



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

David Humphrey



**FOR THE PROPERTY AT:**

5632 Marbury Dr  
Goleta, CA 93117

**PREPARED FOR:**

T ^ Á|a} c

**INSPECTION DATE:**

Thursday, April 18, 2013



Santa Barbara Home Inspector  
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# SUMMARY

5632 Marbury Dr, Goleta, CA April 18, 2013

Report No. 1034

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

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PLUMBING

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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

### **RECOMMENDATIONS \ Overview**

**Condition:** • Note: The composite shingled roofing was installed over top of cedar shakes giving the appearance of buckling and cupping when in fact the roofing material is sound.

**Location:** Roof

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

**Condition:** • Exposed fasteners

Several exposed fasteners were observed on shingles throughout the roof. Recommend sealing with silicone or asphalt to prevent moisture intrusion.

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

**Location:** Roof

**Task:** Seal

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## SLOPED ROOF FLASHINGS \ Chimney flashings

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

There is evidence of active leaks at the chimney/wall and chimney /roof flashings due to the deterioration of the caulking. Recommend sealing to eliminate gaps, cracks and holes.

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

**Location:** Chimney/wall flashing

**Task:** Seal

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

**Condition:** • Exposed joint

The caulking on several of the pipe/stack flashings was deteriorated. Recommend sealing with appropriate caulking.

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

**Location:** Roof

**Task:** Protect

## Exterior

### General

• **Condition:** The shed on the west side of the house was completely rotted. Additionally, gas and electricity were improperly run to the shed creating a health and safety issue. Recommend removing and properly terminating both gas and electrical at their origin.

**Implication(s):** Fire hazard

**Location:** West Exterior

**Task:** Remove shed

### ROOF DRAINAGE \ Gutters

**Condition:** • Clogged

Seasonal debris accumulation was noted in the valley flashings and gutters. Recommend cleaning.

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

**Location:** Gutters

**Task:** Clean

### ROOF DRAINAGE \ Downspouts

**Condition:** • Should discharge 6ft. from home

Several downspouts were noted discharging close to the home. In order to prevent seasonal undermining of the foundation I recommend elongating the downspout to at least 6' away from the edge of the home where possible.

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

**Location:** Throughout

**Task:** Improve

### WALLS \ Soffits and fascia

**Condition:** • Rot or insect damage

Several areas of dry rot and insect damage were observed on various parts of the fascia and soffit. Recommend pest inspection. Recommend repairing as needed..

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

**Location:** Various

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**Task:** Further evaluation and repair

## WALLS \ Stucco and EIFS

**Condition:** • **Moisture penetration**

Holes in the stucco were observed on the east side of the exterior wall. Recommend filling to prevent moisture intrusion.

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

**Location:** East Exterior Wall

**Task:** Repair

**Condition:** • **Mechanical damage**

A large crack and damaged corner was noted. Recommend repair to prevent moisture intrusion or further material deterioration.

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

**Location:** Northwest Exterior Wall

**Task:** Repair

## DOORS \ Doors and frames

**Condition:** • **Damage**

**Implication(s):** Cosmetic defects | Chance of damage to finishes and structure | Poor security

**Location:** East Garage

**Task:** Replace

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

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

Rot was observed at the rear porch handrail where soil and wood were in contact.

**Location:** Rear Porch

**Task:** Repair or replace

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

**Condition:** • **Slope toward house**

The brick pavers installed in the back patio do not slope away from the house as required to prevent possible moisture intrusion. Recommend regrading the pavers.

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

**Location:** North

**Task:** Improve

## LANDSCAPING \ Fence

**Condition:** • **Gate damaged**

**Location:** East Exterior

**Task:** Repair

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## Structure

### FLOORS \ Joists

**Condition:** • Sag or springy

**Implication(s):** Chance of structural movement | Bouncy, springy floors

**Location:** Second Floor

**Task:** Further evaluation

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**Condition:** • Obsolete service box

FPE Stab-lok breaker boxes and breakers were observed at residence; Federal Pacific Electric (FPE) sold millions of panels between the 1950's and 1980's. Testing by the Consumer Product Safety Commission has shown these breakers to have an unacceptably high rate of failure, which creates a safety hazard. Testing has proven that virtually every panel installed in the United States contains defective breakers. FPE falsified their UL testing, making their UL listing void. Approximately 1 out of 3 breakers are defective. If a breaker fails to trip when it should, the wires in the home that are supposed to be protected can start on fire. Further evaluation by a licensed electrician is recommended.

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

**Location:** Exterior wall

**Task:** Further evaluation

**Condition:** • Unprotected openings

Unprotected openings were observed. Should be plugged by a licensed electrician.

**Implication(s):** Electric shock

**Location:** Electrical panel

**Task:** Protect

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

**Condition:** • Abandoned wires in panel

**Implication(s):** Electric shock

**Location:** Electrical panel

**Task:** Remove

**Condition:** • Double taps

A double tap was observed at the service panel. Recommend repair by a licensed electrician.

**Implication(s):** Fire hazard

**Location:** Electrical panel

**Task:** Correct wiring

### DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • Flexible conduit needed

A variety of improper wiring installations were observed in the exterior utility closet as well as the garage and kitchen. Recommend a licensed electrician evaluate and correct.

**Implication(s):** Electric shock

**Location:** Various

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**Task:** Correct wiring

## DISTRIBUTION SYSTEM \ Junction boxes

**Condition:** • **Cover loose or missing**

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

**Location:** Attic

**Task:** Replace cover

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • **Ungrounded**

Most of the receptacles in the home are ungrounded and should be brought up to current standards. Recommend further evaluation by a licensed electrician.

**Implication(s):** Electric shock

**Location:** Throughout

**Task:** Further evaluation and repair

**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 and replace GFCI receptacles as needed.

**Implication(s):** Electric shock

**Location:** Exterior/Kitchen/Garage

**Task:** Provide

## DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • **Missing**

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Replace

## Heating

### FIREPLACE \ Fireplace gas igniter

**Condition:** • **Pipe rusted**

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

**Location:** Living Room

**Task:** Replace

### FIREPLACE \ General

**Condition:** • **Inspect chimney, and sweep, if needed before using**

**Implication(s):** Fire hazard

**Location:** Fireplace

**Task:** Inspect and clean

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## CHIMNEY AND VENT \ Masonry chimney

**Condition:** • Loose, missing or deteriorated masonry

**Implication(s):** Material deterioration

**Location:** Exterior

**Task:** Repair

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • Amount inadequate

The amount of insulation observed in the attic space was inconsistent. Some areas had some while other areas had none. Recommend evaluating needs and providing recommended amounts to control heating and cooling costs.

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Improve

## Plumbing

### General

• **Condition:** Improperly run gas and water lines were observed in the garage. Recommend further evaluation and correction from a licensed plumber.

**Implication(s):** Fire hazard; leak potential

**Location:** Garage

**Task:** Further evaluation and correction

### WATER HEATER \ Tank

**Condition:** • Wobbly or not stable

The seismic strapping was not installed properly. Recommend correction from a licensed plumber.

