CANTOR INSPECTIONS

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It was prepared for the below-named
and is not intended for use by any other person.

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Berkeley, CA

Inspected by Matt Cantor
Member: American Society of Home Inspectors®

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FOR OTHER THAN THE ABOVE-NAMED:

If you are not named above and wish to use this report, we strongly urge that you retain Cantor Inspections or other qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return and review the building and report with any interested party for an amount equal to 50% of the total fee paid for this inspection. This offer is good for 6 months from the date of inspection, after which a complete reinspection should be performed.

This inspection and report was performed according to the limitations and exclusions specified in the enclosed contract. In this contract our liability is limited to twice the cost of the inspection. Cantor Inspections will, upon request, perform an inspection without this limit on liability for an additional fee. The Inspector is not responsible for determining whether the structure complies with its plans or specifications. You should consult the architect, engineer, or other design professional on this topic.

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INTRODUCTION

Property Description

The sky was clear at the time of our inspection. The building site appears relatively level. This building is a 2- and 3-story, single-family house, constructed approximately 1910. Several modifications have been made to the building. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

The building interior was overall very densely furnished, and our view was limited by furnishings. Areas obscured by furnishings should be examined after the furnishings have been removed.

General Comments

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, specialists in the relevant fields should be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance.

We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made.

At the end of this report we will list the recommendations we believe to be the most important. Those recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

EXTERIOR

Exterior

This building has horizontal wood siding that shows moderate to general wear and damage in several places. There is also wood shingle siding that is in moderately worn to poor condition and we recommend it be repaired and needed. Within the foreseeable future, it would be good to plan for the replacement of much of this shingle siding.

An example is shown below.

Paint

The paint is peeling on the siding, trim, window frames, window sills, fascia, left trellis, and eaves in several places. We recommend the peeling paint be scraped, sanded, caulked, primed, and painted as needed by a qualified painting contractor.

Windows

The exterior glazing putty is worn and missing in several places. We recommend new putty be installed as needed to protect the windows from moisture intrusion.

2nd Story Balcony

There is a balcony at the left 2nd story of this building. A liquid-applied membrane over the decking is in poor condition and has been poorly installed. The membrane is partly covered with decking. We recommend the balcony surface be replaced with a suitable decking material (for example, modified bitumen). We recommend all caps and penetrations at the balcony be properly flashed.

The 2nd story balcony's guardrails have large gaps and we recommend properly-spaced guardrails be installed as needed. The guardrails at the balcony are too low and we recommend guardrails of a proper height be installed.

Left Porch & Stairs

There is a wooden porch with stairs at the left of the building. The surface here is tiled. The structure is detached from the main building and has settled; we recommend this be repaired. The guardrails here are both too open and too low and we recommend they be repaired or replaced by a qualified contractor. We recommend a second handrail be installed at the left porch.

The steps are not even. We recommend the inconsistent steps at the left porch be modified or rebuilt

for safe usage. The difference in height between individual steps should not be more than 3/8 inch.

Front Porch & Stairs

The steps are not even. We recommend the inconsistent steps at the front porch be modified or rebuilt for safe usage. The difference in height between individual steps should not be more than 3/8 inch. Surfaces in this area are painted and could be slippery when wet. We recommend self-adhering strips or non-slip paint be applied to provide safer walking surfaces at the front porch. We observed significant decay in the front porch decking and we recommend it be repaired.

Railings

Modern building standards call for guard railings at least 42 inches high at every deck, stair, or landing more than 30 inches above an adjacent surface, and for openings in the rail to be less than 4 inches in diameter. Large railing openings that may allow a child to fall through should be modified for safety. This standard was recently changed from 6 inches to 4 inches as it was found that small children could slip through a 6-inch opening.

Fencing

There is wood and chain fencing in several areas of the property. Portions of the fencing are covered with plant growth and are not accessible to inspection. The fencing is damaged in several places.

ROOF

Primary Roof Surface

The house has a 3-tab, composition shingle roof, which we observed from its surface after climbing out of a skylight. This surface is approximately 20 years old, in generally worn condition. Given the age, the roof is in better than typical condition and may have 5 years or more left if properly maintained.

This roof is shown below.

Rear Small Roof Surface

There is a gravel surfaced built-up roof at the rear portion of the lower level. This roof surface is in poor condition and we recommend it be replaced.

A built-up roof or "BUR" (multiple layers of asphalt and felt) may have a gravel covering to protect the roof surface from the sun. These surfaces should be examined periodically to be sure the membrane is covered. It may be necessary to occasionally add gravel or redistribute existing gravel to maintain protection of the surface. Perimeter areas may be exposed and may wear out sooner than the covered portions. Exposed areas can be recoated every few years with hot or cold asphalt or other suitable coatings to extend the life of the roof surface.

Roof Flashings

The roof flashings are primarily sheet metal. Mastic was used at several of the roof flashing connections. The mastic is worn in several areas. We recommend new mastic be applied as needed. We recommend the exposed mastic be painted for solar protection.

Mastic is a general term for fibered roofing cement that is a thick roofing patching compound. Mastic is considered a temporary method to seal connections. Mastic dries out and cracks, typically requiring a new application every 2 to 4 years. Painting the mastic can help protect it from the sun and give a better appearance. The best procedure is to replace old metal flashings when a new roof is installed. It is common practice in some areas to leave old flashings in place and to cover them with mastic when applying new roofing over an existing roof surface.

