

SENTRY

OF SAN DIEGO

Home Inspection Service

REPORT NUMBER: DR1-062613

INSPECTED: June 26, 2013

INSPECTOR: Daniel Roach

PROPERTY ADDRESS: 876 Armada Terrace
San Diego, California

CLIENT: Edward Charles

REALTOR: Steve Uhler

This report is the exclusive property of Sentry of San Diego Home Inspection and its client. The inspection report is not public property and may not be transferred from one party to another for any purpose.

The inspection was conducted on June 26th, 2013. The weather conditions were clear. Present at the time of the inspection were Daniel Roach (Sentry of San Diego Home Inspection) and Kirk Webster (realtor). The inspection started at approximately 9:45 am and concluded at 12:30 pm.

IMPORTANT INFORMATION (Please Read)

Please consult the inspection contract for those items which are not within the scope of this inspection (i.e., asbestos, drainage, and geological conditions). This report is not intended to be a warranty, expressed or implied. Nor is any assurance given that the subject property complies with all standards, codes, and ordinances. THIS REPORT IS NOT A SUBSTITUTE FOR A SELLERS DISCLOSURE STATEMENT OR FOR THE BENEFIT OF A FUTURE OWNER.

Post Office Box 19343 • San Diego, California 92159
(619) 448-9184 Fax (619) 442-7998
Email: sentrysd@cox.net
Daniel J. Roach, California General Contractor's License 376740

NOTE: The following is a "check list" summary of the inspection. You will find a detailed written narrative of my findings following the "check list".

CHECK LIST KEY

G (Good) Appeared to be in operating condition. Does not show excess wear.

F (Fair) In operating condition, shows signs of aging.

P (Poor) In need of present repair or replacement.

Y = Yes N = No * = See Written Report N/V = Not Visible

LOT

1.Level
2.Soil too high on wall? N
3.Trees too close? N
4.Driveway/sidewalks? *
5.Hazards to foot traffic? N
=====

UNDERFLOOR AREA

1.Access: North
2.Vented? *
3.Vents screened? Y
4.Clearance 18 inches? *
5.Framing: *
=====

HOUSE

1.Raised Foundation
2.Two Story
3.Visible foundation: G

#3 Above ground portion only.
=====

ADDITIONS/ALTERATIONS

1.Permit investigation is not within the scope of inspection. I recommend verifying the presence of the required permits.
=====

EXTERIOR WALLS

1.Wood frame
2.Covering: Stucco
3.Condition: *
=====

GARAGE

1.Attached
2.Framing: G
3.Concrete slab: G w/vis
4.Firewall: G w/vis
=====

ROOF

1.Type: Torch Down
 Style: Low Slope
2.Appearance: G
3.Signs of leaks? N
4.Exposed underlayment? N
5.Raingutters/downspouts? Y *
6.Flashings: G
=====

FIREPLACE

1.Type: Masonry
2.Firebox: *
3.Damper operable? *
4.Flue: G
5.Gas Jet? Y
6.Chimney: G
7.Spark arrestor? *
=====

ELECTRICAL SERVICE

1.Main Panel: Northeast
 Sub-Panel: Northeast
 2.Wiring: Copper
 3.Condition: G
 4.Main Breaker Capacity: 200
 5.Grounded outlets? Y
 6.GFI protection? Y
 7.Smoke detectors? Y
 =====

PLUMBING

1.Water lines: Copper
 2.Condition: G
 3.Water flow: *
 4.Drain lines: Plastic
 5.Condition: G
 6.Gas line condition: G
 7.Water Pressure: 67 PSI G
 =====

NOTE: Limited to visible accessibility.
 =====

HEATING

1.Forced Air
 2.Gas
 3.Location: Upper Hall Closet
 4.Thermostat: Upper Hall
 5.Operational? Y
 6.Air supply OK? Y
 =====

NOTE: Limited to visible accessibility.
 =====

AIR CONDITIONER

1.Compressor location: Roof
 2.Local disconnect? Y
 3.Operational? Y
 =====

WATER HEATER

1.Type: Gas
 2.Gallons: 75
 3.Location: Upper Hall Closet
 4.PRV? Y
 5.PRV properly vented? Y
 6.Air supply OK? Y
 7.Operational? *
 8.Seismic restraints? Y *

PRV = Pressure Relief Valve
 =====

LAUNDRY FACILITIES

1.Location: Laundry Room
 2.Dryer hook-up: Gas & Elect
 =====

NOTE: Water valves that are not operated except for repairs, i.e. main water shut off valves, laundry valves, and valves under sinks are not tested for operation. I recommend any noted recommended corrections noted in this report be completed by licensed contractors and obtaining and providing copies of all required permits.
 =====

* The presence of mold and/or mildew in the home is outside the scope of this inspection. I recommend contacting the appropriate specialist for this evaluation if you desire more information regarding mold and/or mildew.