**Implication(s):** Damage to equipment | No domestic hot water

**Location:** Utility closet

**Task:** Strap properly

### WATER HEATER \ Hot/cold piping

**Condition:** • The supply lines for the water heater were installed improperly and lack support. Recommend further evaluation from a licensed plumber.

**Implication(s):** Possible leak point.

**Location:** Utility closet

**Task:** Further evaluation and repair

### WATER HEATER - GAS BURNER AND VENTING \ Gas piping

**Condition:** • Inadequate support

The gas supply line was not properly supported. Recommend further evaluation and correction by a licensed plumber.

**Implication(s):** Fire or explosion

**Location:** Utility closet

**Task:** Further evaluation and correction.

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## WASTE PLUMBING \ Drain piping - installation

**Condition:** • **Poor support**

The drain pipe for the washing machine was not supported properly and there was a hole in the stucco at the entry point into the house. Recommend supporting drain and patching hole.

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

**Location:** Utility closet

**Task:** Repair

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

**Condition:** • **Leak**

A leaky p-trap was observed in the master bedroom stand alone sink area.

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

**Location:** Master Bathroom

**Task:** Repair

**Condition:** • **Drain stop ineffective**

**Implication(s):** Nuisance | Reduced operability

**Location:** Master Bathroom

**Task:** Repair or replace

## 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:** Main Bathroom

**Task:** Repair or replace

## Interior

### General

• **Condition:** Evidence of termite infestation was observed in multiple areas around the home. Recommend pest inspection, treatment and repair of affected areas.

**Implication(s):** Damage to finishes and structure

**Location:** Throughout home

**Task:** Pest inspection

### WALLS \ Plaster or drywall

**Condition:** • **Water damage**

**Implication(s):** Cosmetic defects

**Location:** Bathroom

**Task:** Repair



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## WINDOWS \ General

**Condition:** • Water leaks

Evidence of moisture intrusion from either condensation or a water leak was observed in the sun-room and loft area windows. Recommend further evaluation and repair.

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

**Location:** Sun-room, Loft

**Task:** Evaluate and repair

## DOORS \ Doors and frames

**Condition:** • Stiff

**Implication(s):** Reduced operability

**Location:** Northwest Kitchen

**Task:** Repair

## DOORS \ Hardware

**Condition:** • Inoperable

**Implication(s):** System inoperative or difficult to operate

**Location:** Bedroom

**Task:** Repair

## GARAGE \ Walls and ceilings

**Condition:** • Evidence of moisture intrusion was observed on the garage ceiling. It appears to be old but I recommend requesting disclosure to clarify if issue was resolved.

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

**Location:** Garage ceiling

**Task:** Request disclosure

## GARAGE \ Man-door into garage

**Condition:** • Door not fire rated or exterior type

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

**Location:** Garage

**Task:** Replace

**Condition:** • No self closer

Doors between the garage and living spaces are required to have self closing assemblies. None were noted at the time of this inspection.

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

**Location:** Garage

**Task:** Provide

## EXHAUST FANS \ Exhaust duct

**Condition:** • Leak

The bathroom exhaust fan ductwork was disconnected in the attic.

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

**Location:** Attic

**Task:** Repair

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

**Condition:** • Leak

**Location:** Kitchen

## **APPLIANCES \ Dishwasher**

**Condition:** • Backflow prevention missing

There was no existing air gap installed for the current dishwasher.

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

**Location:** Kitchen

**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.

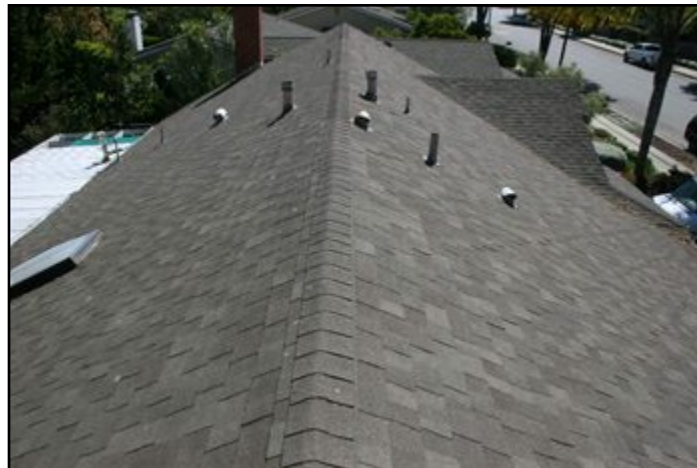
Please read the report carefully, and feel free to ask any questions that you may have. Again, I will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. I will operate mechanical systems with normal homeowner controls. Where 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](#)

## Description

**General:** • Roofing



1. Roofing

**Sloped roofing material:** • Composition shingles

**Probability of leakage:** • Low

## Limitations

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

## Recommendations

### **RECOMMENDATIONS \ Overview**

**1. Condition:** • Note: The composite shingled roofing was installed over top of cedar shakes giving the appearance of buckling and cupping when in fact the roofing material is sound.

**Location:** Roof

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

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

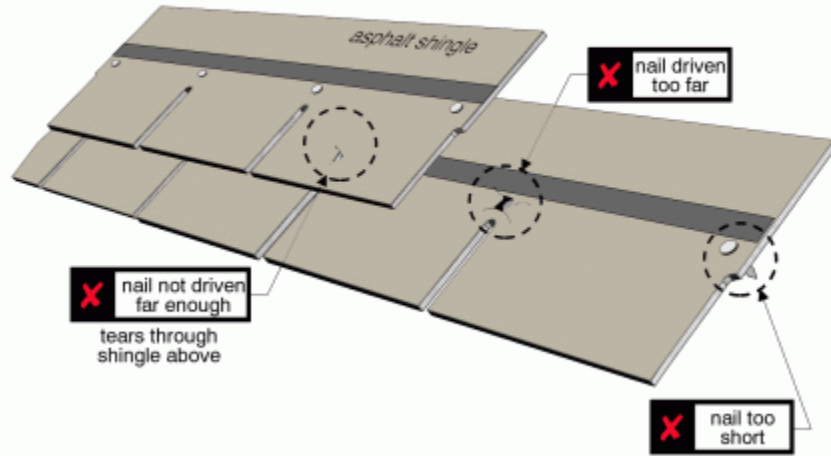
Several exposed fasteners were observed on shingles throughout the roof. Recommend sealing with silicone or asphalt to prevent moisture intrusion.

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

**Location:** Roof

**Task:** Seal

## Fastener problems



[Click on image to enlarge.](#)



2. Exposed fasteners



3. Exposed fasteners



4. Exposed fasteners

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## SLOPED ROOF FLASHINGS \ Chimney flashings

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

There is evidence of active leaks at the chimney/wall and chimney /roof flashings due to the deterioration of the caulking. Recommend sealing to eliminate gaps, cracks and holes.