Several piping penetrations are not adequately sealed. We recommend the roof piping penetration flashings be sealed as needed by a qualified contractor. The shingles are poorly woven at the valleys and may leak. The shingle tabs oppose the flow of water and will trap debris. The valleys should be

checked periodically and cleaned or modified if necessary to prevent debris accumulation and roof leaks.

Skylights
One skylight is a site-constructed type. Skylights that are not factory manufactured may have a greater potential for leakage and should be monitored carefully in rainy weather. We recommend the site-built skylight be replaced.

Roof Drainage
This roof has sheet metal rain gutters that show general wear and may soon need to be replaced. Debris has accumulated densely in several places in the gutters. Rain gutters should be cleared periodically as part of routine maintenance. We recommend strainers be installed in the gutters to minimize clogging by debris.

General
This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing nor guarantee against present or future leakage. Annual examinations should be made by a qualified roofer for needed periodic maintenance and repair.

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter corner joints and connections may need periodic caulking or sealing. Screens can be put at the downspout gutter connections to keep debris from blocking the downspouts. To check for adequate drainage walk around the building during or shortly after a heavy rain and observe the adequacy of the roof and area drainage systems.

ATTIC

Access
The attic has been mostly converted to finished space.

Attic Framing
The attic is framed with 2x4 rafters. The rafters have been overlaid with “skip” or spaced board sheathing, which has then been covered with structural panels. The rafters are overlaid with “skip” or spaced board sheathing.

Insulation
The attic is not visibly insulated. We recommend the attic be insulated to reduce energy costs and to increase comfort. The standard for new construction is eight to ten inches of insulation to achieve a value of R-30.

FOUNDATION

This building is a wood framed structure with a raised perimeter foundation. We inspected the subfloor areas by walking and crawling beneath the accessible portions of the building floors. Our ability to fully examine the foundation and substructure framing was limited by storage and other obstructions to our view.

Access is often obstructed by insufficient clearance beneath the floor framing, by ducting, pipes, stored items, finished wall surfaces, or other obstructions to visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.

We recommend full substructure access be provided.

Concrete

The foundation supporting this structure is outdated by modern standards. The concrete does not appear to be steel reinforced and probably does not have footings that extend deeply into the soil. Foundations of this type are more susceptible to cracking, settlement, deterioration from moisture entry, and earthquake damage.

Basement

There is a small basement at the rear. Portions of the basement were not accessible to inspection. Basement access was limited by stored personal items. The floors were dry at the time of our inspection. There are indications of previous moisture in the basement.

The basement floors are below the exterior ground level. It is possible that future rains will make these lower spaces wet and render them unsuitable to habitation. Additional drainage measures, sealing of the floor surfaces and the use of dehumidifiers are among the measures that may be required if the space demonstrates dampness.

Floors that are below the exterior soil level may be subject to water or moisture entry, especially in very rainy weather. It is not unusual to find occasional or unexpected water entry in below grade areas that have been dry for years. Valuable items should be stored on boards or pallets to prevent moisture damage in below grade rooms that have a potential for moisture entry. If carpeting is used, we suggest it be loosely installed so it can be easily pulled back for drying. Installation of a subsurface drainage system is the best way to assure a dry basement, however, there are a range of other possible upgrades involving concrete slabs, vapor barriers or Bentonite clay barriers that can be considered to help keep the basement dryer. Ultimately, it is essential to understand that this "developed" basement is a substandard addition to what would have originally been a service or storage area only in which some water or dampness would have been far less critical. If a dry basement is desired, we suggest that a qualified general contractor be retained to work toward that end.

There is a drain in the basement floor. We recommend the basement floor drain be cleaned and checked. This drain may not lead to the street or other disposal point and may simply be a dry well below this area (a rock bed).

We suggest the floor drains be tested for blockage and that water be poured into floor drains periodically to prime any traps that may be present. We do not test floor drains, and recommend they be tested for blockage. If a floor drain emits an odor of sewer gas, it may be connected to plumbing drains and the drain trap may have dried out. The drain trap may be primed by pouring water into the drain, and the trap seal maintained by pouring a small amount of mineral oil into the trap on top of the water to prevent evaporation.

Substructure Framing

The primary floor framing consists of 1 inch thick (nominal) decking boards installed over 2 inch thick (nominal) joisting and supported by intermediate concrete piers and walls.

Substructure

The subarea ventilation is minimal. We recommend adequate subarea ventilation be provided.

Under-floor areas should be provided with ventilation openings that have an area not less than 1 square foot for each 150 square feet of under-floor area. Openings should be provided close to the corners and should provide cross ventilation. The vent openings should be distributed equally along the length of at least two opposite sides and should be covered with 1/4-inch wire mesh. Four-by-fourteen inch vents are typically installed every 6-8 feet. There are many ways to provide ventilation and the best method should be decided after consulting a qualified contractor or the local building department. If natural cross-circulation is not obtainable with vent openings, it may be necessary to install a mechanical venting system with fans and ducts.

Subfloor Area

The subfloor area was generally dry.

Foundation General

The adequacy and condition of area soils, footings, foundations, and structural framing can only be determined after a detailed analysis by a soils, geotechnical, or structural engineer. This type of analysis and these determinations are beyond the scope of this inspection.

