



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

David Humphrey



**FOR THE PROPERTY AT:**

857 Cheltenham Rd  
Santa Barbara, CA 93105

**PREPARED FOR:**

T^A|a}c

**INSPECTION DATE:**

Sunday, July 14, 2013



**SANTA BARBARA**  
**HOME INSPECTOR**  
[www.sbhomeinspector.com](http://www.sbhomeinspector.com)

Santa Barbara Home Inspector  
3905 State Street, Suite 7346  
Santa Barbara, CA 93105

805-679-1272  
[www.sbhomeinspector.com](http://www.sbhomeinspector.com)  
[sbhomeinspector@gmail.com](mailto:sbhomeinspector@gmail.com)



# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

[www.sbhomeinspector.com](http://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 \ Composition shingles**

**Condition:** • **Exposed fasteners**

Exposed fasteners were observed on the ridge cap shingles. Recommend sealing to prevent moisture intrusion.

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

**Location:** Ridge shingles

**Task:** Seal with appropriate caulking

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

**Condition:** • **Inspect & repair, as needed.**

The sealant on the flashings throughout the roof were old and cracked allowing possible moisture intrusion. Some exposed fasteners were observed. Recommend sealing all flashing seams, joints and exposed fasteners as needed.

**Location:** Throughout Roof

**Task:** Seal flashings with appropriate caulking

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

### **Condition:** • Exposed joint

Several of the pipe stack flashings had deteriorated caulking exposing the joints and making them susceptible to moisture intrusion.

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

**Location:** Roof

**Task:** Seal with appropriate sealant

## Exterior

### ROOF DRAINAGE \ Downspouts

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

The downspouts on the east side of the home were discharging below grade and there was no visible termination point. Recommend testing and clearing the lines to ensure run off is being discharged and the drains are functioning as designed.

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

**Location:** East Exterior Wall

**Task:** Further evaluation and repair

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

The downspouts on the southeast, south and west side of the home discharge too close to the building.

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

**Location:** Various Exterior Wall

**Task:** Extend away from home

### WALLS \ Soffits and fascia

#### **Condition:** • Rot or insect damage

Evidence of rot and insect damage was observed on the fascia boards and rafter tails throughout the exterior.

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

**Location:** Various

**Task:** Pest inspection and repair

### WALLS \ Trim

#### **Condition:** • Rot or insect damage

Rot and insect damage observed on garage door jamb.

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

**Location:** Exterior Garage

**Task:** Pest inspection and repair

### WALLS \ Stucco and EIFS

#### **Condition:** • Cracked

A crack with some lateral movement was observed on the southeast corner of the garage. Recommend further evaluation from a licensed foundation contractor and repair as needed.

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

**Location:** Southeast Garage

**Task:** Further evaluation and repair



# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## EXTERIOR GLASS \ General

**Condition:** • Many original single pane windows were observed throughout the home. Some were painted shut and others were difficult to open. Deferred maintenance was observed on many. Sealing and painting was needed to deter further material deterioration.

**Implication(s):** Possible moisture intrusion; increased heating/cooling costs; material deterioration

**Location:** Throughout

**Task:** Repair or replace

## DOORS \ Exterior trim

**Condition:** • Paint or stain needed

Several exterior door thresholds were in need of protection from the elements.

**Implication(s):** Chance of damage to finishes and structure | Material deterioration

**Location:** Exterior door thresholds

**Task:** Paint or stain

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

**Condition:** • Rot or insect damage

Vegetation irrigation has led to moisture damage on a portion of the south deck. Recommend removing vegetation and replacing damaged decking as needed.

**Implication(s):** Weakened structure | Chance of movement | Material deterioration

**Location:** South Deck

**Task:** Repair

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • Missing

No handrail was observed at the deck staircase. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Recommend providing.

**Implication(s):** Fall hazard

**Location:** South deck

**Task:** Provide

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

**Condition:** • Disrepair

The front balcony, stairs and railing were in general disrepair. The balcony tiles were broken, loose or damaged. The railing was rusted, broken and did not meeting current safety standards.

**Implication(s):** Weakened structure

**Location:** North Exterior

**Task:** Repair or replace

## LANDSCAPING \ Lot grading

**Condition:** • Improper slope

The west exterior walkway did not appear to have a proper slope or drainage system resulting in moisture intrusion along the west foundation wall. Recommend regrading and installing drainage system to manage water appropriately.

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

**Location:** West Exterior

**Task:** Regrade and control water run off

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## LANDSCAPING \ General

### **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:** Remove or cut back

## LANDSCAPING \ Fence

### **Condition:** • **Rot or insect damage**

Evidence of termites observed on perimeter fence.

**Implication(s):** Material deterioration

**Location:** East

**Task:** Pest evaluation and repair

## GARAGE \ Walls and ceilings

**Condition:** • **Moisture stains were observed on east and south walls of garage.** They could be old stains or a seasonal issue. Recommend requesting disclosure as to whether the issue was solved and if not further evaluation from a licensed roofing contractor.

**Implication(s):** Possible leak

**Location:** Garage walls

**Task:** Further evaluation and repair

### **Condition:** • **Insect damage**

Evidence of termites observed on west wall of garage.

**Location:** West Garage

**Task:** Pest evaluation and repair

## GARAGE \ Vehicle door operators

### **Condition:** • **Sensors inoperative**

No safety sensors were observed on the garage door.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** Provide

## Structure

### FOUNDATIONS \ Foundation

#### **Condition:** • **Settled**

There appears to be about a 3/4" difference in the floors on the north side of the home versus the floors on the south side indicating a sloping of the floors in the downhill direction.

**Implication(s):** Chance of structural movement

**Location:** Crawl Space

**Task:** Further evaluation

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Condition: • Cracked

A large crack was observed on an interior corner of the foundation wall. Recommend further evaluation and repair by a licensed foundation contractor.

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

**Location:** Crawl Space

**Task:** Further evaluation

## Condition: • Prior repairs

Evidence of significant foundation work was observed in the crawlspace. Recommend requesting disclosure from the owner as to the issues, if they were resolved and was the work permitted.

**Implication(s):** Weakened structure

**Location:** Crawl Space

**Task:** Request disclosure

## FOUNDATIONS \ Performance

### Condition: • Further evaluation required

**Implication(s):** Chance of structural movement

**Location:** Foundation

**Task:** Further evaluation

## FLOORS \ Columns or piers

### Condition: • Mechanical damage

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Crawl Space

**Task:** Further evaluation and repair

## FLOORS \ Sills

### Condition: • Rot or insect damage

**Implication(s):** Weakened structure

**Location:** Throughout Crawl Space

**Task:** Pest inspection and repair

## FLOORS \ Joists

### Condition: • Split or damaged

Several floor joists were split near the ends.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Crawl Space

**Task:** Repair

## ROOF FRAMING \ Rafters/trusses

### Condition: • Insect damage

Minor evidence of termites observed in attic. Recommend further evaluation by a pest inspector.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Attic

**Task:** Pest inspection and repair

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Electrical

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

**Condition:** • Abandoned wires in panel

**Implication(s):** Electric shock

**Location:** Service panel

**Task:** Remove

**Condition:** • Anti-oxidant missing on aluminum wire

**Implication(s):** Fire hazard

**Location:** Service panel

**Task:** Provide

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • Not well secured

Improperly or under-secured metallic sheathing was observed throughout crawlspace.

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

**Location:** Throughout Crawl Space

**Task:** Repair

### DISTRIBUTION SYSTEM \ Lights

**Condition:** • Improper closet lighting

Closet had incandescent light fixture mounted too close to combustible material.