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

**Location:** Chimney/wall flashing

**Task:** Seal



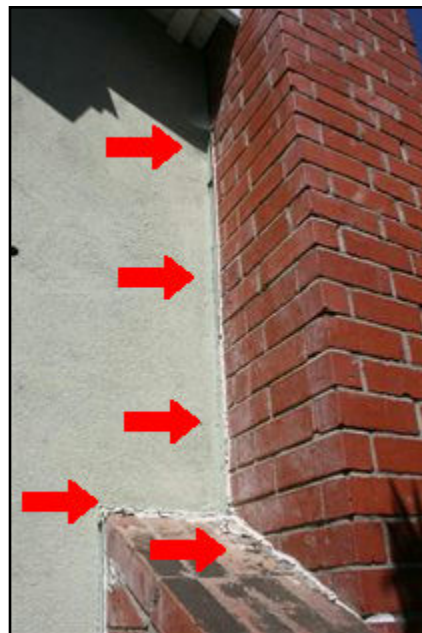
5. Damage, loose, open seams, patched



6. Damage, loose, open seams, patched



7. Amount inadequate



8. Damage, loose, open seams, patched

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9. Damage, loose, open seams, patched

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

4. Condition: • Exposed joint

The caulking on several of the pipe/stack flashings was deteriorated. Recommend sealing with appropriate caulking.

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

**Location:** Roof

**Task:** Protect



10. Exposed joint



11. Exposed joint

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## Description

**General:** • Exterior



12. Exterior

**Gutter & downspout material:** • Vinyl

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

**Lot slope:** • [Flat](#)

**Wall surfaces :** • Wood siding

**Wall surfaces :** • [Stucco](#)

## Recommendations

### **General**

5. • Condition: The shed on the west side of the house was completely rotted. Additionally, gas and electricity were improperly run to the shed creating a health and safety issue. Recommend removing and properly terminating both gas and electrical at their origin.

**Implication(s):** Fire hazard

**Location:** West Exterior

**Task:** Remove shed

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13. Remove shed

## ROOF DRAINAGE \ Gutters

### 6. Condition: • [Clogged](#)

Seasonal debris accumulation was noted in the valley flashings and gutters. Recommend cleaning.

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

**Location:** Gutters

**Task:** Clean



14. Clogged



**ROOF DRAINAGE \ Downspouts**

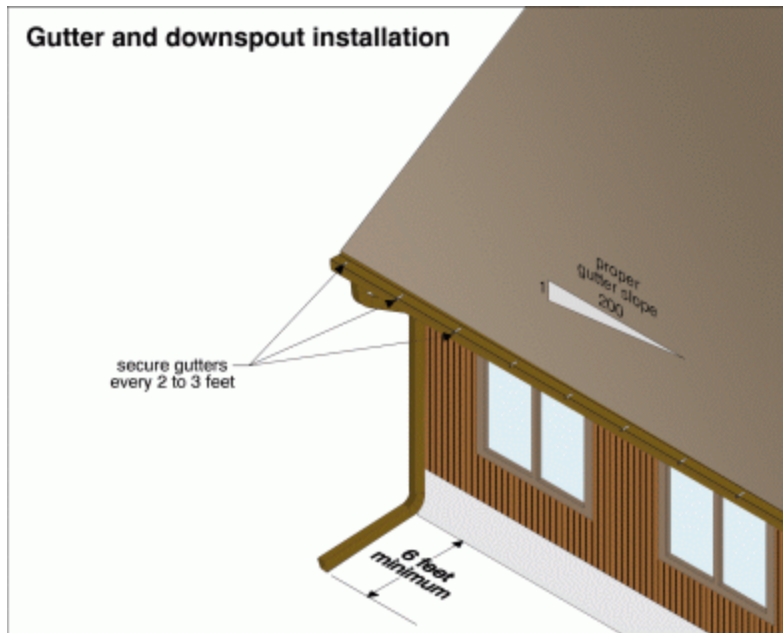
**7. Condition:** • Should discharge 6ft. from home

Several downspouts were noted discharging close to the home. In order to prevent seasonal undermining of the foundation I recommend elongating the downspout to at least 6' away from the edge of the home where possible.

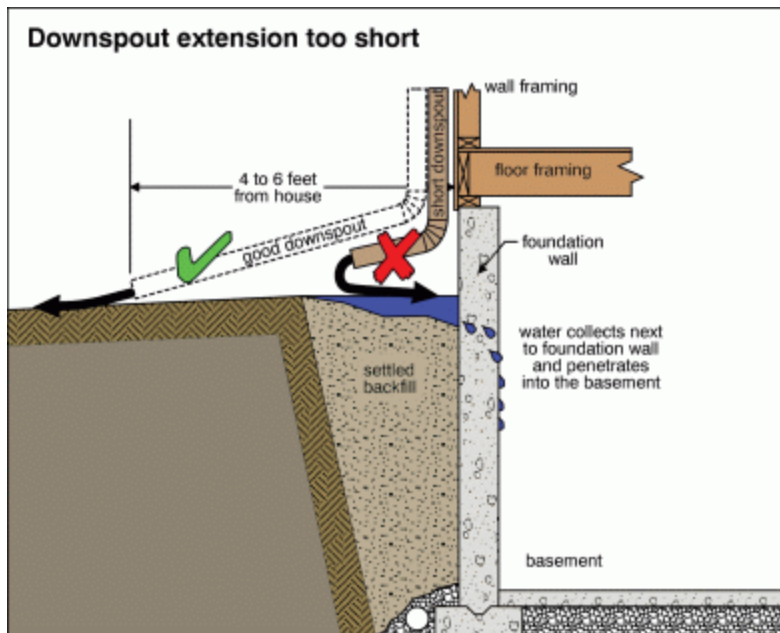
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Improve



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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15. Should discharge 6ft. from home



16. Should discharge 6ft. from home

## WALLS \ Soffits and fascia

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

Several areas of dry rot and insect damage were observed on various parts of the fascia and soffit. Recommend pest inspection. Recommend repairing as needed..

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

**Location:** Various

**Task:** Further evaluation and repair



17. Rot or insect damage



18. Rot or insect damage



19. Rot or insect damage

## WALLS \ Stucco and EIFS

### 9. Condition: • [Moisture penetration](#)

Holes in the stucco were observed on the east side of the exterior wall. Recommend filling to prevent moisture intrusion.

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

**Location:** East Exterior Wall

**Task:** Repair



20. Moisture penetration

### 10. Condition: • [Mechanical damage](#)

A large crack and damaged corner was noted. Recommend repair to prevent moisture intrusion or further material deterioration.

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

**Location:** Northwest Exterior Wall

**Task:** Repair

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21. Mechanical damage

## DOORS \ Doors and frames

11. Condition: • [Damage](#)

Implication(s): Cosmetic defects | Chance of damage to finishes and structure | Poor security

Location: East Garage

Task: Replace



22. Damage

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

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

Rot was observed at the rear porch handrail where soil and wood were in contact.

