and making a drain into the gutter directly beneath it.

Implication(s): Material deterioration

Location: Above entryway

Task: Redirect

ROOF DRAINAGE \ Downspouts

Condition: • Downspouts end too close to building

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

Location: Various- Exterior Walls

Task: Extend

Condition: • Not well secured

Various downspouts were not properly secured to the walls. Connections were also not properly secured.

Implication(s): Leakage

Location: Various- Exterior Walls

Task: Repair

WALLS \ Trim

Condition: • A hole was noted in the trim next to the gutter and under the soffit.

Implication(s): Moisture and pest intrusion point

Location: Northeast Garage Exterior

Task: Fill and seal

Condition: • Rot or insect damage

Rot or insect damage was observed on the bottoms of some trim pieces on the exterior siding. Recommend pest inspection and repair.

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

Location: East exterior wall

Task: Repair

Condition: • Rot

The trim above the roof vent on the south gable was rotted.

Location: South Exterior Roof

Task: Repair

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WALLS \ Wood siding

Condition: • Openings were noted where several pipes penetrate the walls.

Implication(s): Moisture and pest intrusion points

Location: Southwest exterior garage wall, water heater closet, main water supply

Task: Seal gaps

LANDSCAPING \ General

Condition: • Trees or shrubs too close to house

The tree on the southwest side of the garage was making contact with the roof.

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

Material deterioration

Location: South Exterior Garage

Task: Trim or cut back

Condition: • Vines on building

Vines were observed on the garage exterior and exterior wall by the chimney.

Location: Exterior Wall

Task: Remove

Structure

FOUNDATIONS \ Foundation

Condition: • Spalling, crumbling or broken material

A hole was noted in the concrete possibly from an old utility line entry point. Recommend filling and sealing to prevent moisture or pest intrusion.

Location: Southwest Exterior Wall Garage

Task: Repair

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • A breaker was in the "on" position but not connected to any branch circuit conductor.

Implication(s): Electric shock

Location: Laundry room

Task: Turn off if unused

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

At the junction box in the hot water heater closet, exposed wires and a missing cover were observed.

Implication(s): Electric shock | Fire hazard

Location: Hot water heater closet

Task: Repair

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Condition: • **Cover loose or missing**

Implication(s): Electric shock | Fire hazard

Location: South Attic

Task: Provide cover

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • **Inoperative**

3 receptacles were noted along the driveway wooden fence. They were non GFCI and non operative at the time of this inspection. One was partially buried.

Implication(s): Equipment inoperative

Location: North fence

Task: Repair as needed

Condition: • **Inoperative**

Various exterior receptacles were not operational at the time of this inspection.

Implication(s): Equipment inoperative

Location: Various Exterior

Task: Repair or replace

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. Recommend having a licensed electrician install GFCI receptacles as needed.

Implication(s): Electric shock

Location: Laundry room, garage

Task: Provide

DISTRIBUTION SYSTEM \ Cover plates

Condition: • **Missing**

Implication(s): Electric shock

Location: Water heater closet

Task: Replace cover

Condition: • **Missing**

Implication(s): Electric shock

Location: Garage Attic

Task: Provide cover

Plumbing

WATER HEATER \ Location

Condition: • **A shrub was planted in front of the water heater closet doors making accessibility difficult.**

Implication(s): Difficult to service

Location: Exterior utility closet

Task: Remove shrub

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FIXTURES AND FAUCETS \ Hose bibb

Condition: • **Backflow prevention missing**

No backflow prevention devices were observed on any of the exterior hose bibs. Recommend installing.

Implication(s): Contaminated drinking water

Location: Throughout

Task: Provide

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: • [Concrete tile](#)

Flat roofing material: • [Roll roofing](#)

Limitations

Inspection performed: • From roof edge

Recommendations

SLOPED ROOFING \ Clay/concrete/fiber cement

1. **Condition:** • [Cracked](#)

Several cracked roof tiles were observed.