**Implication(s):** Fire hazard

**Location:** Living Room

**Task:** Repair or replace

### DISTRIBUTION SYSTEM \ Junction boxes

**Condition:** • Cover loose or missing

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

**Location:** Crawl Space and Attic

**Task:** Repair

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Reversed polarity

Several receptacles were incorrectly wired. Recommend having a licensed electrician go through the entire house, test each receptacle, and repair as needed.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Repair

**Condition:** • Ungrounded

Several receptacles were ungrounded. Recommend having a licensed electrician go through the entire house, test each receptacle, and repair as needed.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Repair

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## **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. Some areas had the required receptacles while others did not. Recommend having a licensed electrician install and replace GFCI receptacles as needed.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Provide

## **DISTRIBUTION SYSTEM \ Cover plates**

### **Condition:** • **Missing**

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Provide

### **Condition:** • **Damaged**

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Provide

## **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • **Improper or incomplete smoke alarm installation.** According to Cal Fire you should install smoke alarms in every bedroom, in the hallways leading to the bedrooms, and on each level of your home, including the basement. Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4"-12" from the ceiling. Do not install near draft areas (windows, vents.). Call your local fire department if you are unsure about placement.

Test your smoke alarm. A suggested frequency is every month by simply holding down the test button. Vacuum your alarm at least once a year. Dust and cobwebs can impair sensitivity. Never paint over a smoke alarms. Smoke alarms should be replaced every 10 years.

**Implication(s):** Safety Issue

**Location:** Throughout

**Task:** Provide

## **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.

**Implication(s):** Safety Issue

**Location:** Throughout

**Task:** Provide



# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • Near end of life expectancy

The furnace appears to be the original gravity style gas furnace. Although it functioned as designed when tested, I would recommend servicing by a licensed heating contractor and upgrading when necessary. There was a strong odor evident when tested.

**Implication(s):** Equipment failure | No heat for house

**Location:** Crawl Space

**Task:** Repair or replace

### FIREPLACE \ Fireplace damper

**Condition:** • Missing

**Implication(s):** Chance of pests entering house | Increased heating costs | Reduced comfort

**Location:** Living Room

**Task:** Provide

### 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:** Both fireplaces

**Task:** Provide

### CHIMNEY AND VENT \ Inspect/sweep chimney

**Condition:** • Inspect (and/sweep if needed) before using

**Implication(s):** Fire hazard

**Location:** Living Room

**Task:** Service

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • Covering can lights

**Implication(s):** Increased fire hazard

**Location:** Attic

**Task:** Repair

### ATTIC/ROOF \ Roof vents

**Condition:** • Screens were missing from the clay gable vents allowing pest and insect entry into the attic.

**Implication(s):** Pest and insect intrusion

**Location:** Attic

**Task:** Repair

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## WALLS \ Air/vapor barrier

**Condition:** • The weather resistant barrier under the stucco had deteriorated in many areas.

**Implication(s):** Moisture intrusion; damage to finishes or structure

**Location:** Throughout

**Task:** Repair or replace

## FOUNDATION \ Crawlspace ventilation

**Condition:** • Inadequate

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

**Location:** Crawl Space

**Task:** Further evaluation

## Plumbing

### SUPPLY PLUMBING \ Supply piping in building

**Condition:** • Poor support

Improper or poorly supported water lines were observed throughout the crawlspace.

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

**Location:** Throughout Crawl Space

**Task:** Repair

### WATER HEATER \ Tank

**Condition:** • Seismic Bracing Incorrect

The bottom seismic strap should be 4" above the controls.

**Implication(s):** Equipment damage

**Location:** Basement/crawlspace

**Task:** Repair

### FIXTURES AND FAUCETS \ Basin, sink and laundry tub

**Condition:** • Slow drains

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

**Location:** Second Floor Bathroom

**Task:** Repair

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • Running continuously

The flushing mechanism sticks in the open position causing the water to run continuously. Recommend repairing.

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased water consumption

**Location:** Second Floor Bathroom

**Task:** Repair

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Interior

### FLOORS \ Ceramic tile, stone, marble, etc

**Condition:** • Grout missing

Some kind of foam insulation was placed in the grout lines in front of the dishwasher and was loose. Recommend using grout to fill spaces between tiles.

**Implication(s):** Cosmetic defects | Trip or fall hazard

**Location:** Kitchen

**Task:** Repair

**Condition:** • Tiles cracked

What appeared to be a settling crack was observed on the kitchen floor.

**Implication(s):** Cosmetic defects | Trip or fall hazard

**Location:** Kitchen

**Task:** Monitor

### WINDOWS \ Glass (glazing)

**Condition:** • Cracked

**Implication(s):** Cosmetic defects | Physical injury

**Location:** Living Room

**Task:** Replace

### DOORS \ Hardware

**Condition:** • Loose

**Implication(s):** Equipment failure

**Location:** Dining Room

**Task:** Repair

**Condition:** • Ineffective

Latch does not line up so door does not close.

**Implication(s):** Equipment ineffective

**Location:** Top of stairs

**Task:** Repair

### STAIRS \ Handrails

**Condition:** • Loose

**Implication(s):** Fall hazard

**Location:** Stairs

**Task:** Repair or replace

### CRAWLSPACE \ Wet crawlspace - evidence

**Condition:** • Dampness on floor or walls

Moisture was observed along the west wall in the crawlspace. Recommend regrading west exterior away from home to control moisture intrusion. Seek assistance from a licensed drainage contractor.

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

**Location:** West Crawl Space

**Task:** Further evaluation

# SUMMARY

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## **EXHAUST FANS \ Exhaust fan**

**Condition:** • **Inoperative**

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

**Location:** Second Floor Bathroom

**Task:** Repair or replace

## **EXHAUST FANS \ Exhaust duct**

**Condition:** • **Not vented to exterior**

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

**Location:** Second Floor Bathroom

**Task:** Repair

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

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

### Sloped roofing material:

- Composition shingles



1. *Composition shingles*

## Limitations

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

## Recommendations

### **SLOPED ROOFING \ Composition shingles**

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

Exposed fasteners were observed on the ridge cap shingles. Recommend sealing to prevent moisture intrusion.

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

**Location:** Ridge shingles

**Task:** Seal with appropriate caulking



# ROOFING

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

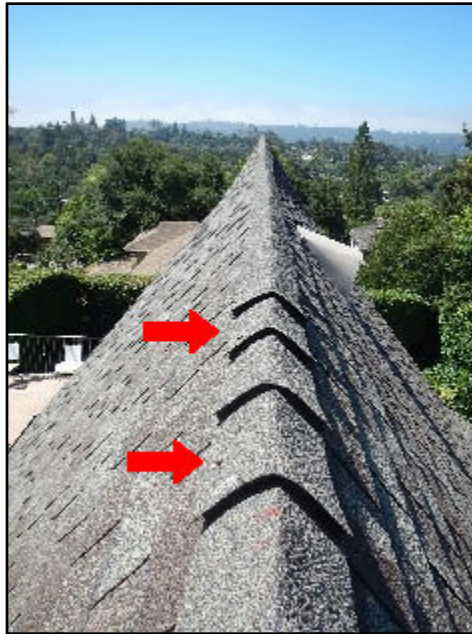
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



2. Exposed fasteners

## **SLOPED ROOF FLASHINGS \ Flashings**

2. **Condition:** • Inspect & repair, as needed.

The sealant on the flashings throughout the roof were old and cracked allowing possible moisture intrusion. Some exposed fasteners were observed. Recommend sealing all flashing seams, joints and exposed fasteners as needed.

**Location:** Throughout Roof

**Task:** Seal flashings with appropriate caulking



3. Inspect & repair, as needed.



4. Inspect & repair, as needed.

# ROOFING

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## **SLOPED ROOF FLASHINGS \ Pipe/stack flashings**

### **3. Condition:** • Exposed joint

Several of the pipe stack flashings had deteriorated caulking exposing the joints and making them susceptible to moisture intrusion.

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

**Location:** Roof

**Task:** Seal with appropriate sealant



5. Exposed joint



6. Exposed joint

# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

Gutter & downspout material: • [Galvanized steel](#)

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

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

Lot slope: • [Hillside](#)

Wall surfaces : • [Stucco](#)

Soffit and fascia: • [Wood](#) • [Stucco](#)

## Recommendations

### ROOF DRAINAGE \ Downspouts

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

The downspouts on the east side of the home were discharging below grade and there was no visible termination point. Recommend testing and clearing the lines to ensure run off is being discharged and the drains are functioning as designed.