INTERIOR

Floors: The floors were covered with carpet, hardwood flooring, and tile.

Walls: The walls were textured drywall.

Ceiling: The ceilings were textured drywall.

=====
NOTE: I do not move furniture or personal items. Electrical receptacles and/or switches which were blocked from access or visibility were not tested.
=====

* At the front of the home I noted the stucco on the walls is water damaged. This is an indication there may not be a proper waterproofing membrane and/or drainage behind the walls. At the north end of the front of the home I noted a drain pipe that drains across the City sidewalk. Drainage is not permitted to drain across City sidewalks. At the south elevation of the home I noted a drain pipe on the flatwork for some type of drainage from behind the home. The drain pipe has separated and is not extended to a suitable discharge point.

* When I entered the home I noted a musty odor. Musty odors were also noted in the cabinets in the family room at the northwest corner of the family room and in the kitchen area in the cabinets at the north side of the west wall.

* In the underhouse area I noted the concrete piers under some of the wood posts supporting the girder systems were damp from moisture in the ground.

* I was unable to evaluate the area behind the home. The deck prevented me from seeing if there is any waterproofing membrane on the exterior wall and foundation and/or if there is any type of drainage behind the home.

* An engineer who specializes in waterproofing and drainage should be contacted for an evaluation of the home.

* The stucco on the walls at the front of the home will require repairs.

* The elevator and elevator equipment are outside the scope of this inspection.

* Some shrinkage cracks were noted in the mortar between the tiles installed on the walls next to the driveway. The mortar should be repaired to reduce the possibility of water damaging the tiles on the walls.

ENTRY:

The entry was inspected and the following was noted:

* The glass used in the entry door and the side lites next to the entry door is not dual glazed glass. A future buyer may wish to upgrade the glass with dual glazed glass to reduce the heat loss around the glass.

HALLS:

The halls were inspected and the following was noted:

* The lens in the skylights in the upper hall have moisture between the lens. The lens in the skylights need to be replaced. This should be evaluated by a roofing contractor.

* The glass in the fixed window at the east elevation of the upper hall and the fixed windows in the south elevation of the upper hall have moisture between the glass. This is an indication the seals between the glass are damaged and the thermal value of the glass is reduced. The glass in all of the windows and doors in the home should be evaluated by a glazing contractor for replacement of the glass with moisture.

* Normal shrinkage cracks were noted in the drywall next to the corner beading on the ceiling in front of the utility closet where the forced air heating unit and water heater are located. This is cosmetic in nature.

* Ceiling mounted smoke detectors are installed in the bedrooms and the lower hall. There is no smoke detector installed in the upper hall. Smoke detectors are required in and near all rooms used for sleeping purposes and on all floor levels of a home. An additional smoke detector should be installed in the upper hall area.

HALLS, cont.

* There are no carbon monoxide detectors installed in the home. Carbon monoxide detectors are now required on all floor levels of a home and near all rooms used for sleeping purposes. Carbon monoxide detectors should be installed in the home to comply with this requirement.

KITCHEN:

The kitchen was inspected and the following was noted:

* When I tested the downdraft hood behind the cook top the floor in front of the island cabinet and the counter top of the island cabinet vibrated. The downdraft hood should be evaluated by an appliance technician.

* The electrical outlet in the south wall next to the refrigerator is not ground fault protected. For added safety the outlet should be upgraded with ground fault protection.

Appliances: The appliances were checked and found to be in operating condition except as noted.

Cook Top: Gas
Ovens: Electric

=====
NOTE: Appliances are checked for operation only! Temperatures are not checked or calibrated. Clocks and timing devices are not inspected. The cycle of operations are not verified and self-cleaning operations are not evaluated.
=====

DINING ROOM:

The dining room was inspected and the following was noted:

* None of the light bulbs in the recessed ceiling light fixtures in the soffit on the north wall of the dining room were operational at the time of the inspection. One of the light bulbs in the recessed ceiling light fixtures in the soffit on the south wall was not operational at the time of the inspection. This is possibly due to burnt light bulbs. The light bulbs that were not operational should be replaced to verify the light fixtures are operational.