ELECTRICAL

Electrical Service

The electrical meter is at the front.

Main Panel

The main panel is in the basement/subfloor area and contains circuit breakers. The main panel is in very worn condition and we recommend it be replaced and relocated to a more accessible location.

Low height areas such as this are not currently approved for electrical panels. Modern installations of main panels are always at the building exterior.

The panel circuits are not labeled. We recommend the panel be labeled to identify areas served by each of the individual circuits, for safer and easier system repair. There are breakers in this panel that do not match the panel. We recommend this panel be reviewed by a qualified electrician and properly matched breakers be installed.

Many brands of circuit breakers can be made to fit within some electrical panels, but only the types for which the panel has been tested and approved should be used. Modern panels often have a rating sheet inside the panel listing the types and compatible brands of breakers that are acceptable. Using other breakers increases the likelihood of arcing and other electrical hazards.

Service Capacity

We estimate the capacity of this system to be 100-amps. The system capacity is not adequate according to modern electrical standards. We recommend a new, 125-amp circuit breaker panel be installed for greater convenience and safety. Given the size of the house, this would be a minimum and a larger service (up to 200 amps) should be considered.

Modern single-family residences typically have an electrical capacity of 125 to 200 amps. The minimum capacity allowed for a detached dwelling since 1960 is 100 amps. In older buildings it is not uncommon to find a 30-amp or 60-amp service. Sixty amp services are generally considered to be minimal but may suffice if there is no air conditioning and if gas is used for the major appliances. A 30-amp main capacity is not adequate and should be upgraded.

Both 120- and 240-volt service are provided.

AFCIs or Arc-Fault Circuit Interrupters, are a relatively new type of breaker that are capable of sensing the sparking in wiring that often precedes an electrical fire. This technology is now being required, primarily in bedroom areas, in most new residential construction and may soon be required on a more widespread basis, pending further analysis of the technology.

Wiring

This building is wired primarily with Romex (nonmetallic sheathed cable or NMC) wiring, with some flexible metal cable (AC/MC), knob and tube, and conduit wiring.

Most buildings prior to the 1950's were wired with knob and tube systems. In some building jurisdictions, knob and tube wiring with plastic insulation was used until the 1960's. Over time, the brittle insulation on older wire breaks down, especially at ceiling mounted light fixtures as these lights expose the wiring to heat over a long period of time. The splices in knob and tube systems are soldered, and overloads can melt the solder, causing loose connections and a possible fire hazard. Using only 15-amp fuses or breakers can reduce the potential for overloading.

Wiring is exposed to damage in the attic. We recommend the exposed wiring be properly re-installed.

Wiring in living areas, storage areas, or accessible exterior locations should be protected from damage. Protection is typically achieved by enclosure within wall cavities surfaced with gypsum board (sheet rock) or paneling, or by placing the wiring in rigid or flexible metal conduit. Metal-sheathed cable (AC/MC) or flexible metal conduit can be used in dry areas. Moisture-tight conduit should be used at exterior locations.

Wiring in the subfloor area is not properly supported. The general rule calls for staples or supports every four and one-half feet, and within 12-inches of each electrical box. We recommend the loose wiring be properly secured as needed. Wires are not properly installed at attic electrical box openings, as well as in other areas. This is shown below.

We recommend proper bushings and/or strain relief clamps be installed where wires enter box holes or openings.

Many aspects of this wiring are substandard and potentially hazardous. We recommend the entire electrical system be reviewed and repaired as necessary by a qualified electrician.

Fixtures

There are exposed bulb light fixtures in the attic near the roof, as well as in several closets. An example is shown below.

Incandescent light fixtures should be used in closets only when located over the door or on the ceiling and at least 12 inches from storage areas. Exposed bulbs and pendant lights should not be used. We recommend compact fluorescent lights (CFLs) be used in closets as they are cooler and require less clearance from storage areas.

Several light fixtures appear to be nonfunctional and we recommend they be checked and repaired as necessary. We were unable to determine if the fixture bulbs are burned out or if they are controlled by switches we did not locate.

Receptacles and Switches

There are both 2-hole and 3-hole type receptacle outlets. The receptacles are primarily the 2-hole ungrounded type. Several outlets are loose and we recommend they be secured to prevent movement that can cause breakage or loose connections in the wiring. The number of outlets or receptacles available for use is fewer than required in new construction. We recommend additional outlets be installed as needed for convenience and safety.

We tested a representative number of the outlets and switches. An examination of each is beyond the scope of our inspection.

Ground Fault Circuit Interrupters

As is common in older buildings, we found fewer than recommended GFCI protected outlets. GFCIs are relatively inexpensive and provide an important margin of safety. We recommend adding Ground-Fault-Circuit-Interrupter protection as necessary to meet modern safety standards.

Ground Fault Circuit Interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location - such as for laundry equipment). Recent regulations also require GFCI breakers for kitchen countertop outlets within 6 feet of a sink and for wet bars. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to assure the devices are functioning properly.

Several switches do not respond and we cannot determine if they are functional. We recommend the many old and worn switches and outlets be replaced by a qualified electrician.