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

**Location:** East Exterior Wall

**Task:** Further evaluation and repair



7. Below grade



8. Below grade

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

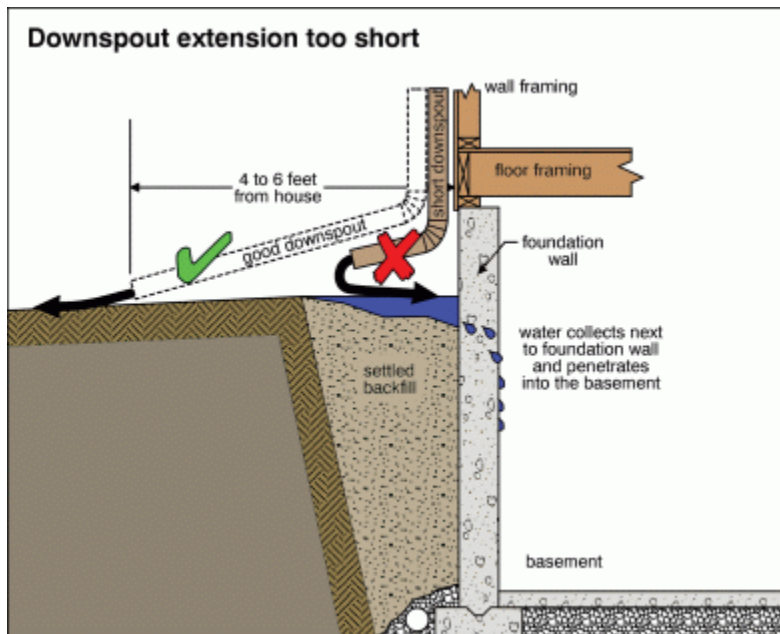
The downspouts on the southeast, south and west side of the home discharge too close to the building.

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

**Location:** Various Exterior Wall

**Task:** Extend away from home





9. Downspouts end too close to building



10. Downspouts end too close to building

# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



11. Downspouts end too close to building



12. Downspouts end too close to building

## WALLS \ Soffits and fascia

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

Evidence of rot and insect damage was observed on the fascia boards and rafter tails throughout the exterior.

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

**Location:** Various

**Task:** Pest inspection and repair



13. Rot or insect damage



14. Rot or insect damage



# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



15. Rot or insect damage

## WALLS \ Trim

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

Rot and insect damage observed on garage door jamb.

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

**Location:** Exterior Garage

**Task:** Pest inspection and repair



16. Rot or insect damage

## WALLS \ Stucco and EIFS

### 8. Condition: • [Cracked](#)

A crack with some lateral movement was observed on the southeast corner of the garage. Recommend further evaluation from a licensed foundation contractor and repair as needed.

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

**Location:** Southeast Garage

**Task:** Further evaluation and repair

# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

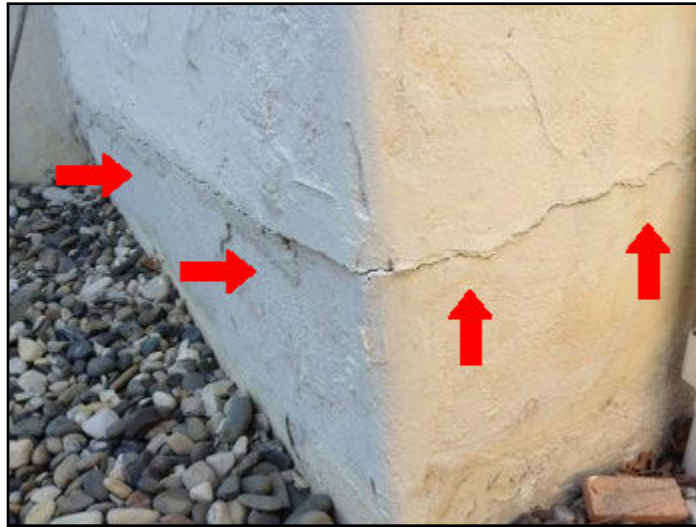
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



17. Cracked

## EXTERIOR GLASS \ General

**9. Condition:** • Many original single pane windows were observed throughout the home. Some were painted shut and others were difficult to open. Deferred maintenance was observed on many. Sealing and painting was needed to deter further material deterioration.

**Implication(s):** Possible moisture intrusion; increased heating/cooling costs; material deterioration

**Location:** Throughout

**Task:** Repair or replace



18. Material deterioration



19. Material deterioration

# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

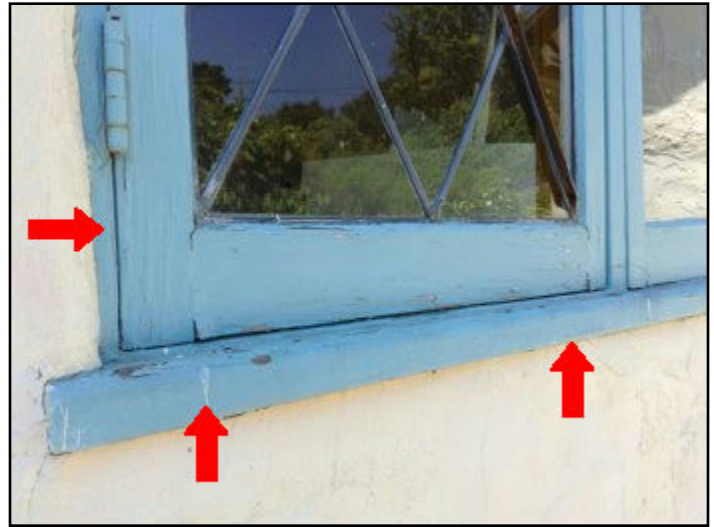
INSULATION

PLUMBING

INTERIOR



20. Sealing needed



21. Material deterioration

## DOORS \ Exterior trim

10. Condition: • [Paint or stain needed](#)

Several exterior door thresholds were in need of protection from the elements.

**Implication(s):** Chance of damage to finishes and structure | Material deterioration

**Location:** Exterior door thresholds

**Task:** Paint or stain



22. Paint or stain needed



23. Paint or stain needed



# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



24. *Paint or stain needed*

## **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors**

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

Vegetation irrigation has led to moisture damage on a portion of the south deck. Recommend removing vegetation and replacing damaged decking as needed.

**Implication(s):** Weakened structure | Chance of movement | Material deterioration

**Location:** South Deck

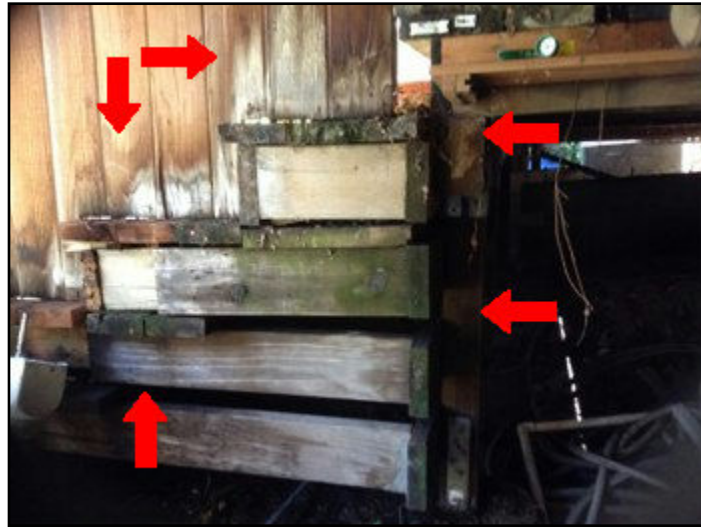
**Task:** Repair



25. *Moisture damage*



26. *Moisture damage*



27. Under deck

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

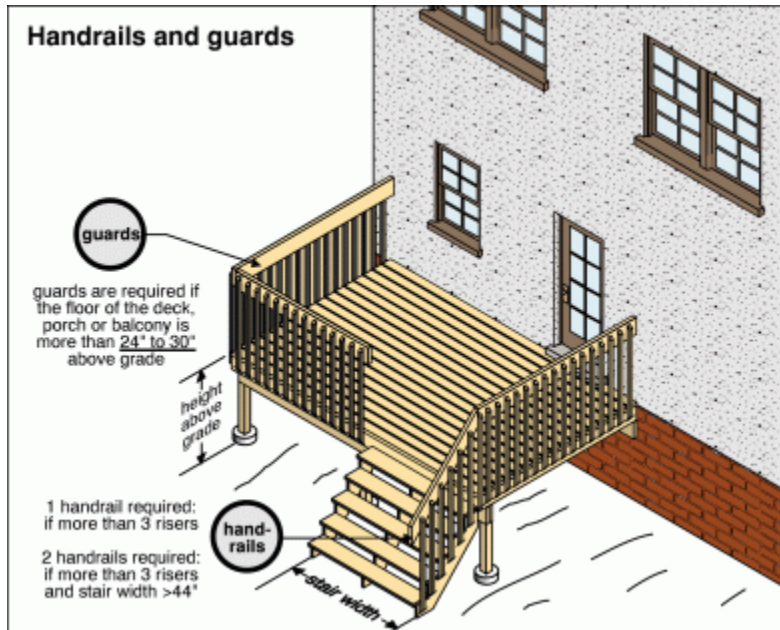
12. Condition: • [Missing](#)

No handrail was observed at the deck staircase. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Recommend providing.