Location: Rear Porch

Task: Repair or replace

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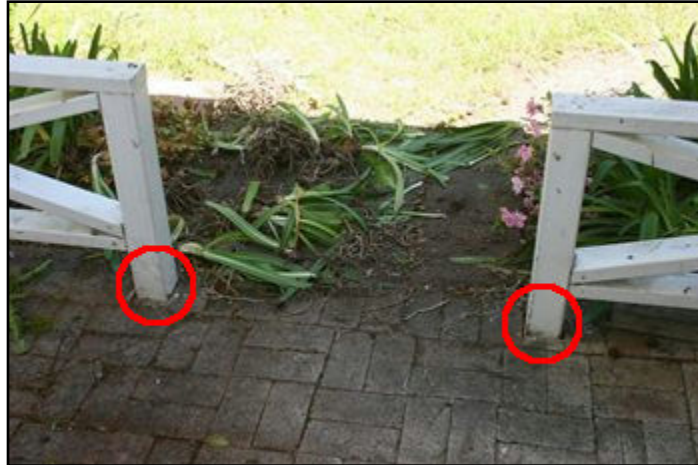
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23. Rot

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

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

The brick pavers installed in the back patio do not slope away from the house as required to prevent possible moisture intrusion. Recommend regrading the pavers.

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

**Location:** North

**Task:** Improve



24. Slope toward house

## LANDSCAPING \ Fence

### 14. Condition: • Gate damaged

**Location:** East Exterior

**Task:** Repair

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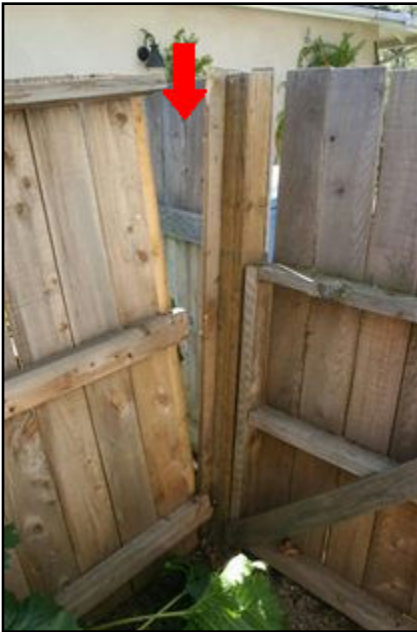
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25. Gate damaged



26. Gate damaged

# STRUCTURE

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## Description

**Configuration:** • [Slab-on-grade](#)

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

**Floor construction:**

• [Joists](#)

Loft

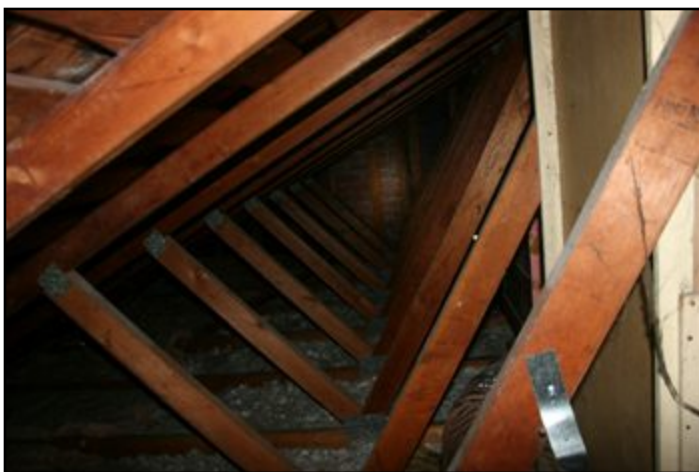
• [Concrete](#)

Main floor

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

**Roof and ceiling framing:**

• [Trusses](#)



27. Trusses

• [Skip sheathing](#)



28. Trusses

## Recommendations

### FOUNDATIONS \ Performance

15. **Condition:** • Acceptable

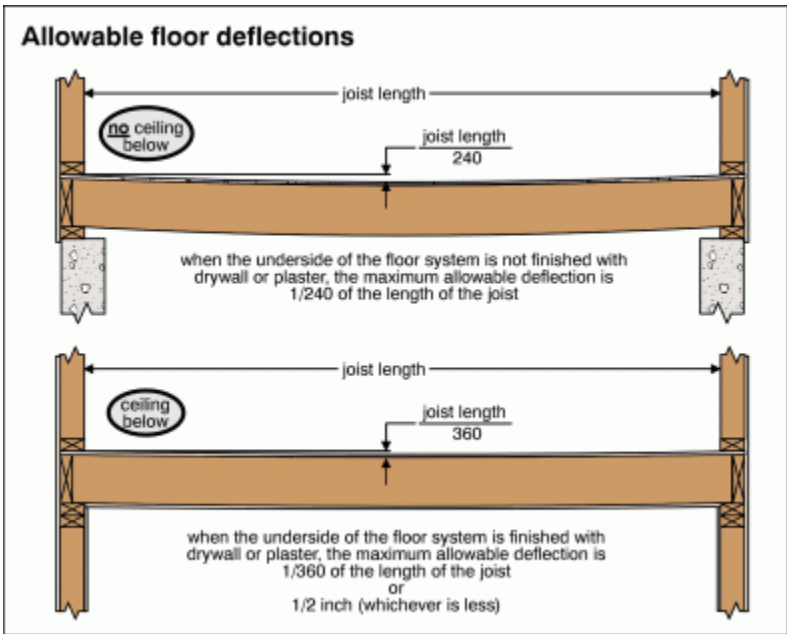
### FLOORS \ Joists

16. **Condition:** • [Sag or springy](#)

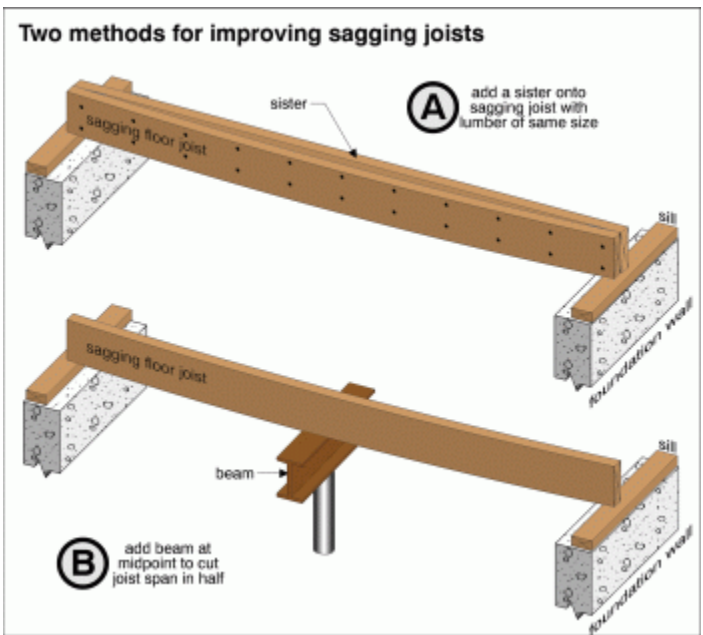
**Implication(s):** Chance of structural movement | Bouncy, springy floors