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

Location: Various- Exterior Roof

Task: Repair or replace

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2. Cracked



3. Cracked



4. Cracked



5. Cracked



6. Cracked



7. Cracked

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8. Cracked

2. Condition: • [Missing or loose hip, ridge, rake, eave pieces](#)

Missing and damaged ridge cap shingles were noted on the south ridges of the garage and main house as well as other areas.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

Location: Various- Roof

Task: Replace



9. Missing or loose hip, ridge, rake, eave...



10. Missing or loose hip, ridge, rake, eave...

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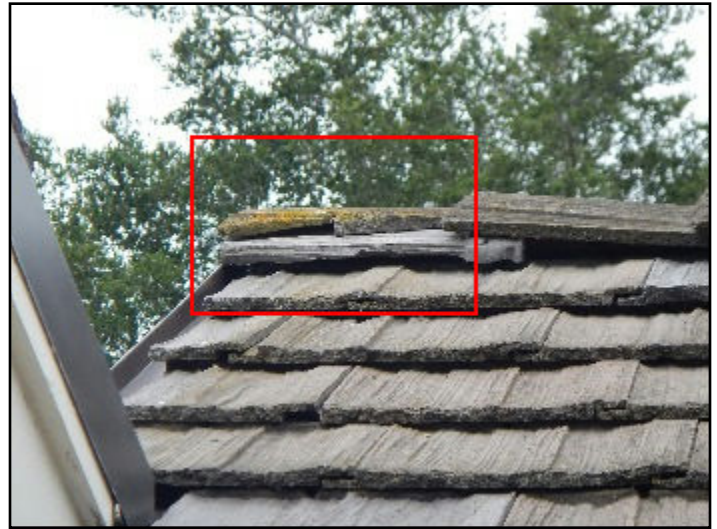
INSULATION

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INTERIOR



11. Missing or loose hip, ridge, rake, eave...



12. Missing or loose hip, ridge, rake, eave...

3. Condition: • [Exposed fasteners](#)

Exposed fasteners were observed.

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

Location: Southwest Roof

Task: Seal with appropriate caulking



13. Exposed fasteners

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4. Condition: • [Vulnerable areas](#)

The shingles do not properly cover the gable end flashing on the roof.

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

Location: South Garage

Task: Repair



14. Vulnerable areas

FLAT ROOFING \ Roll roofing

5. Condition: • [Patched](#)

Evidence of patching was observed on the northeast flat roof where it meets the lower flat roof. After speaking with the owner it appears the area was not patched but colored for cosmetic reasons.

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

Location: Northeast Roof

Task: Request disclosure



15. Patched

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6. Condition: • [Ponding](#)

Evidence of ponding was observed on the northeast side of the flat roof.

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

Location: Northeast Roof

Task: Monitor



16. *Ponding*

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Description

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

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

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

Lot slope: • [Flat](#)

Wall surfaces : • Wood siding

Soffit and fascia: • [Wood](#)

Recommendations

ROOF DRAINAGE \ Gutters

7. 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: Various

Task: Clean



17. Clogged

8. Condition: • [Loose or damaged](#)

Improper installation noted. Gutters should be fastened every 2-3 feet. Any exposed fasteners should be sealed with appropriate caulking. Drip edge should flow into gutters not behind.

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

Location: Throughout

Task: Repair

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18. Exposed fasteners



19. Loose or damaged



20. Improper installation

9. Condition: • [Improper slope, ponding](#)

Standing water was observed in gutter due to improper slope.

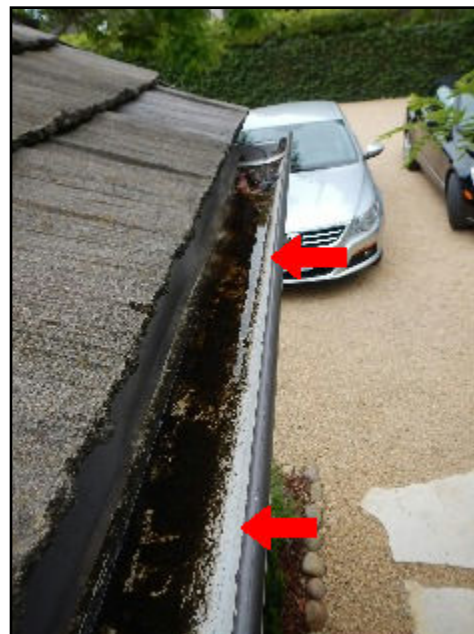
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Repair



21. Improper slope, ponding



22. Improper slope, ponding

10. Condition: • [Discharging onto roof](#)

The gutter above the entryway was discharging toward the slope of the roof. Recommend capping the end and making a drain into the gutter directly beneath it.