**Implication(s):** Fall hazard

**Location:** South deck

**Task:** Provide



Click on image to enlarge.





28. Missing

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

13. **Condition:** • Disrepair

The front balcony, stairs and railing were in general disrepair. The balcony tiles were broken, loose or damaged. The railing was rusted, broken and did not meeting current safety standards.

**Implication(s):** Weakened structure

**Location:** North Exterior

**Task:** Repair or replace



29. Disrepair



30. Disrepair

# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



31. Disrepair



32. Disrepair



33. Disrepair

## LANDSCAPING \ Lot grading

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

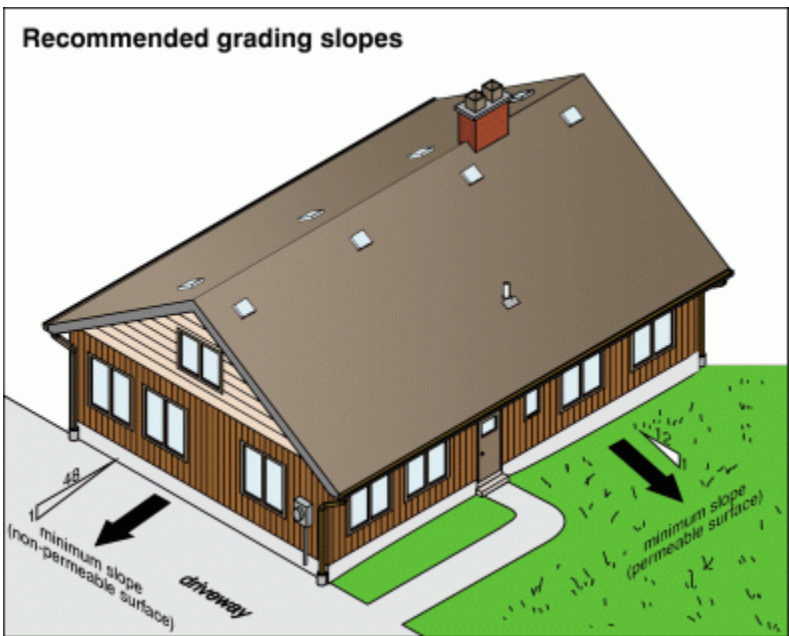
The west exterior walkway did not appear to have a proper slope or drainage system resulting in moisture intrusion along the west foundation wall. Recommend regrading and installing drainage system to manage water appropriately.

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

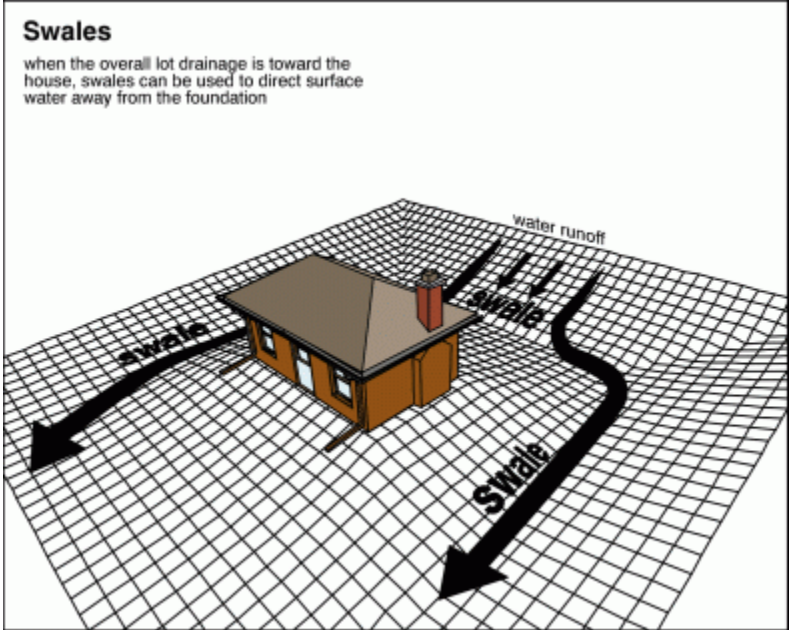
**Location:** West Exterior

**Task:** Regrade and control water run off





[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

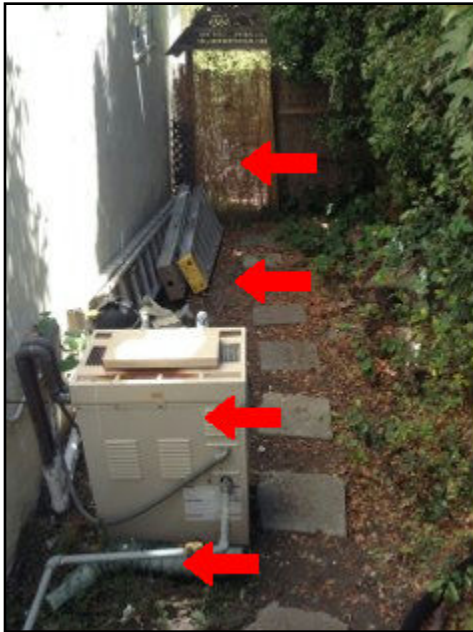
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



34. *Improper slope*



35. *Improper slope*

## LANDSCAPING \ General

### 15. 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:** Remove or cut back



36. *Trees or shrubs too close to house*



37. *Trees or shrubs too close to house*



# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



38. Trees or shrubs too close to house



39. Trees or shrubs too close to house

## LANDSCAPING \ Fence

**16. Condition:** • Rot or insect damage

Evidence of termites observed on perimeter fence.

**Implication(s):** Material deterioration

**Location:** East

**Task:** Pest evaluation and repair



40. Rot or insect damage

## GARAGE \ Walls and ceilings

**17. Condition:** • Moisture stains were observed on east and south walls of garage. They could be old stains or a seasonal issue. Recommend requesting disclosure as to whether the issue was solved and if not further evaluation from a licensed roofing contractor.

**Implication(s):** Possible leak

**Location:** Garage walls

**Task:** Further evaluation and repair

# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



41. Moisture stains



42. Moisture stains



43. Moisture stains

**18. Condition:** • Insect damage

Evidence of termites observed on west wall of garage.