**Location:** Second Floor

**Task:** Further evaluation



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



# STRUCTURE

5632 Marbury Dr, Goleta, CA April 18, 2013

Report No. 1034

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

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

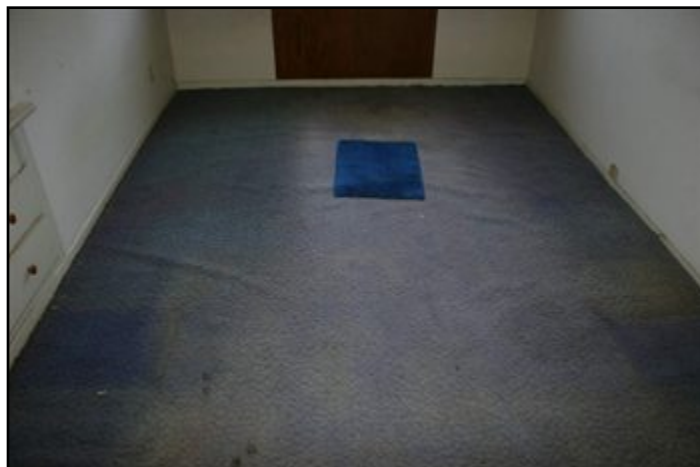
ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR



29. *Sag or springy*

Description

**Service entrance cable and location:**

- [Overhead copper](#)

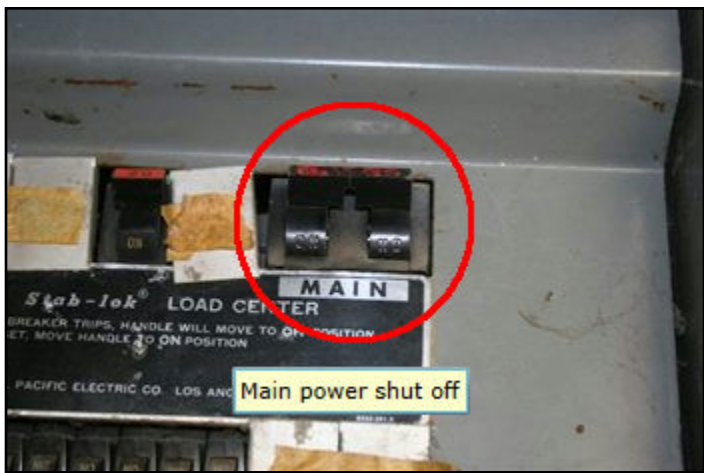


30. Overhead copper

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

**Main disconnect/service box rating:**

- [125 Amps](#)



31. Main power shut off

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

- [Breakers -exterior wall](#)



32. Breakers -exterior wall

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

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • Inconsistent- throughout

**Smoke detectors:** • [Present](#)

## Recommendations

### **SERVICE BOX, GROUNDING AND PANEL \ Service box**

**17. Condition:** • [Obsolete service box](#)

FPE Stab-lok breaker boxes and breakers were observed at residence; Federal Pacific Electric (FPE) sold millions of panels between the 1950's and 1980's. Testing by the Consumer Product Safety Commission has shown these breakers to have an unacceptably high rate of failure, which creates a safety hazard. Testing has proven that virtually every panel installed in the United States contains defective breakers. FPE falsified their UL testing, making their UL listing void. Approximately 1 out of 3 breakers are defective. If a breaker fails to trip when it should, the wires in the home that are supposed to be protected can start on fire. Further evaluation by a licensed electrician is recommended.

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

**Location:** Exterior wall

**Task:** Further evaluation



33. Obsolete service box

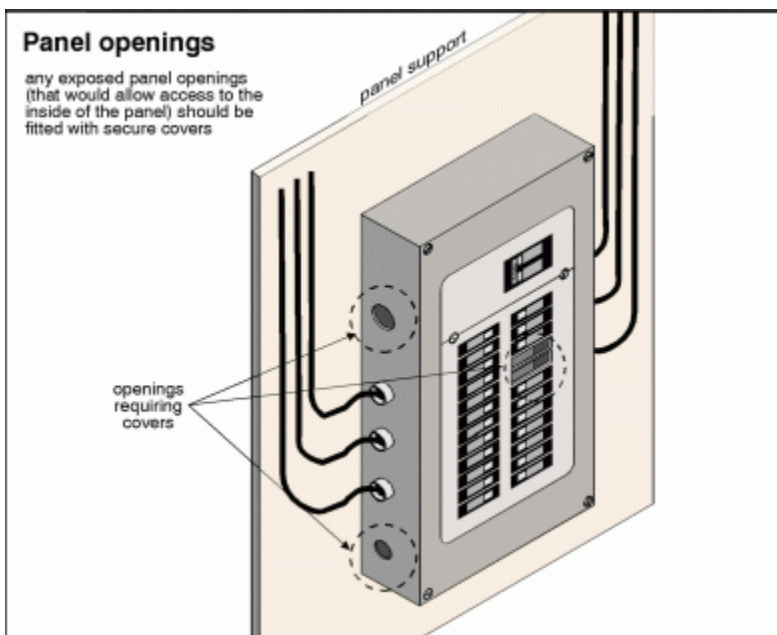
**18. Condition:** • [Unprotected openings](#)

Unprotected openings were observed. Should be plugged by a licensed electrician.

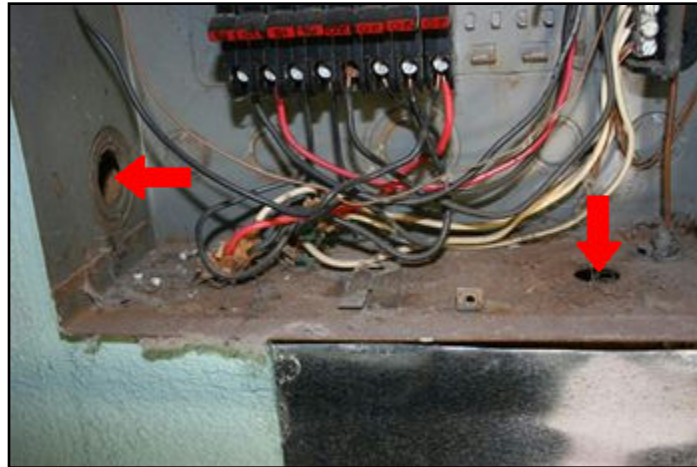
**Implication(s):** Electric shock

**Location:** Electrical panel

**Task:** Protect



[Click on image to enlarge.](#)



34. Unprotected openings

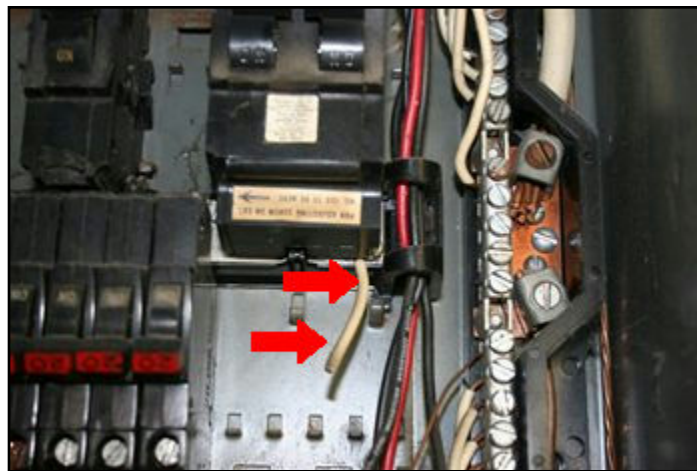
### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