There are several possible causes for a switch that does not respond. The switch may operate an outlet obscured by furniture, the fixture controlled by the switch may have a burned out bulb, or the switch may be defective. To determine the cause of a switch that appears nonfunctional it may be necessary to move furniture, replace bulbs, or retain an electrician to examine the switch and wiring.

Energy Efficiency

We recommend visiting the following website for information on energy cost and conservation:

http://www.gosolarcalifornia.ca.gov/ or contacting the California Public Utility Commission for information on alternative energy source and energy conservation.

We also recommend that buyers of Berkeley properties visit http://www.ci.berkeley.ca.us/sustainable/residents/reco/reco_responsibilities.html to learn about the R.E.C.O. ordinance and about local energy conservation measures.

PLUMBING

Main Water Supply

We did not locate a readily accessible main shutoff valve for the water supply. The main valve should be in a convenient location so the water can be shut off quickly in an emergency. We recommend that the main valve be located or, if there is none, that one be installed. The supply piping leading to the main valve is ¾-inch copper. We measured the water pressure at 77 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range.

Interior Water Piping

The water supply piping is primarily galvanized steel. Mineral deposits and rust tend to accumulate in galvanized piping, resulting in reduced water flow. The extent to which this occurs depends on the type of water and the age of the piping. In the course of remodeling it is generally best to replace older galvanized piping with copper, at least in the portions that are modified.

Both copper and galvanized steel piping are used in the water supply piping system. There may be poorly separated connections between copper and galvanized piping. A poor connection between these two metals may cause rust or corrosion in the galvanized piping. The standard procedure is to install brass pipes, brass fittings, or dielectric unions to separate copper from galvanized steel. We recommend noncorrosive fittings be installed as needed to properly separate galvanized and copper piping.

There is rust at several piping connections and on many fitting, especially near dielectric unions. An example is shown below. This is not unusual in galvanized piping. The rusty connections should be checked periodically for indications of leakage.

There is a significant drop in water flow when several valves are operated at the same time. We consider this system due for a major upgrade and we suggest that copper piping of 3/4" at the main branches and 1/2" at dedicated branches be installed by a qualified plumber. Most of the angle stop valves are worn and may soon need replacement.

Exterior Piping
The hose faucets are not equipped with anti-siphon valves as is required in new construction. We suggest anti-siphon devices be installed to prevent the accidental flow of wastewater into the water supply piping.

Garden and lawn sprinkler systems, if present, are beyond the scope of our inspection. These systems should be checked periodically for leaks and for proper functioning.

Waste Piping System
The waste piping system has cast iron, galvanized steel and ABS (acrylonitrile-butadiene-styrene, the chemical make-up of a black plastic-composite plumbing pipe used extensively for drain, waste and vent systems) plastic piping.

Sewer Piping
Older sewer pipes often require annual cleaning and clearing of roots or other obstructions, as part of routine maintenance. Many buildings, especially those 40 years and older, have partially blocked, damaged, or worn-out main sewer piping. Clay tile piping was used in many older waste systems between the building and main sewer. Clay pipes are easily damaged and can be blocked by tree roots, or may crack from soil movement, causing sewage to back up into interior plumbing fixtures. If possible, determine any history of clogged drains. Eventual replacement of old sewer piping should be anticipated.

We recommend that the sewer lateral be examined by a qualified plumber.

Gas
To shut off the gas, turn the valve 90^{o} so the handle is at a right angle to the pipe. We recommend storing a large wrench near the valve so the gas can be shut off quickly in an emergency. The gas piping is not provided with an automatic seismic gas shutoff valve (designed to disconnect the gas supply to the building in an earthquake). We recommend such a shutoff be considered.

General
Waste piping should be cleaned out periodically to remove any accumulation of grease, hair, and dirt and to help prevent future debris blockage and subsequent drainage failure.

The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.

The "sewer lateral," which is the buried waste piping that runs between the building and the main sewer, is often partially blocked or damaged by roots and other obstructions. We advise having all older sewer laterals checked by a qualified plumber using special video equipment designed for this purpose.

WATER HEATERS

Basement Water Heater

There is a relatively new 50-gallon, gas-fired water heater in the basement. The water heater has a temperature and pressure relief (TPR) valve.

A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

The lower seismic restraint has been placed lower than is proper and we recommend this be repaired.

Adequate water heater strapping or bracing can significantly reduce damage that can occur from water heater movement. The best braces are rigid and support the water heater both at the top and bottom. "Plumber's tape" alone is no longer considered an adequate restraint according to the guidelines of the California Seismic Safety Commission. As of January 1, 1997, home sellers in California are required to certify that their water heater complies with current guidelines upon transfer of the property.

The single wall vent piping is too close to a wooden wall, which is a potential fire hazard. We recommend adequate vent pipe clearance be provided. Single wall vents need at least six inches clearance from combustibles.

Water Heater Adjacent Solar Storage Tank

*No gas or electricity is provided to this unit.

The label was obstructed and we were unable to note the size of the water heater in gallons. This unit is in poor condition and we suggest it be replaced. The water/solar panels on the roof are in very worn condition and may require repair. We suggest they be replaced.

Examination of solar water heating system is beyond the scope of this inspection. We recommend that a qualified expert examine this system to determine what repairs may be necessary.