**Location:** West Garage

**Task:** Pest evaluation and repair



# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

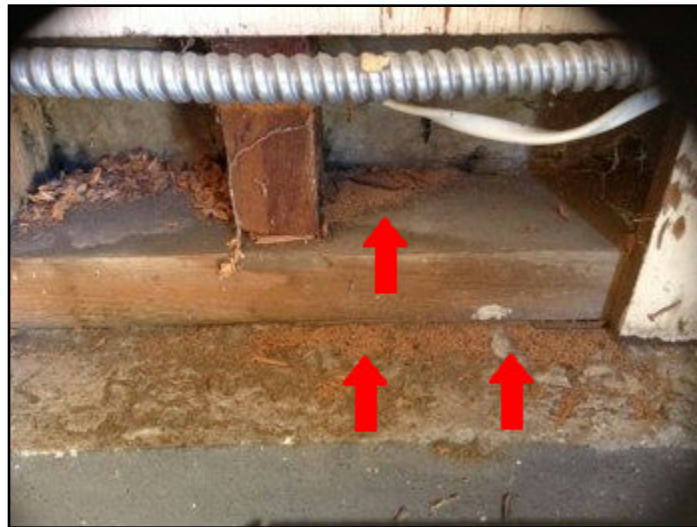
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



44. Insect damage

## GARAGE \ Vehicle door operators

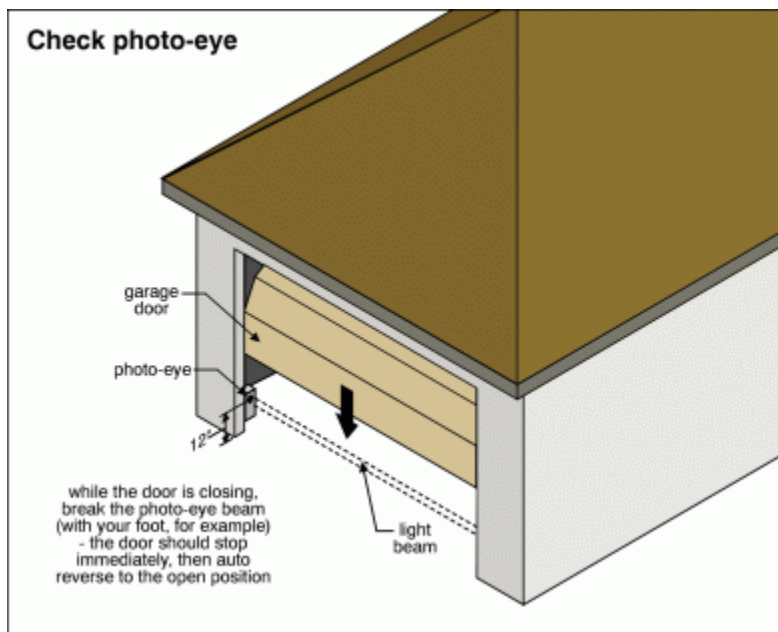
19. Condition: • [Sensors inoperative](#)

No safety sensors were observed on the garage door.

**Implication(s):** Physical injury

**Location:** Garage

**Task:** Provide



# EXTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



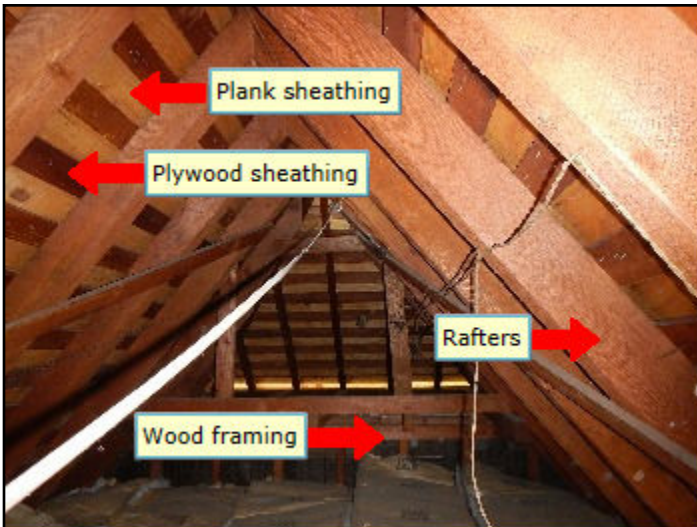
45. Sensors inoperative



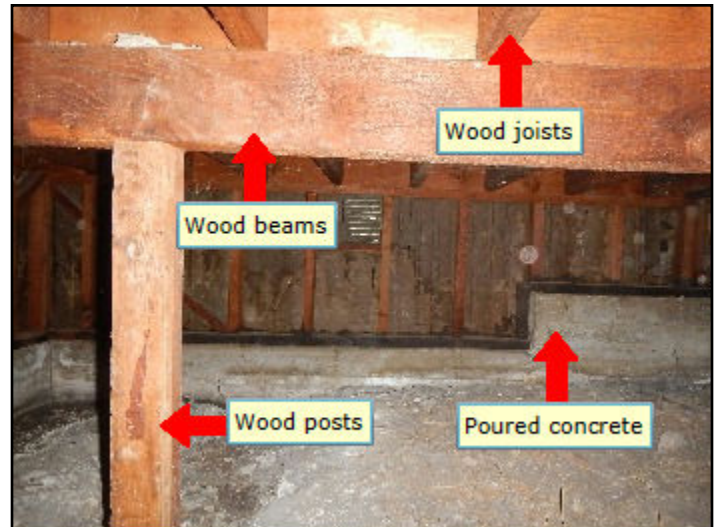
46. Sensors inoperative

## Description

**General:** • Structure



47. Structure



48. Structure

**Configuration:** • [Crawl space](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Wood beams

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

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

## Recommendations

### **FOUNDATIONS \ Foundation**

**20. Condition:** • [Settled](#)

There appears to be about a 3/4" difference in the floors on the north side of the home versus the floors on the south side indicating a sloping of the floors in the downhill direction.

**Implication(s):** Chance of structural movement

**Location:** Crawl Space

**Task:** Further evaluation



# STRUCTURE

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



49. Settled



50. Settled

## 21. Condition: • [Cracked](#)

A large crack was observed on an interior corner of the foundation wall. Recommend further evaluation and repair by a licensed foundation contractor.

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

**Location:** Crawl Space

**Task:** Further evaluation



51. Cracked



52. Cracked

## 22. Condition: • [Prior repairs](#)

Evidence of significant foundation work was observed in the crawlspace. Recommend requesting disclosure from the owner as to the issues, if they were resolved and was the work permitted.

**Implication(s):** Weakened structure

**Location:** Crawl Space

**Task:** Request disclosure



# STRUCTURE

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## FOUNDATIONS \ Performance

**23. Condition:** • Further evaluation required

**Implication(s):** Chance of structural movement

**Location:** Foundation

**Task:** Further evaluation

## FLOORS \ Columns or piers

**24. Condition:** • [Mechanical damage](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Crawl Space

**Task:** Further evaluation and repair



53. Mechanical damage

## FLOORS \ Sills

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

**Implication(s):** Weakened structure

**Location:** Throughout Crawl Space

**Task:** Pest inspection and repair



54. Rot or insect damage

## FLOORS \ Joists

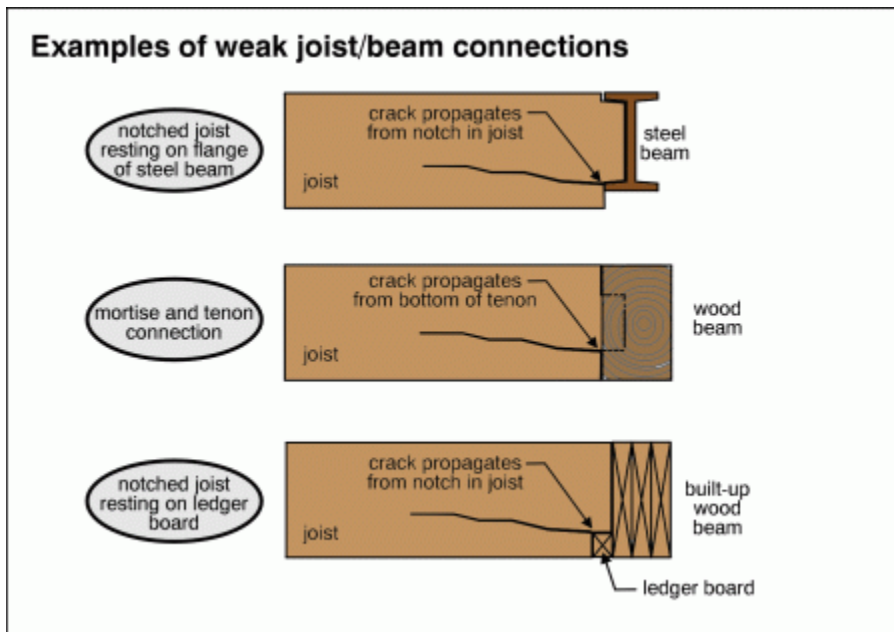
### 26. Condition: • [Split or damaged](#)