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

Implication(s): Electric shock

Location: Electrical panel

Task: Remove



35. Abandoned wires in panel

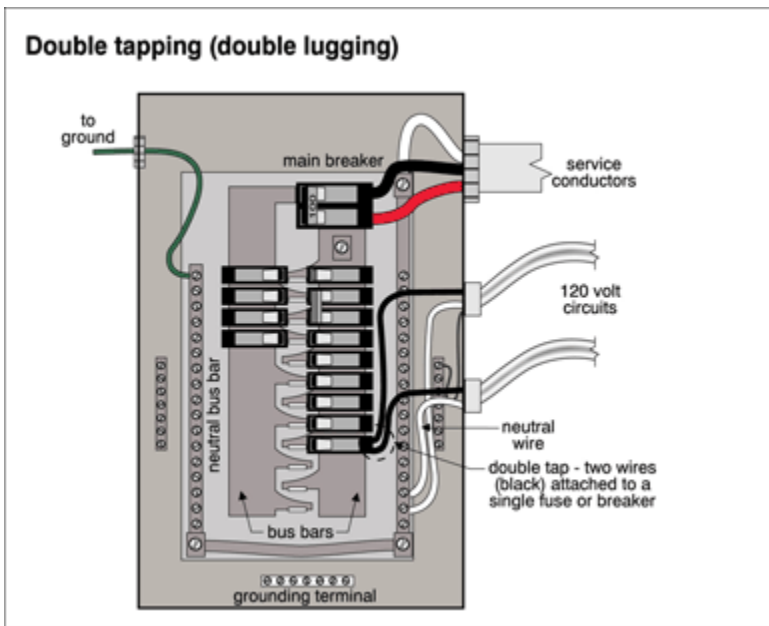
20. Condition: • [Double taps](#)

A double tap was observed at the service panel. Recommend repair by a licensed electrician.

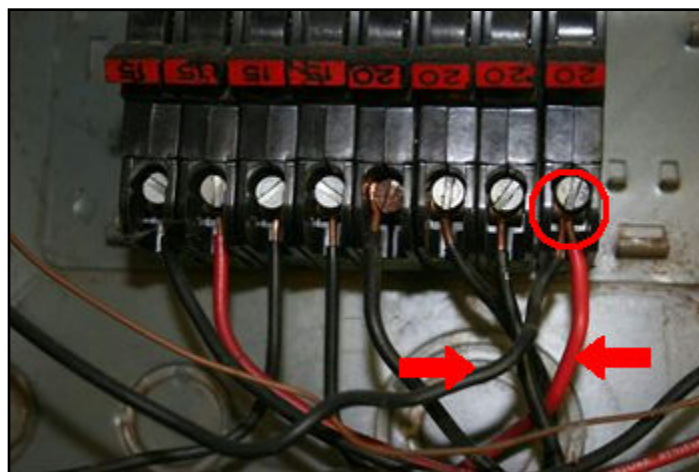
Implication(s): Fire hazard

Location: Electrical panel

Task: Correct wiring



[Click on image to enlarge.](#)



36. Double taps

## DISTRIBUTION SYSTEM \ Wiring - installation

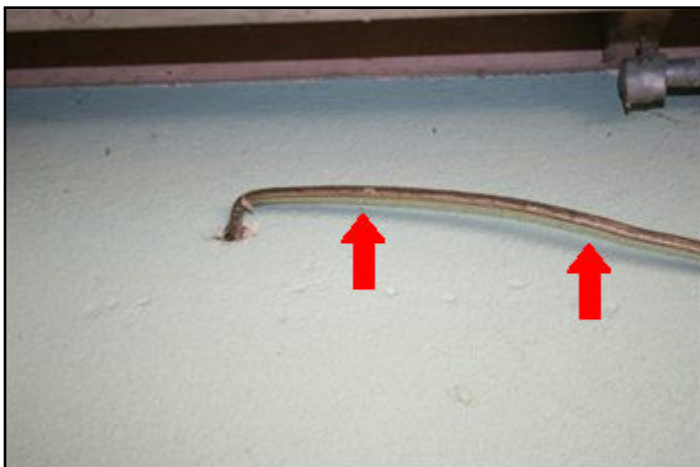
21. Condition: • [Flexible conduit needed](#)

A variety of improper wiring installations were observed in the exterior utility closet as well as the garage and kitchen. Recommend a licensed electrician evaluate and correct.

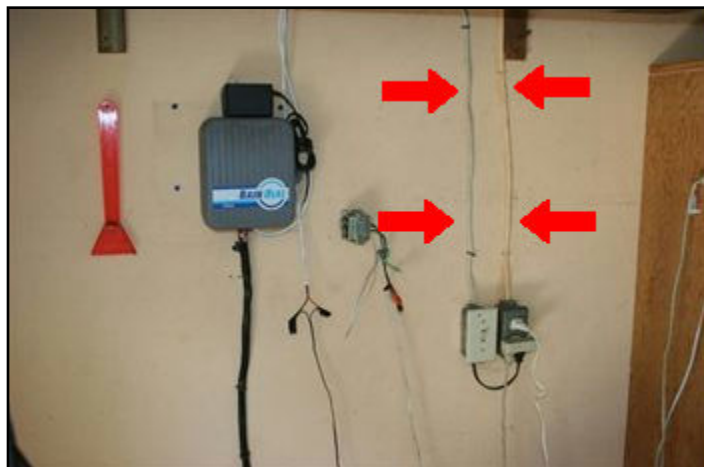
**Implication(s):** Electric shock

**Location:** Various

**Task:** Correct wiring



37. Improper



38. Improper



39. Improper



40. Improper

## DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Attic

Task: Replace cover



41. Cover loose or missing

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

**23. Condition:** • [Ungrounded](#)

Most of the receptacles in the home are ungrounded and should be brought up to current standards. Recommend further evaluation by a licensed electrician.

**Implication(s):** Electric shock

**Location:** Throughout

**Task:** Further evaluation and repair

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

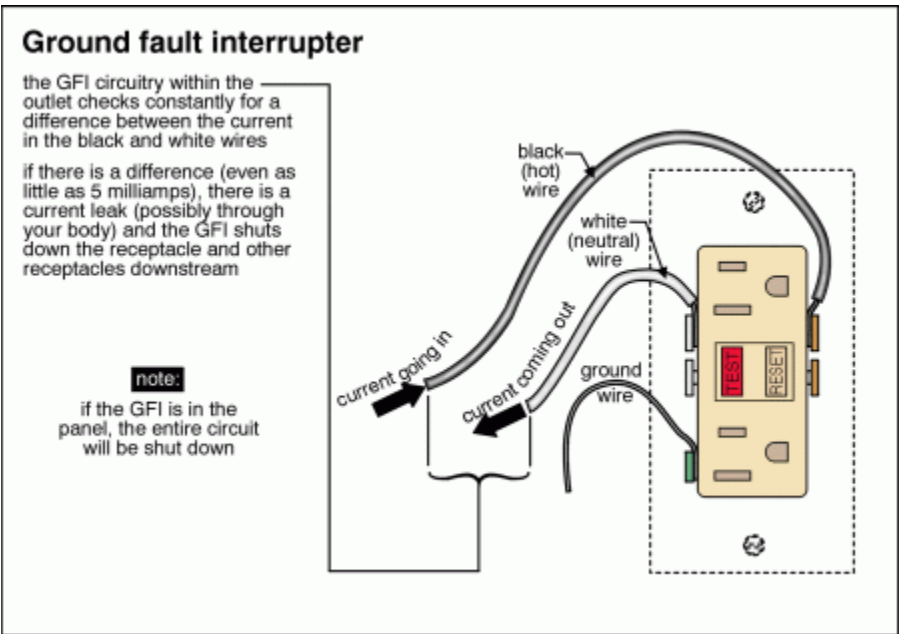
GFCI receptacles are required by the US National Electrical Code in locations where water and electricity are likely to come into contact, such as in kitchens, bathrooms, garages, and outdoors. Recommend having a licensed electrician install and replace GFCI receptacles as needed.