Implication(s): Material deterioration

Location: Above entryway

Task: Redirect



23. Discharging onto roof



24. Discharging onto roof

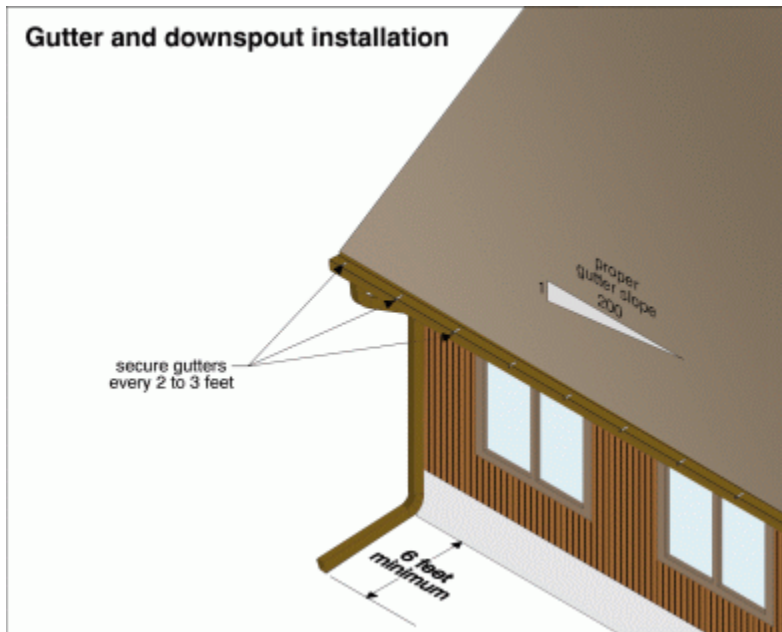
ROOF DRAINAGE \ Downspouts

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

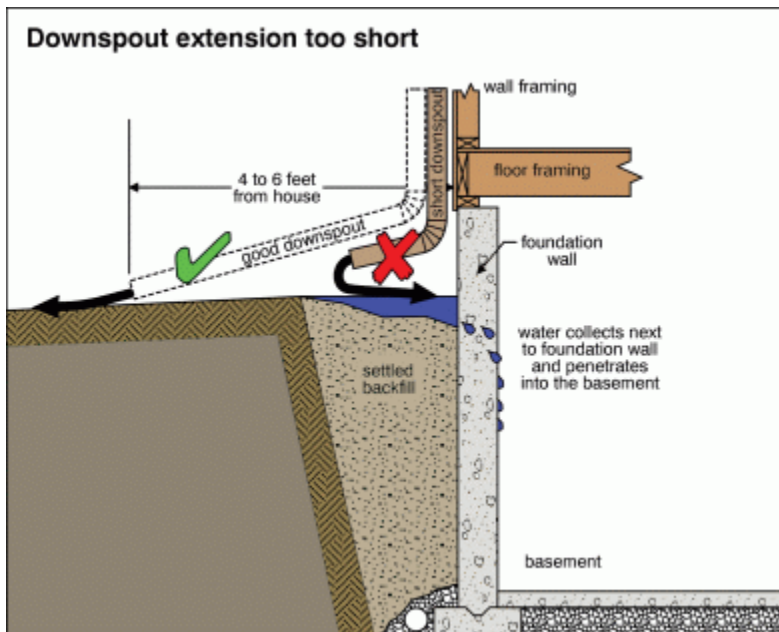
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various- Exterior Walls

Task: Extend



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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25. Downspouts end too close to building



26. Downspouts end too close to building



27. Downspouts end too close to building



28. Downspouts end too close to building

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

Various downspouts were not properly secured to the walls. Connections were also not properly secured.

Implication(s): Leakage

Location: Various- Exterior Walls

Task: Repair

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29. Not well secured



30. Not well secured



31. Not well secured



32. Not well secured

WALLS \ Trim

13. Condition: • A hole was noted in the trim next to the gutter and under the soffit.

Implication(s): Moisture and pest intrusion point

Location: Northeast Garage Exterior

Task: Fill and seal

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33. Hole

34. Hole

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

Rot or insect damage was observed on the bottoms of some trim pieces on the exterior siding. Recommend pest inspection and repair.