Several floor joists were split near the ends.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Crawl Space

**Task:** Repair



[Click on image to enlarge.](#)



55. Split or damaged



56. Split or damaged

## ROOF FRAMING \ Rafters/trusses

### 27. Condition: • [Insect damage](#)

Minor evidence of termites observed in attic. Recommend further evaluation by a pest inspector.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Attic

**Task:** Pest inspection and repair

# STRUCTURE

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

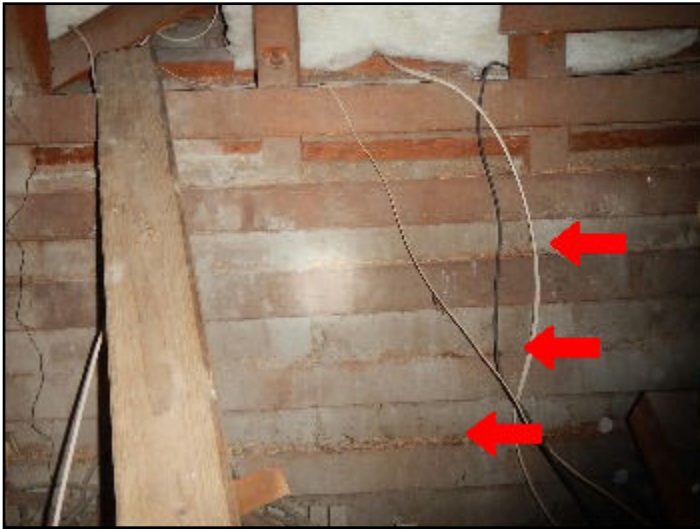
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



57. Insect damage



58. Insect damage



## Description

### Service entrance cable and location:

- [Overhead aluminum](#)

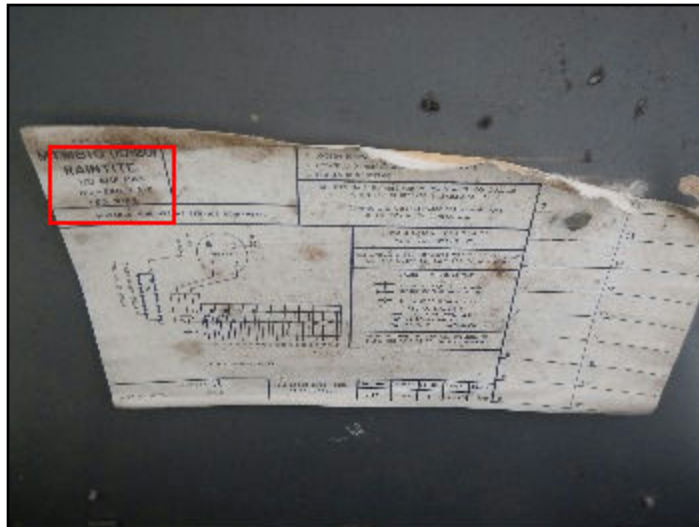


59. Overhead aluminum

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

### Main disconnect/service box rating:

- [100 Amps](#)



60. 100 Amps

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

- [Breakers -exterior wall](#)





61. Breakers -exterior wall



62. Breakers -exterior wall

System grounding material and type: • [Not visible](#)

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

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

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

## Limitations

Inspection limited/prevented by: • Storage

System ground: • Quality of ground not determined

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

## Recommendations

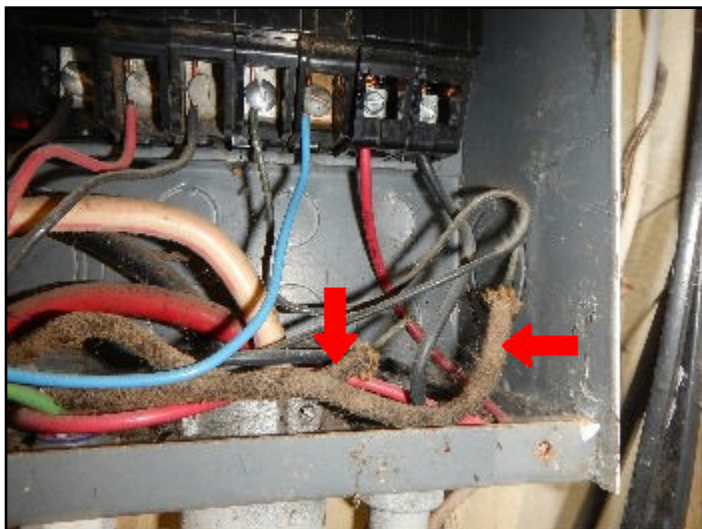
### **SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

28. Condition: • [Abandoned wires in panel](#)

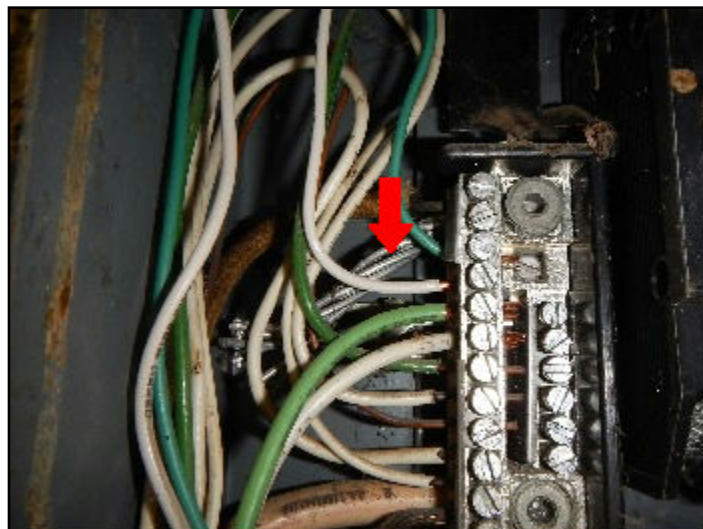
Implication(s): Electric shock

Location: Service panel

Task: Remove



63. Abandoned wires in panel



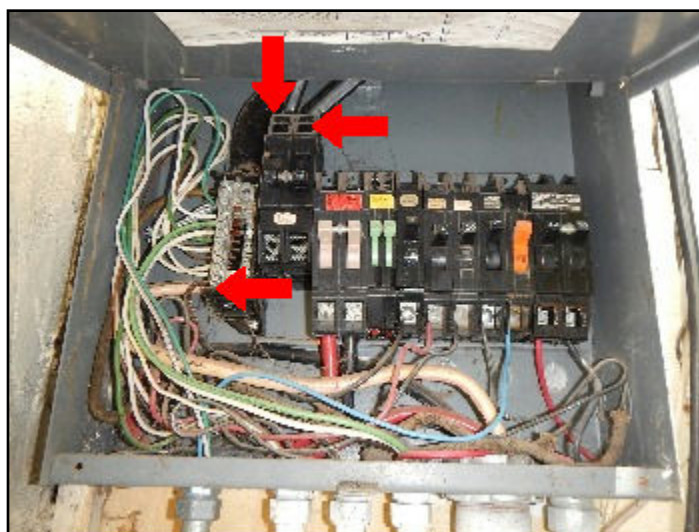
64. Abandoned wires in panel

29. Condition: • [Anti-oxidant missing on aluminum wire](#)

Implication(s): Fire hazard

Location: Service panel

Task: Provide



65. Anti-oxidant missing on aluminum wire

## DISTRIBUTION SYSTEM \ Wiring - installation

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

Improperly or under-secured metallic sheathing was observed throughout crawlspace.

Implication(s): Electric shock | Fire hazard

Location: Throughout Crawl Space

Task: Repair



66. Not well secured

## DISTRIBUTION SYSTEM \ Lights

31. Condition: • [Improper closet lighting](#)

Closet had incandescent light fixture mounted too close to combustible material.