Water Heater Maintenance

The life of a water heater may be extended by periodically removing the sediment that builds up in the tank. Attach a garden hose to the drain valve at the bottom and open the valve until the water runs clear. Drain valves commonly drip, and can be repaired by installing a plastic cap. The temperature adjustment control should be kept in the middle range; the water temperature should never be set hot enough to scald someone accidentally. The life of a water heater may also be extended by replacement of the sacrificial anode. These are generally designed to last only five years, and replacement anodes can be obtained at plumbing supply stores.

It is important to avoid storing combustible items near water heaters and other gas-fired appliances.

Water heaters should be set to 120º F. Third degree burns can occur in six seconds from a water heater output temperature of 140 degrees, and in 30 seconds from 130 degree water. Small children can often not distinguish burns until they have already occurred.

CENTRAL HEATING

Furnace

There is a gas-fired, forced-air furnace in the basement. This unit is approximately 25 years old, is in very worn condition, and will soon need to be replaced. We suggest it be replaced now.

The BTU input capacity is rated at 110,000 BTUs.

The gas connector is not properly installed. This flexible connector passes through a sharp-edged sheet metal hole and can become sliced open if the furnace moves. We recommend a proper gas connector be installed by a qualified contractor. This should involve the installation of solid piping just through the opening and then use of the flexible connector on the outside only.

The heat exchanger in this furnace was not readily accessible to inspection.

A heat exchanger is a metal chamber that encloses the flame and transmits heat to the circulating air. With age and use, cracks or rust holes can develop in heat exchangers. Fumes from the flame may flow through the exchanger wall and enter the living area. Heat exchangers should be carefully examined as part of routine servicing. Only a small portion of the heat exchanger is accessible during a typical home inspection.

Venting

This furnace is equipped with a fan-powered, induced-draft, venting system. The purpose of the fan is to draw the exhaust fumes through the heat exchanger to increase furnace efficiency.

Many newer furnaces have supplemental fans on the vent (flue) to control the flow of air through the burners and improve the efficiency of the furnace. Mineral deposits may form on this fan or "inducer" as a result of condensation in the vent piping, possibly indicating improper venting. It may be possible to improve venting effectiveness by modifying the piping material or configuration. We recommend that inducers be checked annually by a qualified heating contractor.

Heat Distribution

This system uses ducting to distribute warm air to the conditioned spaces. Several of the registers are loose and we recommend they be secured. We recommend the ducting system be examined and repaired or replaced as necessary by a qualified contractor. The furnace filters are at the left of the furnace.

Air filters prevent the accumulation of dust and dirt on the blower fan blades that can significantly reduce efficiency. Air filters should be checked monthly and changed or cleaned, depending on type, as necessary. A clogged air filter can lead to reduced air flow over a furnace heat exchanger, resulting in premature heat exchanger cracking or failure.

These filters are disposable. We recommend the furnace filters be checked monthly and replaced at least twice a year for efficient furnace operation.

A determination as to whether adequate heating is provided to all the rooms is beyond the scope of this inspection.

Heating General

This equipment does not appear to have been recently serviced and we recommend a qualified firm be retained to service this equipment. Servicing should be performed annually as part of routine maintenance. Significant defects may be revealed during a thorough evaluation, especially with older systems.

Special care should be taken to avoid storing combustible materials (clothing or other items that could burn) near gas-fired heating equipment to prevent a potential fire hazard.

INTERIOR

Walls and Ceilings

The interior wall and ceiling surfaces are primarily plaster. There are many large cracks in the ceilings and walls. We recommend they be repaired for a better appearance. Cracks often indicate foundation settling or movement. The paint is peeling in many places. We recommend these areas be refinished as necessary.

There are many stains on the walls and ceilings. The walls and ceilings are damaged in many places and we recommend they be repaired as needed.

We observed mold on several of the interior walls. This may be a function of subsurface moisture in the crawlspace or basement being drawn into the interior via Stack Effect or from patterns of habitation. Further examination is recommended to determine the cause and any necessary action. Small occurrences of mold or mildew growth are generally not serious matters but some persons can have physical reactions to some molds and action may be required.

A vapor barrier in the subfloor areas is suggested, as this can help to arrest this to some degree and costs very little to install.

Floors

We do not perform a survey of the floors for slope or uniform elevation as part of our standard inspection. We can return with special equipment and provide a floor level survey to determine the extent of floor slope for an additional fee upon request.

Stairways

The basement stairs are unusually steep and would not be allowed in new construction. Persons using the stairs should be warned to be especially careful. The overhead clearance above the basement and attic stairways are not sufficient and could cause injury. We recommend a sign be placed over the basement and attic stairways to warn persons of impaired overhead clearance. The minimum overhead clearance in modern construction is 6 feet 8 inches above a line drawn along the leading edge of the steps.

The stairs to the attic are winding and unsafe, shown below. We recommend caution be taken when traversing these stairs.

Railings
The hall banister is too low by modern standards, which require guardrails to be at least 42-inches high. We recommend upgrading the banister height for greater safety. Most of the interior handrails are at improper heights and we recommend this be repaired.

Smoke Alarms
Several smoke alarm are installed on walls, which may result in the alarms' not functioning properly. We recommend smoke alarms on walls be moved to ceiling locations. We recommend additional smoke alarms be installed as needed to comply with modern fire safety standards. We recommend the new owner install fresh 9-volt batteries in all smoke alarms, and that these batteries be replaced every 6 months. All smoke alarms should be regularly tested according to the manufacturer's recommendation.