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

Location: East exterior wall

Task: Repair



35. Rot or insect damage

36. Rot or insect damage

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37. Rot or insect damage



38. Rot or insect damage

15. Condition: • Rot

The trim above the roof vent on the south gable was rotted.

Location: South Exterior Roof

Task: Repair



39. Rot

WALLS \ Wood siding

16. Condition: • Openings were noted where several pipes penetrate the walls.

Implication(s): Moisture and pest intrusion points

Location: Southwest exterior garage wall, water heater closet, main water supply

Task: Seal gaps

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40. Opening



41. Opening



42. Opening

LANDSCAPING \ General

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

The tree on the southwest side of the garage was making contact with the roof.

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

Location: South Exterior Garage

Task: Trim or cut back

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43. Trees or shrubs too close to house

18. Condition: • Vines on building

Vines were observed on the garage exterior and exterior wall by the chimney.

Location: Exterior Wall

Task: Remove



44. Vines on building



45. Vines on building

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Concrete](#)

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

Roof and ceiling framing:

• [Rafters/roof joists](#)



46. Rafters/roof joists

• [OSB \(Oriented Strand Board\) sheathing](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Recommendations

FOUNDATIONS \ Foundation

19. Condition: • [Spalling, crumbling or broken material](#)

A hole was noted in the concrete possibly from an old utility line entry point. Recommend filling and sealing to prevent moisture or pest intrusion.

Location: Southwest Exterior Wall Garage

Task: Repair

STRUCTURE

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47. Spalling, crumbling or broken material

FOUNDATIONS \ Performance

20. Condition: • Acceptable

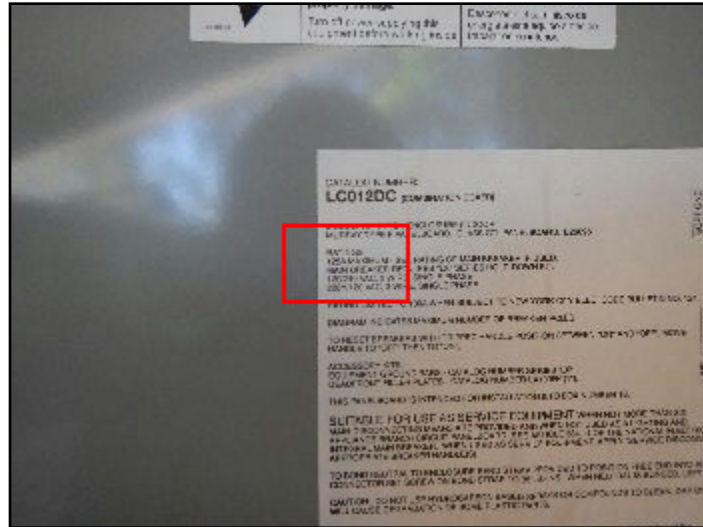
Description

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

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

Main disconnect/service box rating:

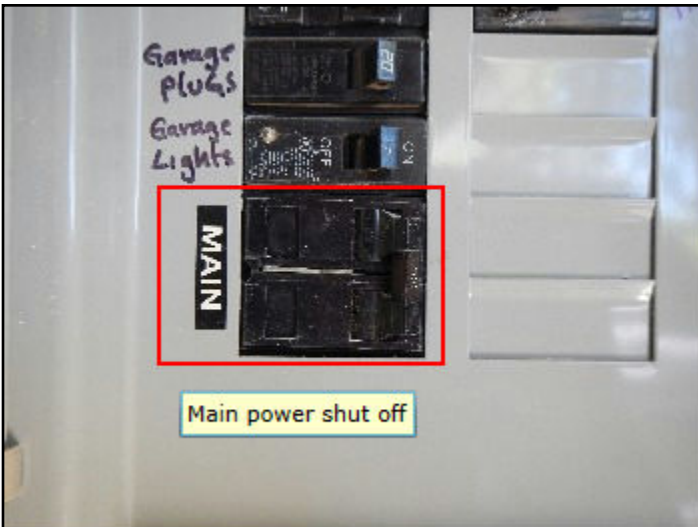
• [125 Amps](#)



48. 125 Amps

Main disconnect/service box type and location:

• [Breakers - garage](#)



49. Breakers - garage



50. Breakers - garage

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

Distribution panel rating:

- [125 Amps](#)



51. 125 Amps

Distribution panel type and location: • Breakers- Laundry Room



52.