DEN:

The den was inspected and found to be in good condition.

LIVING ROOM:

The living room was inspected and the following was noted:

* When the home was built it may not have been required to modify the damper in a fireplace with gas so the damper cannot be fully closed. Current building standards now requires this on new fireplace installations. For added safety I recommend adding this safety feature.

* A decorative type structure has been installed on top of the chimney of the fireplace. The structure may prevent the fireplace from drafting properly. The structure on top of the chimney should be evaluated by a licensed chimney sweep or fireplace specialist.

* There are no glass doors installed on the fireplace. Glass doors should be installed on the fireplace to reduce the heat loss through the flue of the fireplace.

* The drywall on the ceiling at the east end of the living room appears to have been patched. The drywall needs cosmetic repairs. The drywall should be evaluated by a drywall professional for repairs.

* The screening fabric in one of the screens on the french doors is torn. The screen needs to be repaired.

* One of the light bulbs in the recessed ceiling light fixtures above the fireplace was not operational at the time of the inspection. This is possibly due to a burnt light bulb.

FAMILY ROOM:

The family room was inspected and found to be in good condition.

* When I opened the cabinet doors on the cabinet at the north side of the entertainment cabinet I noted a very musty odor. This should be evaluated by a mildew/mold specialist.

BEDROOMS:

The master bedroom was inspected and the following was noted:

* On the deck area outside the master and the northeast hall bedrooms I noted parts of one of the frames of the glass in the partial wall of the deck is damaged. The frame of the window should be evaluated by the glazing contractor for repairs.

* The carpeting in the bedrooms is faded. The carpeting should be evaluated by a carpeting professional.

* The lens in the skylight in the bedroom is cracked. The lens should be replaced by the roofing contractor.

* At the time of the inspection decorative panels were installed over some of the windows in the master bedroom and the living room. I did not evaluate the windows behind the decorative panels.

Alternate Exit: An alternate avenue of exit was available in the event of an emergency.

The northwest hall bedroom was inspected and the following was noted:

* Wood decay was noted in the door jamb of the french door from the bedroom to the exterior. This should be evaluated by a qualified pest control contractor.

Alternate Exit: An alternate avenue of exit was available in the event of an emergency.

The northeast hall bedroom was inspected and found to be in good condition.

Alternate Exit: An alternate avenue of exit was available in the event of an emergency.

BATHROOMS:

* At the time of the inspection there was no hot water at any of the plumbing fixtures in the home. This should be evaluated by a plumbing contractor.

The bathroom next to the laundry room was inspected and the following was noted:

* At the time of the inspection the ventilation fan in the bathroom was not operational. This should be evaluated by an electrical contractor.

* The water flow at the pedestal sink faucet was minimal. This should be evaluated by a plumbing contractor.

The bathroom next to the family room was inspected and the following was noted:

* The stopper is missing from the sink in the bathroom.

The master bathroom was inspected and the following was noted:

* A drip irrigation system was noted on the deck outside the master bathroom. At the time of the inspection the stucco next to the drip irrigation was wet from the drip irrigation system. The drip irrigation system should be separated from the wall.

* The stopper assembly in the left sink in the bathroom needs minor adjustment.

The upper hall bathroom was inspected and found to be in good condition.

* The stopper assembly in the sink needs minor adjustment.

GARAGE:

The garage was inspected and the following was noted:

* The drywall screws securing the drywall on the wall at the southeast corner of the garage have some rusting. This is possibly due to the lack of adequate waterproofing and/or drainage on the exterior of the wall. This should be evaluated by the engineer.

* My inspection of the garage was very limited due to the amount of items being stored in the garage at the time of the inspection.

LAUNDRY:

The laundry facilities were inspected and the following was noted:

* I did not see a drain installed in the floor of the laundry room. To reduce the possibility of water damage to the walls and/or floor I recommend upgrading the home with a liner installed under the washing machine.

* The base molding on the walls of the laundry room are discolored. The discoloration appears to be some type of a mildew or mold substance. The base molding and home should be evaluated by a mildew/mold specialist.

* The electrical outlet for an electric clothes dryer is a three hole outlet. Most new electric dryers now require a four hole 220 volt electric outlet. The outlet should be upgraded with a four hole 220 volt electric outlet by an electrical contractor.