A smoke alarm should be installed on every floor and in hallways near sleeping areas. Most jurisdictions now require that smoke alarms also be installed in each bedroom in new construction or when modifications exceeding $1000 in value are made. Direct wired smoke alarms should also have backup batteries so they will function in a power outage. Smoke alarms should be tested routinely by following the instructions in the detector operating manual. Fire extinguishers should be provided in kitchens and garages for emergency use. **We recommend that all ionization-type smoke alarms be replaced with photoelectric-type alarms, as evidence shows that the latter are far more effective.**

This house has a carbon monoxide detector. We strongly recommend CO-detectors be installed on all levels of this home as soon as possible.

Interior Miscellaneous
This building is equipped with a security system. We recommend a security system company be consulted as to proper operation of the security system. An examination of this system is beyond the scope of this inspection.

Windows

The windows are primarily wood-framed, double hung style. Several windows do not operate and we recommend they be adjusted or repaired as needed for convenient operation. Several windows are difficult to operate and several others have been painted shut. We recommend windows be adjusted, repaired, or freed as needed for convenient operation.

Several window frames are damaged. We recommend the damaged frames be checked by a qualified pest control firm and repaired or replaced as needed. Several window sash cords are worn and broken. We recommend new sash cords be installed as needed for safer window operation. The glass in several doors is apparently untempered. We recommend the glass in areas of potential impact be replaced with safety glass or that protective safety films be applied to the glass in these areas.

The general rule for new construction is that glass that is less than 18 inches from the floor (and larger than nine square feet), glass that is within 24 inches of the edge of a swinging door, or glass in a door (unless smaller than three inches in diameter) must be the tempered safety type. While there is no requirement to change existing glass, safety glass is usually required when new glass is installed. Special care should be taken in these areas until safety glass is installed. Furniture can often be arranged to direct traffic away from non-safety glass windows. Applying decals to sliding glass doors and large windows can help prevent accidents caused by persons who may think they are walking through an open door. Special plastic films are available which can be applied to the glass to reduce the likelihood of injury should the glass break.

We recommend chain or rope safety ladders be installed for each room above the first floor.

We operated a representative sampling of the windows. All windows were not checked for proper functioning, cracked or broken glass, or for the presence or condition of screens. This inspection does not include areas that are obscured by furniture, carpets, coverings, or any other items.

Doors

Many door locks and knobs are loose and damaged and we recommend they be repaired or replaced as necessary.

FIREPLACE AND CHIMNEY

Rear Fireplace

This is a masonry fireplace with a brick firebox that shows general wear. The firebox mortar is missing in several places.

Soft mortar is typically caused by moisture in the brickwork and is common in older fireboxes. As the mortar weakens it becomes less able to hold the bricks in place. Large gaps in the mortar should be repaired to safely contain the fire in the firebox. A common repair method for deteriorated mortar is to "repoint" the brickwork by removing the soft mortar and replacing it with fire clay mortar. Small mortar cracks can be patched with silicate cement formulated especially for fireplace repairs. A qualified contractor should be retained to determine the appropriate repair method.

The faces of several bricks inside the fireplace have broken off. This is called "spalling" and may be caused by building a fire that is too hot, or by not allowing the fireplace to heat up gradually. Over time, masonry may deteriorate from the effects of moisture and heat, causing the surfaces to break off or crumble. Masonry with significant spalling should be replaced.

The damper is installed on the top of the chimney and is operated from the fireplace opening by a cable that runs up through the chimney.

The purpose of a damper is to block the flow of warm room air up the chimney when the fireplace is not in use. An open flue is comparable to an open window and will substantially reduce heating system efficiency. Dampers should be kept closed when fireplaces are not in use. Glass doors can also be used to serve the same function.

This fireplace is plumbed for the installation of a gas log lighter device, though at the time of inspection the gas pipe was capped. There is a removable key valve adjacent to the fireplace. A gas log lighter is not installed. We did not test the fireplace. The hearth has settled substantially and is not adequately supported. We recommend the hearth be repaired or by a qualified contractor.

Chimney

This fireplace has a brick chimney.

Modern brick or concrete block chimneys are lined with clay tile or concrete sections mortared together. The purpose of the liner is to contain a potential chimney fire. Liners and the mortar which join them together may deteriorate with age and use, reducing their effectiveness. Flue liners are not typically accessible to visual examination. Tall chimneys that extend above the roof line may need to be braced to prevent movement that can break the mortar, bricks, or liner. All older chimneys should be carefully checked by a qualified chimney contractor before building a fire (or before the close of escrow). Any flue that is inaccessible may contain a defective flue liner or the liner may have been omitted.

Brick chimneys and flues are subject to violent breakage in the event of a moderate or large earthquake. Brick flues that serve no practical purpose, especially those that ascend through the interior of a dwelling, should be removed to prevent excessive damage to the building as well as harm to inhabitants. This fireplace stack poses some seismic risk to the house, since it runs through the interior of the dwelling, as opposed to along the exterior. If it were on the exterior it might fall away in an earthquake. Interior stacks such as this one are

susceptible to failing inside the house, resulting in greater damage to the house and injury. We suggest removal of part or all of the interior fireplace stack.