**Implication(s):** Electric shock

**Location:** Exterior/Kitchen/Garage

**Task:** Provide





**DISTRIBUTION SYSTEM \ Cover plates**

**25. Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Replace



42. Missing

# HEATING

5632 Marbury Dr, Goleta, CA April 18, 2013

Report No. 1034

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

### System type:

- [Furnace](#)



43. Furnace

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [14 years](#)

### Main fuel shut off at:

- Meter



44. Meter

# HEATING

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## Fireplace:

- [Wood-burning fireplace](#)



45. Wood-burning fireplace

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

## Recommendations

### FIREPLACE \ Fireplace gas igniter

26. Condition: • [Pipe rusted](#)

Implication(s): Increased fire hazard

Location: Living Room

Task: Replace



46. Pipe rusted

## FIREPLACE \ General

**27. Condition:** • Inspect chimney, and sweep, if needed before using

**Implication(s):** Fire hazard

**Location:** Fireplace

**Task:** Inspect and clean

## CHIMNEY AND VENT \ Masonry chimney

**28. Condition:** • [Loose, missing or deteriorated masonry](#)

**Implication(s):** Material deterioration

**Location:** Exterior

**Task:** Repair



*47. Loose, missing or deteriorated masonry*

SUMMARY

ROOFING

EXTERIOR

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ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

## Description

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

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

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

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

## Recommendations

### ATTIC/ROOF \ Insulation

**29. Condition:** • [Amount inadequate](#)

The amount of insulation observed in the attic space was inconsistent. Some areas had some while other areas had none. Recommend evaluating needs and providing recommended amounts to control heating and cooling costs.

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Improve



48. Amount inadequate

## Description

**Water supply source:** • Public

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

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

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

• Exterior wall



49. Exterior wall

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

**Water heater type:** • [Conventional](#)

**Water heater manufacturer:** • Bradford White

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 13 years

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

## Recommendations

### General

30. • Condition: Improperly run gas and water lines were observed in the garage. Recommend further evaluation and correction from a licensed plumber.

**Implication(s):** Fire hazard; leak potential

**Location:** Garage

**Task:** Further evaluation and correction



50. Improper



51. Improper



52. Improper

## WATER HEATER \ Tank

31. Condition: • [Wobbly or not stable](#)

The seismic strapping was not installed properly. Recommend correction from a licensed plumber.

**Implication(s):** Damage to equipment | No domestic hot water

**Location:** Utility closet

**Task:** Strap properly



53. Wobbly or not stable

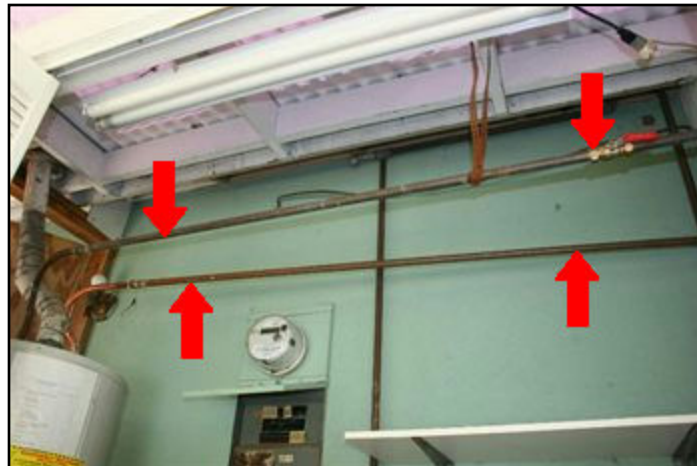
### WATER HEATER \ Hot/cold piping

**32. Condition:** • The supply lines for the water heater were installed improperly and lack support. Recommend further evaluation from a licensed plumber.

**Implication(s):** Possible leak point.

**Location:** Utility closet

**Task:** Further evaluation and repair



54. Improper



**WATER HEATER - GAS BURNER AND VENTING \ Gas piping**

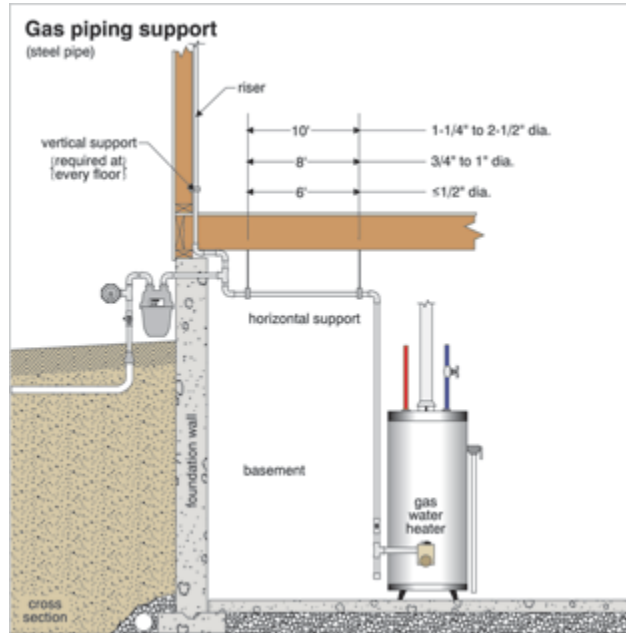
**33. Condition:** • [Inadequate support](#)

The gas supply line was not properly supported. Recommend further evaluation and correction by a licensed plumber.

**Implication(s):** Fire or explosion

**Location:** Utility closet

**Task:** Further evaluation and correction.



Click on image to enlarge.



55. Inadequate support

**WASTE PLUMBING \ Drain piping - installation**

**34. Condition:** • [Poor support](#)

The drain pipe for the washing machine was not supported properly and there was a hole in the stucco at the entry point into the house. Recommend supporting drain and patching hole.

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

**Location:** Utility closet

**Task:** Repair



56. Poor support

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

### 35. Condition: • [Leak](#)

A leaky p-trap was observed in the master bedroom stand alone sink area.