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

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

System ground: • Continuity not verified

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

Recommendations

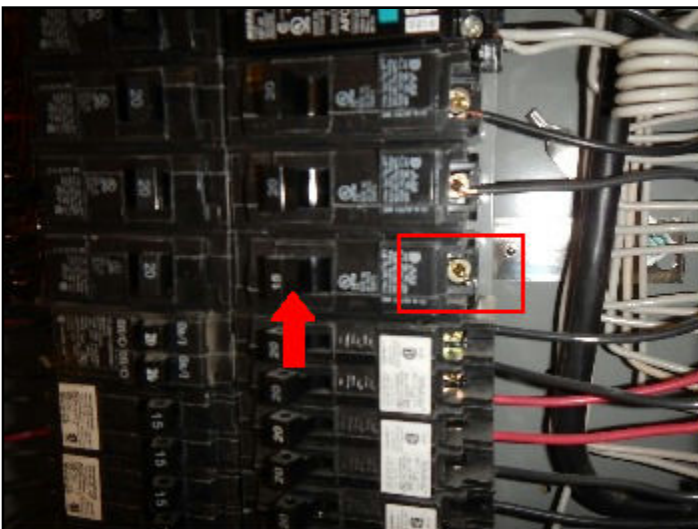
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

21. Condition: • A breaker was in the "on" position but not connected to any branch circuit conductor.

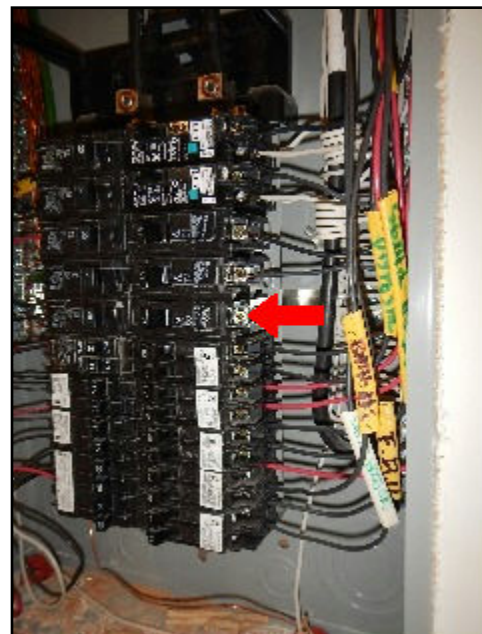
Implication(s): Electric shock

Location: Laundry room

Task: Turn off if unused



53. On- not in use



54. On- not in use

DISTRIBUTION SYSTEM \ Junction boxes

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

At the junction box in the hot water heater closet, exposed wires and a missing cover were observed.

Implication(s): Electric shock | Fire hazard

Location: Hot water heater closet

Task: Repair



55. Cover loose or missing

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

Implication(s): Electric shock | Fire hazard

Location: South Attic

Task: Provide cover



56. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

24. Condition: • [Inoperative](#)

3 receptacles were noted along the driveway wooden fence. They were non GFCI and non operative at the time of this inspection. One was partially buried.

Implication(s): Equipment inoperative

Location: North fence

Task: Repair as needed



57. Inoperative



58. Buried



59. Inoperative

25. Condition: • [Inoperative](#)

Various exterior receptacles were not operational at the time of this inspection.

Implication(s): Equipment inoperative

Location: Various Exterior

Task: Repair or replace



60. Inoperative



61. Inoperative



62. Inoperative



63. Inoperative

26. 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. Recommend having a licensed electrician install GFCI receptacles as needed.