The chimney brick mortar shows softness and deterioration, this is shown below. The mortar between chimney bricks may become soft from age and moisture penetration. The standard repair method is to repoint the brickwork by scraping away old mortar and replacing it with new. Repointing is best performed by a qualified masonry contractor.

This flue does not have a spark screen or rain cap. We recommend a proper screen and cap be installed. We recommend a rain cap also be installed on the other flue that shares this chimney.

A proper rain cap and spark arrester screen should be provided for each fireplace flue to prevent water entry. Water entry can damage the fireplace or chimney masonry. A screen will prevent the escape of flaming embers, which can be a fire hazard. Manufactured rain cap spark arresters are available in building supply stores or can be installed by a qualified chimney sweep.

We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

Left Fireplace

This is a masonry fireplace with a brick firebox that shows general wear. Several facing tiles are loose and we recommend repair. There is no damper and we recommend one be installed. Several hearth tiles are severely cracked. The hearth grout is worn and we recommend repair. We recommend the hearth be repaired by a qualified contractor.

Chimney

This fireplace has a brick chimney.

Brick chimneys and flues are subject to violent breakage in the event of a moderate or large earthquake. Brick flues that serve no practical purpose, especially those that ascend through the interior of a dwelling, should be removed to prevent excessive damage to the building as well as harm to inhabitants. This fireplace stack poses some seismic risk to the house, since it runs through the interior of the dwelling, as opposed to along the exterior. If it were on the exterior it might fall away in an earthquake. Interior stacks such as this one are

susceptible to failing inside the house, resulting in greater damage to the house and injury. We suggest removal of part or all of the interior fireplace stack.

The chimney brick mortar shows softness and deterioration. The mortar between chimney bricks may become soft from age and moisture penetration. The standard repair method is to repoint the brickwork by scraping away old mortar and replacing it with new. Repointing is best performed by a qualified masonry contractor.

This flue does not have a spark screen or rain cap. We recommend a proper screen and cap be installed. We recommend a rain cap also be installed on the other flue that shares this chimney. We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

Attic Fireplace

This is a freestanding unit with a gas log. It is in very worn condition and will soon need to be replaced. We suggest the unit be upgraded as a safety precaution. We recommend a CO detector be installed in the attic. The hearth is damaged and too small to catch all embers, which could lead to them landing on the wooden floor.

The refractory base of this fireplace is in poor condition and we recommend it be repaired or replaced. The pilot light was turned off during the time of our inspection and we were unable to operate this fireplace.

Chimney

We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

Fireplaces General

Use of a wood fire in a fireplace or wood stove is banned in the Bay Area during "Spare the Air" alerts. You can be notified by phone (call 800-430-1515 to set it up) or email (go to sparetheair.org to set it up) when wood fires are banned.

Fireplaces should be checked periodically by a licensed chimney sweep or qualified chimney contractor. This should be done annually if they are used regularly (once a week or more). They should also be inspected after any indications of movement from settling or earthquake activity. Determinations as to whether fireplaces or chimneys have adequate draw, or are subject to smoking, or as to the soundness of chimney flue tiles, brickwork or sheet metal are beyond the scope of our inspection.

It is important to consider that fireplaces (as such) may not be sanctioned for use by local authorities in the coming years. There are growing concerns about particulate emissions from common wood burning. It may be desirable to consider an alternative "fireplace" such as a gas unit or a high efficiency wood stove. These can provide a "fire" without the environmental concerns and may also be allowed for use by local authorities further into the future.

BATHROOMS

2nd Floor Hall Bathroom

This bathroom has a combination bathtub and shower. The bathtub is cast iron. The shower door is plastic, which is not considered safe, as it can break and lacerate users in much the same manner as non-safety glass. Doors of this kind do not meet modern safety standards for this reason.

We recommend a tempered glass enclosure be installed. The shower valves are broken and missing and we recommend they be repaired or replaced as needed.

Tempered glass became commonly required in shower stalls and enclosures during the late 1960's. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.

The china sink is slightly cracked and may soon need replacement. The bathroom cabinets are in very worn condition. The cabinet finish is worn and we recommend refinishing for a better appearance. The tub stopper is defective and we recommend it be repaired.

The toilet is loose from the floor. We recommend the toilet be properly secured by a qualified plumber.

A loose toilet can cause water leakage and damage to the flooring. The seal at the base of the toilet also prevents entry of sewer gas (methane) into the living area. To reset a loose toilet, first disconnect the water supply, flush the toilet, and then remove the nuts from the bolts at the toilet base. Tilt the toilet and pour the water trapped in the toilet into a bucket, turn the toilet over and expose the wax seal at its base. Remove the old wax seal and install a new one. Before resetting the toilet, the flooring should be examined for damage and repaired if needed. Then, firmly reset the toilet on the bolts and tighten them carefully to avoid cracking the base. The toilet base and floor connection should be caulked with a bathroom grade sealant.

The ceramic tile flooring is in poor condition and we recommend it be replaced. Ventilation is provided by a window. We recommend a fan also be installed for improved ventilation. This bathroom has 3-hole receptacles. We recommend upgrading to provide GFCI safety protection. The ceiling is peeling severely, and the paint appears to be lead-based. We recommend the bathroom ceiling be repaired immediately by a qualified contractor.