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

**Location:** Master Bathroom

**Task:** Repair



57. Leak

**36. Condition:** • Drain stop ineffective

**Implication(s):** Nuisance | Reduced operability

**Location:** Master Bathroom

**Task:** Repair or replace



58. Drain stop ineffective



59. Drain stop ineffective

## FIXTURES AND FAUCETS \ Toilet

**37. 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:** Main Bathroom

**Task:** Repair or replace



60. Running continuously

# INTERIOR

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SUMMARY

ROOFING

EXTERIOR

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PLUMBING

INTERIOR

## Description

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

**Windows:** • [Sliders](#) • Wood • Aluminum

**Glazing:** • [Single](#)

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

## Recommendations

### General

**38.** • Condition: Evidence of termite infestation was observed in multiple areas around the home. Recommend pest inspection, treatment and repair of affected areas.

**Implication(s):** Damage to finishes and structure

**Location:** Throughout home

**Task:** Pest inspection



61.



62. Evidence of termites



63. Evidence of termites

## WALLS \ Plaster or drywall

39. Condition: • [Water damage](#)

Implication(s): Cosmetic defects

Location: Bathroom

Task: Repair



64. Water damage



65. Water damage

## WINDOWS \ General

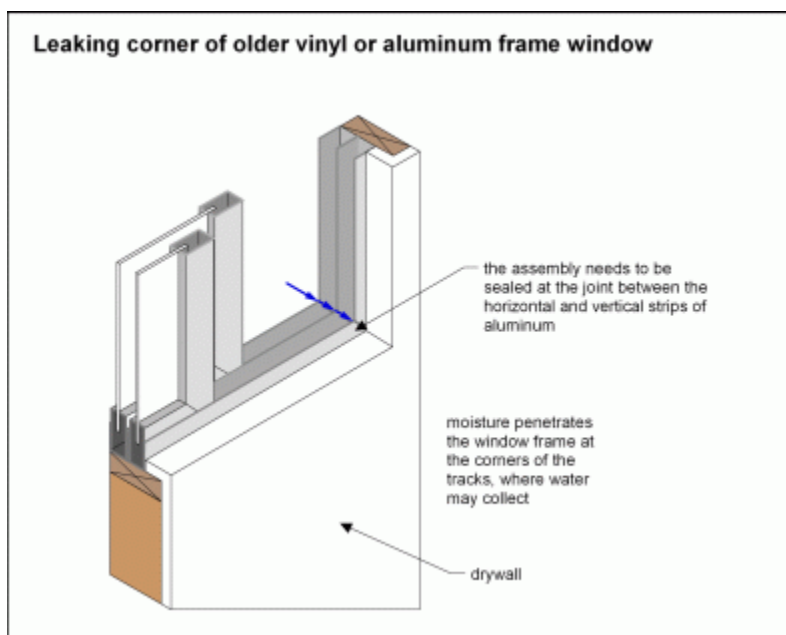
40. Condition: • [Water leaks](#)

Evidence of moisture intrusion from either condensation or a water leak was observed in the sun-room and loft area windows. Recommend further evaluation and repair.

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

Location: Sun-room, Loft

Task: Evaluate and repair



[Click on image to enlarge.](#)

# INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

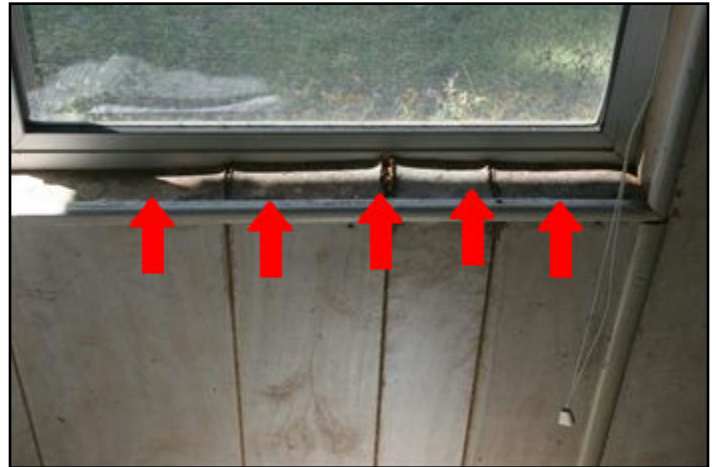
INSULATION

PLUMBING

INTERIOR



66. Water leaks



67. Water leaks



68. Water leaks



69. Water leaks

## DOORS \ Doors and frames

41. Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: Northwest Kitchen

Task: Repair



70. Stiff

## DOORS \ Hardware

**42. Condition:** • [Inoperable](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Bedroom

**Task:** Repair



71. Inoperable

## GARAGE \ Walls and ceilings

**43. Condition:** • Evidence of moisture intrusion was observed on the garage ceiling. It appears to be old but I recommend requesting disclosure to clarify if issue was resolved.

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

**Location:** Garage ceiling

**Task:** Request disclosure



72. Evidence of moisture

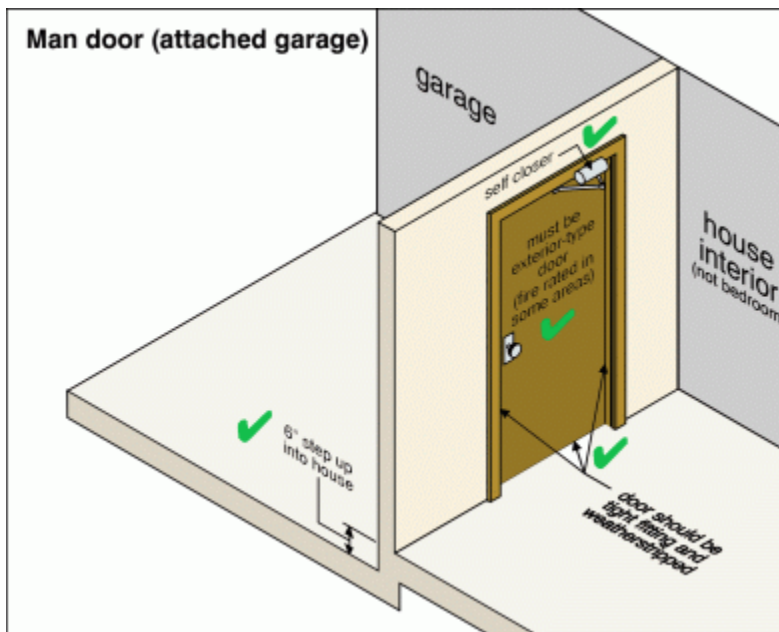
## GARAGE \ Man-door into garage

44. Condition: • [Door not fire rated or exterior type](#)

Implication(s): Increased fire hazard

Location: Garage

Task: Replace



[Click on image to enlarge.](#)



73. Door not fire rated or exterior type

45. Condition: • [No self closer](#)

Doors between the garage and living spaces are required to have self closing assemblies. None were noted at the time of this inspection.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Provide





74. No self closer

**EXHAUST FANS \ Exhaust duct**

46. Condition: • [Leak](#)

The bathroom exhaust fan ductwork was disconnected in the attic.

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

**Location:** Attic

**Task:** Repair



75. Leak

**EXHAUST FANS \ Kitchen exhaust system**

**47. Condition:** • Leak

**Location:** Kitchen



76. Leak

**APPLIANCES \ Dishwasher**

**48. Condition:** • Backflow prevention missing

There was no existing air gap installed for the current dishwasher.

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

**Location:** Kitchen

**Task:** Provide



77. Backflow prevention missing

**END OF REPORT**