Implication(s): Electric shock

Location: Laundry room, garage

Task: Provide

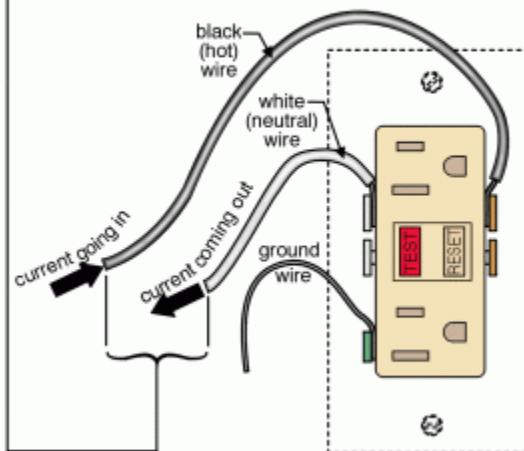
Ground fault interrupter

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.](#)



64. Ground Fault Interrupter (GFI) needed



65. Ground Fault Interrupter (GFI) needed



66. Ground Fault Interrupter (GFI) needed

DISTRIBUTION SYSTEM \ Cover plates

27. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Water heater closet

Task: Replace cover



67. Missing

28. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage Attic

Task: Provide cover



68. *Missing*

Description

Fuel/energy source: • [Gas](#)

System type:

- [Furnace](#)



69. Furnace

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

Approximate age:

- [1 year](#)



70. 1 year

Main fuel shut off at:

- Meter



71. Meter

Fireplace:

- [Wood-burning fireplace](#)



72. Wood-burning fireplace

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

HEATING

545 Hodges Lane, Montecito, CA June 10, 2013

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www.sbhomeinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Recommendations

RECOMMENDATIONS \ Overview

29. Condition: • No heating recommendations are offered as a result of this inspection. The furnace was tested at the time of this inspection and functioned as designed.

Description

General: • Insulation observed in attic space.



73. Insulation observed in attic space.

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

Attic/roof ventilation: • [Roof and soffit vents](#)

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

Recommendations

RECOMMENDATIONS \ Overview

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

Description

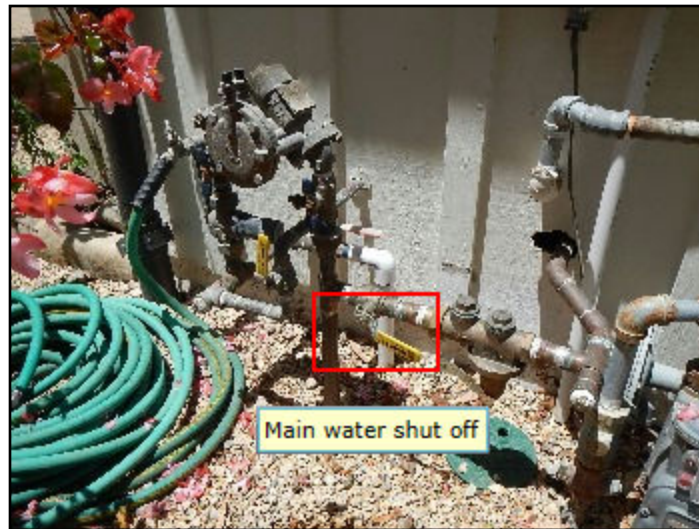
Water supply source: • Public

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

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

Main water shut off valve at the:

- East
- Exterior wall

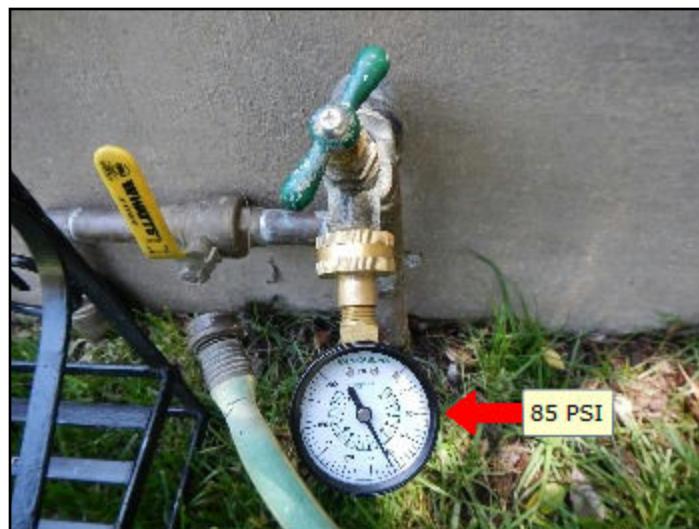


74. Exterior wall

Water flow (pressure):