* At the time of the inspection the light bulbs in the ceiling of the laundry room were not operational. This is possibly due to burnt light bulbs. The light bulbs should be replaced to verify the lighting is operational.

* My inspection the cabinet in the laundry room at the sink in the laundry room was limited due to the amount of items being stored in the cabinet at the time of the inspection.

HEATING:

The F.A.U. (forced air unit)/gas heating unit was evaluated and found to be in good condition.

=====
NOTE: When possible, I do check the heating appliance(s) in the dwelling for operation. My inspection is visual and does not include disassembly of any component or appliance. It is impossible to assure the absence of internal defects or damage, such as a cracked heat exchanger. If you desire a comprehensive evaluation of the heating system I recommend contacting a licensed heating contractor.
=====

AIR CONDITIONER:

The air conditioner was inspected and found to be in good condition.

WATER HEATER:

The gas water heater was inspected and the following was noted:

* At the time of the inspection there was no hot water flow at the faucets in the home. The water heater was operational and the temperature control valve on the water heater was set at a "HOT" position. The water heater should be evaluated by a licensed plumbing contractor.

* There are only two earthquake straps installed on the water heater. Seventy-five gallon water heaters are now required to have three earthquake straps. An additional earthquake strap should be installed on the water heater.

MAIN and SUB-PANELS:

The main and sub-electrical service panels were inspected and found to be in good condition.

EXTERIOR

WALLS:

The stucco exterior was inspected and found to need repairs. See entry section of this report.

* Normal stress cracks were noted in the stucco on the home.

* The wood fascia boards need refinishing. The fascias should be evaluated by a painting contractor.

UNDERHOUSE AREA:

* My inspection of the underhouse area was limited. The ducting and plumbing pipes under the home limited my access to the south elevation and the southwest corner of the home. My inspection of the west elevation of the underhouse area was very limited.

* At the time of the inspection some of the insulation in the sub-floor under the home had fallen. The fallen insulation needs to be re-installed into the floor system.

UNDERHOUSE AREA, cont.

* The ventilation into the underhouse area is minimal. This is allowing moisture and musty odors to accumulate in the underhouse area. Additional ventilation and possibly a ventilation system needs to be installed into the underhouse area. This should be evaluated by the engineer.

* The insulation that is installed in the underhouse area limited my visibility of the framing under the home.

* The posts that are supporting the girder systems are not secured to the concrete piers. The posts should be secured to the piers. This should be evaluated by a foundation specialist.

FOUNDATION:

The visible concrete foundation was inspected and found to be in good condition.

* The exterior foundation was only partially visible. I looked for and could not find any visible cracks. A floor level survey is outside the scope of this inspection. Please check with the Pre-Inspection Agreement for items that are outside the scope of this inspection.

CONCRETE FLATWORK:

The concrete flatwork was inspected and found to be in good condition with normal stress cracks noted in the driveway and sidewalk. I did note the driveway is steeper than normal.

WATER SUPPLY:

Water pressure was 67 PSI (normal considered from 40 to 80 PSI).

Water Shut-Off Location:	Front of Home
Regulator Location:	Garage

* There is no backflow device installed at the home. The home should be upgraded with a backflow device by a plumbing contractor.

LOT:

* At the time of the inspection there was no water in the above ground spa. I did not evaluate the above ground spa.

* In front of the water feature behind the home I noted the deck was wet. It appears the water feature may be leaking. The water feature should be evaluated by a contractor who installs or repairs water features.

* The bank behind the home slopes towards the home. Drainage and waterproofing are key elements of the home to prevent moisture from accumulating under the home and next to the home. It does not appear the drainage and/or waterproofing are adequate. This should be evaluated by the engineer.

=====
Drainage: The lot drainage is not tested as a part of this inspection. I will note only those obvious areas of ponding surrounding the structure and if there is an obvious slope of grade toward the house. No equipment for measuring grade or slope is used. Drain systems where installed are not tested. This is not a geological or drainage evaluation.
=====

ROOF:

The roof was inspected and found to be in good condition.

FENCES:

The fences were not inspected.

This concludes my report. Thank you for calling on me for your inspection needs. Please call if I can be of service in the future.

SENTRY HOME INSPECTION OF SAN DIEGO

(619) 847-3026

SentrySD @ Cox.net