**Implication(s):** Fire hazard

**Location:** Living Room

**Task:** Repair or replace



67. Improper closet lighting

## DISTRIBUTION SYSTEM \ Junction boxes

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

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

**Location:** Crawl Space and Attic

**Task:** Repair





68. Cover loose or missing

69. Cover loose or missing

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

**33. Condition:** • [Reversed polarity](#)

Several receptacles were incorrectly wired. Recommend having a licensed electrician go through the entire house, test each receptacle, and repair as needed.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Repair

**34. Condition:** • [Ungrounded](#)

Several receptacles were ungrounded. Recommend having a licensed electrician go through the entire house, test each receptacle, and repair as needed.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Repair

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

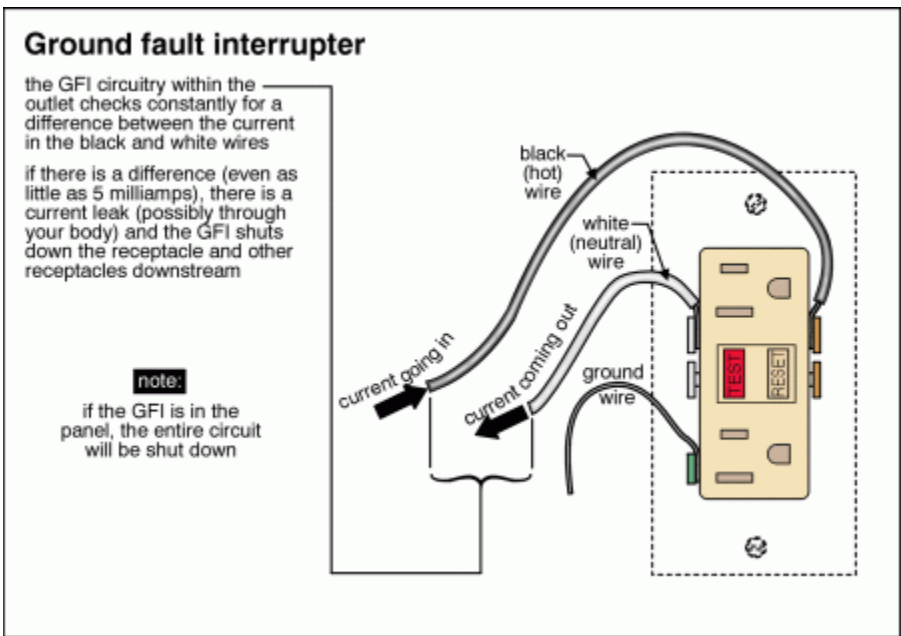
GFCI receptacles are required by the US National Electrical Code in locations where water and electricity are likely to come into contact, such as in kitchens, bathrooms, garages, and outdoors. Some areas had the required receptacles while others did not. Recommend having a licensed electrician install and replace GFCI receptacles as needed.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Provide





**DISTRIBUTION SYSTEM \ Cover plates**

**36. Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Provide



**70. Missing**

**37. Condition:** • [Damaged](#)

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Provide



71. Damaged

### **DISTRIBUTION SYSTEM \ Smoke detectors**

**38. Condition:** • Improper or incomplete smoke alarm installation. According to Cal Fire you should install smoke alarms in every bedroom, in the hallways leading to the bedrooms, and on each level of your home, including the basement. Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4"-12" from the ceiling. Do not install near draft areas (windows, vents.). Call your local fire department if you are unsure about placement.

Test your smoke alarm. A suggested frequency is every month by simply holding down the test button. Vacuum your alarm at least once a year. Dust and cobwebs can impair sensitivity. Never paint over a smoke alarms. Smoke alarms should be replaced every 10 years.

**Implication(s):** Safety Issue

**Location:** Throughout

**Task:** Provide

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

**39. 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.

**Implication(s):** Safety Issue

**Location:** Throughout

**Task:** Provide

# HEATING

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

Fuel/energy source: • [Gas](#)

System type: • Gravity heater



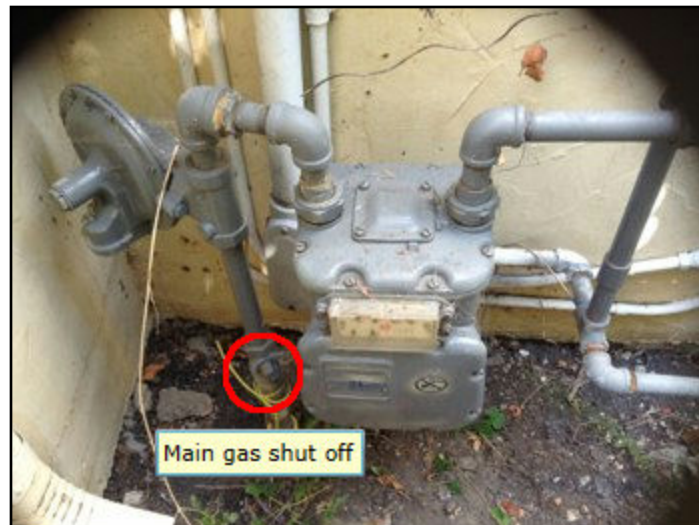
72. Gravity heater

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

Approximate age: • Near end of life expectancy

Main fuel shut off at:

• Exterior wall



73. Exterior wall



## Fireplace:

- [Gas fireplace](#)

Upstairs bedroom



74. Gas fireplace

- [Gas fireplace](#)

Living room



75. Gas fireplace

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

## Recommendations

### GAS FURNACE \ Life expectancy

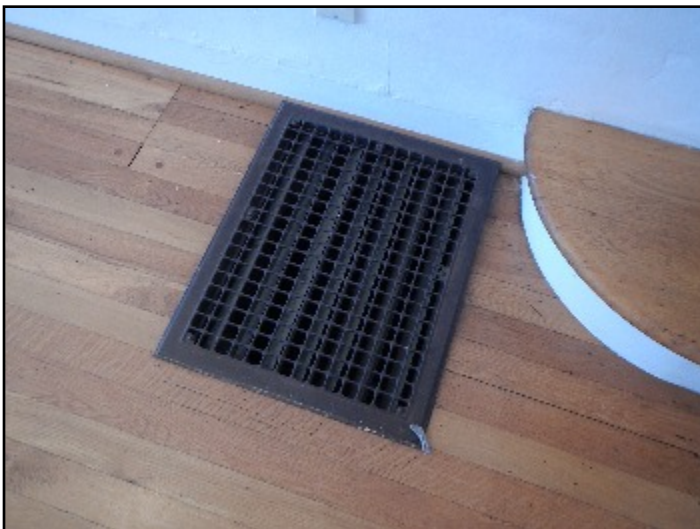
**40. Condition:** • [Near end of life expectancy](#)

The furnace appears to be the original gravity style gas furnace. Although it functioned as designed when tested, I would recommend servicing by a licensed heating contractor and upgrading when necessary. There was a strong odor evident when tested.

**Implication(s):** Equipment failure | No heat for house

**Location:** Crawl Space

**Task:** Repair or replace



76. Near end of life expectancy



77. Near end of life expectancy

### FIREPLACE \ Fireplace damper

**41. Condition:** • [Missing](#)

**Implication(s):** Chance of pests entering house | Increased heating costs | Reduced comfort

**Location:** Living Room

**Task:** Provide



78. Missing

## **FIREPLACE \ Gas fireplace**

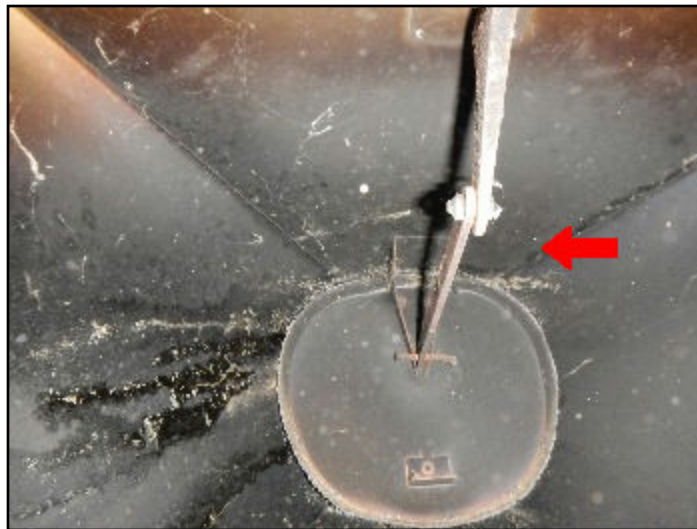
### **42. Condition:** • [Damper in existing fireplace not fixed open](#)

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:** Both fireplaces

**Task:** Provide



*79. Damper in existing fireplace not fixed open*

## **CHIMNEY AND VENT \ Inspect/sweep chimney**

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

**Implication(s):** Fire hazard

**Location:** Living Room

**Task:** Service



## Description

### Attic/roof insulation material:

- [Glass fiber](#)



80. Glass fiber

### Attic/roof ventilation:

- [Roof vent](#)
- [Gable vent](#)
- [Power ventilator](#)



81. Power ventilator

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

Crawlspace ventilation: • [Wall Vents](#)

## Recommendations

### ATTIC/ROOF \ Insulation

44. **Condition:** • [Covering can lights](#)

**Implication(s):** Increased fire hazard

**Location:** Attic

**Task:** Repair



82. Covering can lights



83. Covering can lights

### ATTIC/ROOF \ Roof vents

45. **Condition:** • Screens were missing from the clay gable vents allowing pest and insect entry into the attic.