- [Above average](#)

85 PSI



75. Above average

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

Water heater type:

- [Conventional](#)



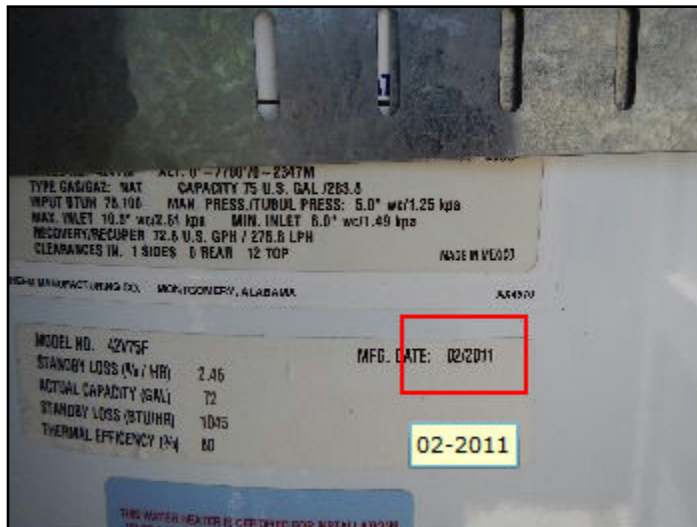
76. Conventional

Water heater manufacturer: • Rheem

Tank capacity: • 75 gallons

Water heater approximate age:

- 2 years



77. 2 years

Hot water circulating system: • [Present](#)

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

Water treatment system:

• Water softener



78. Water softener

Limitations

Items excluded from a home inspection: • Concealed plumbing

Recommendations

WATER HEATER \ Location

31. Condition: • A shrub was planted in front of the water heater closet doors making accessibility difficult.

Implication(s): Difficult to service

Location: Exterior utility closet

Task: Remove shrub



79. Shrub blocking door

FIXTURES AND FAUCETS \ Hose bibb

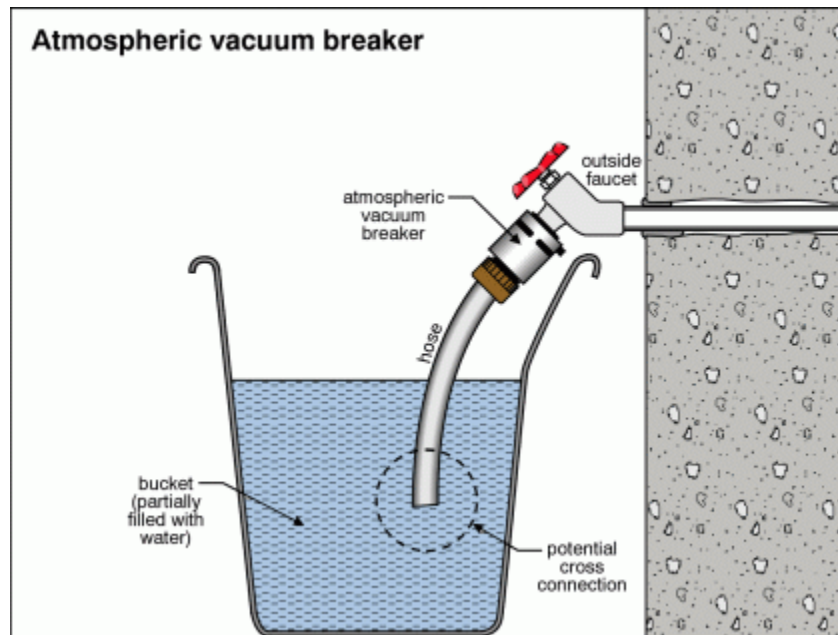
32. Condition: • [Backflow prevention missing](#)

No backflow prevention devices were observed on any of the exterior hose bibs. Recommend installing.

Implication(s): Contaminated drinking water

Location: Throughout

Task: Provide



[Click on image to enlarge.](#)



80. Backflow prevention missing

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

Description

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

Windows: • [Casement](#)

Glazing: • [Single](#)

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

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets/cupboards

Recommendations

RECOMMENDATIONS \ Overview

33. Condition: • No interior recommendations are offered as a result of this inspection.

END OF REPORT