**Implication(s):** Pest and insect intrusion

**Location:** Attic

**Task:** Repair



84. Screens missing



85. Screens missing

## WALLS \ Air/vapor barrier

**46. Condition:** • The weather resistant barrier under the stucco had deteriorated in many areas.

**Implication(s):** Moisture intrusion; damage to finishes or structure

**Location:** Throughout

**Task:** Repair or replace



86. Deteriorated



87. Deteriorated

## FOUNDATION \ Crawlspace ventilation

**47. Condition:** • Inadequate

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

**Location:** Crawl Space

**Task:** Further evaluation



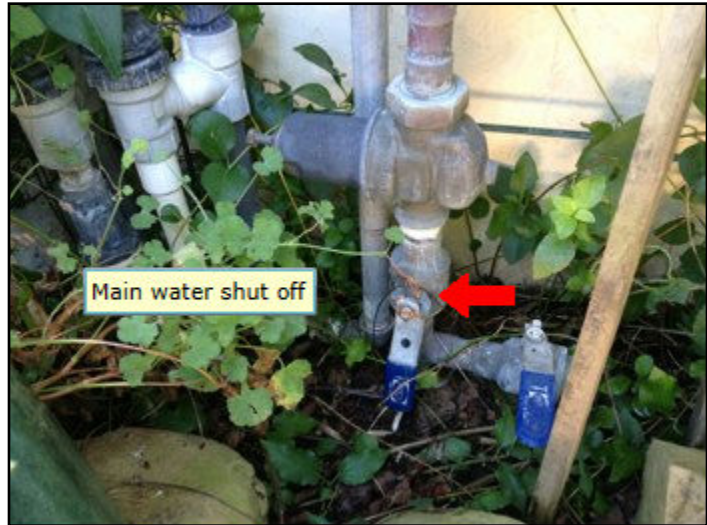
**Description**

**Water supply source:** • Public

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

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

- North
- Exterior wall



88. Exterior wall

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

**Water heater type:**

- [Conventional](#)



89. Conventional

**Water heater manufacturer:** • Rheem

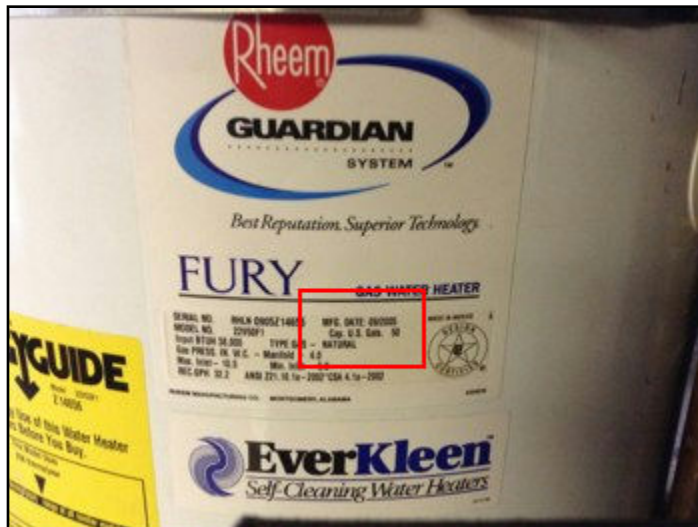
**Tank capacity:** • 50 gallons

**Water heater approximate age:**

• 5 years

• 8 years

Manufactured 09-2005



90. 8 years

**Typical life expectancy:** • 8 to 12 years

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

**Pumps:**

• [Sump pump](#)

Not operational at time of inspection



91. Sump pump

## Water treatment system:

- Water softener



92. Water softener

Gas piping: • Steel

## Limitations

Items excluded from a home inspection: • Concealed plumbing • Spa

## Recommendations

### **SUPPLY PLUMBING \ Supply piping in building**

48. Condition: • [Poor support](#)

Improper or poorly supported water lines were observed throughout the crawlspace.

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

**Location:** Throughout Crawl Space

**Task:** Repair





93. Poor support



94. Poor support

### WATER HEATER \ Tank

49. **Condition:** • Seismic Bracing Incorrect

The bottom seismic strap should be 4" above the controls.

**Implication(s):** Equipment damage

**Location:** Basement/crawlspace

**Task:** Repair

### FIXTURES AND FAUCETS \ Basin, sink and laundry tub

50. **Condition:** • [Slow drains](#)

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

**Location:** Second Floor Bathroom

**Task:** Repair



95. Slow drains

## **FIXTURES AND FAUCETS \ Toilet**

### **51. Condition:** • [Running continuously](#)

The flushing mechanism sticks in the open position causing the water to run continuously. Recommend repairing.

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased water consumption

**Location:** Second Floor Bathroom

**Task:** Repair



96. *Running continuously*

## Description

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

**Windows:** • [Fixed](#) • [Casement](#) • Wood

**Glazing:** • [Single](#)

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

## Limitations

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

## Recommendations

**FLOORS \ Ceramic tile, stone, marble, etc**

**52. Condition:** • [Grout missing](#)

Some kind of foam insulation was placed in the grout lines in front of the dishwasher and was loose. Recommend using grout to fill spaces between tiles.

**Implication(s):** Cosmetic defects | Trip or fall hazard

**Location:** Kitchen

**Task:** Repair



97. Grout missing

**53. Condition:** • [Tiles cracked](#)

What appeared to be a settling crack was observed on the kitchen floor.

**Implication(s):** Cosmetic defects | Trip or fall hazard

**Location:** Kitchen

**Task:** Monitor



# INTERIOR

857 Cheltenham Rd, Santa Barbara, CA July 14, 2013

Report No. 1075, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



98. Tiles cracked

## WINDOWS \ Glass (glazing)

54. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Physical injury

Location: Living Room

Task: Replace



99. Cracked

## DOORS \ Hardware

55. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Dining Room

Task: Repair



100. Loose

**56. Condition:** • [Ineffective](#)

Latch does not line up so door does not close.

**Implication(s):** Equipment ineffective

**Location:** Top of stairs

**Task:** Repair



101. Ineffective



102. Ineffective

## STAIRS \ Handrails

57. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Stairs

Task: Repair or replace



103. Loose



104. Loose

## CRAWLSPACE \ Wet crawlspace - evidence

58. Condition: • [Dampness on floor or walls](#)

Moisture was observed along the west wall in the crawlspace. Recommend regrading west exterior away from home to control moisture intrusion. Seek assistance from a licensed drainage contractor.

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

Location: West Crawl Space

Task: Further evaluation



105. Dampness on floor or walls



106. Dampness on floor or walls



## **EXHAUST FANS \ Exhaust fan**

**59. Condition:** • [Inoperative](#)

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

**Location:** Second Floor Bathroom

**Task:** Repair or replace



**107. Inoperative**

## **EXHAUST FANS \ Exhaust duct**

**60. Condition:** • [Not vented to exterior](#)

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

**Location:** Second Floor Bathroom

**Task:** Repair



**108. Not vented to exterior**

**END OF REPORT**