2nd Floor Master Bathroom

This bathroom has a shower with plastic walls that show moderate wear. The shower door has a safety glass label. There is a wall-mounted, cast iron sink. The bathroom cabinets are in poor condition and we recommend they be replaced. The sink drain is slow and we recommend it be cleared.

Ventilation is provided by a window and we recommend a fan also be installed for improved ventilation. The upper window does not open. We recommend the window be repaired as necessary to open easily. We did not locate an electrical outlet in this bathroom. We recommend a GFCI-protected receptacle be installed for convenience and safety.

Main Floor Bathroom

It is possible that this bathroom is unfinished. There are stained and moldy unfinished drywall walls in this bathroom; we recommend these be repaired by a qualified contractor.

This bathroom has a plastic shower that shows general wear. There is a wall-mounted china sink. The bathroom cabinets show general wear. The cabinet finish is worn and we recommend refinishing for a better appearance.

The ceramic tile flooring is in poor condition and has many loose tiles. We recommend a new flooring surface be installed. Ventilation is provided by a window and we recommend a fan also be installed for improved ventilation. This bathroom has 3-hole receptacles. We recommend upgrading to provide GFCI safety protection.

Attic Bathroom

This bathroom has been built with inadequate ceiling heights, indicating that it was likely constructed without permits. This bathroom has a combination bathtub and shower. The tub is porcelain enameled steel that is chipped in several places. The shower walls are plastic and show moderate wear. We recommend the present caulk at the shower wall connections be removed and these areas properly cleaned and recaulked. Several valve wall plates (escutcheons) are missing and we recommend they be installed. The shower door has a safety glass label.

The tub has a flexible shower attachment. We advise special care be taken to avoid leaving the loose shower head in the tub. Potentially contaminated water in the bathtub could enter the water supply system by way of the shower head. There is a wall-mounted china sink. We were unable to access the master piping servicing this sink.

This toilet was very slow to fill and we recommend it be repaired by a qualified plumber. The vinyl flooring is in very worn condition and will soon need to be replaced. Ventilation is provided by a window and we recommend a fan also be installed for improved ventilation. The light fixture has receptacles that do not meet modern safety standards and should not be used. We recommend they be disconnected.

Bathroom light fixtures equipped with outlets may be hazardous and are not permitted in new construction. Improper fixture outlets should be disconnected and proper 3-hole GFCI-protected outlets be installed as necessary.

The vanity fixtures lack bulbs and are in very worn condition. We recommend the vanity fixtures be replaced. The waste lines behind this bathroom are improperly capped and we recommend they be repaired by a qualified plumber.

General

Caulked joints should be checked frequently and recaulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should be exercised to keep them well ventilated. Windows should be left open when showering or bathing and fan-powered vents should be used when available.

KITCHENS

Attic Kitchen

This kitchen has wood and ceramic tile countertops that are in poor condition. We recommend new countertop surfaces be installed. The sink is stainless steel. The sink faucets are worn and may soon need replacement.

The gas range is in very worn condition and will soon need to be replaced. The gas was turned off at the time of our inspection and we were unable to operate the range. There is no anti-tip bracket securing the range and we recommend one be installed.

Outlets near the kitchen sink are not GFCI-protected. We recommend ground fault circuit interrupter protection be provided as an upgrade. The kitchen cabinets are in poor condition and we recommend they be replaced. The vinyl tile flooring is in very worn condition and will soon need to be replaced. Both the water and gas lines to this kitchen were turned off at the time of our inspection.

Main Kitchen

The ceramic tile countertops are in poor condition and we recommend they be replaced. The sink is porcelain enameled steel and is chipped in several places. Overall, the sink is in poor condition and we recommend it be replaced. The kitchen sink drain trap is too deep, which can cause leakage at the submerged fittings. We recommend the sink drain piping be properly re-installed by a qualified plumber.

This sink is equipped with a very worn disposer. Flexible metal cable (AC/MC) wiring has been improperly installed at this disposer, it has also been improperly clamped We suggest a cord and plug be installed at the disposer, and plugged into a dedicated outlet.

There is a dishwasher in this kitchen that shows moderate to general wear. The gas range is in poor condition and we recommend it be replaced. There is no anti-tip bracket securing the range and we recommend one be installed. This kitchen is not equipped with any sort of mechanical ventilation and we recommend an exhaust fan be installed.

There are several ungrounded 3-hole receptacles. We recommend properly grounded GFCI-protected outlets be installed for safety. The kitchen cabinets are in poor condition and we recommend they be replaced. The ceramic tile flooring is in poor condition and we recommend it be replaced.

ENVIRONMENTAL

Hazardous Materials

Various potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have adverse environmental impact. These include but are not limited to asbestos, formaldehyde, lead paint, electromagnetic radiation and radon. Buried fuel tanks may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information on hazardous materials, call the Environmental Protection Agency in San Francisco at 415-744-1500.

Asbestos

We observed apparent asbestos materials on the ducting.

Asbestos is found on most gas heating systems installed before 1978. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by painting the material. Removal or containment of these materials should only be done by properly trained and equipped professionals. Contractors in various trades such as flooring, roofing, heating, plumbing, or electrical may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for, or costs of abatement, a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

Lead

Most construction before 1978 has paint that contains lead. People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips with lead in them. Beginning in April, 2010, the EPA (Environmental Protection Agency) requires contractors performing renovation, repair and painting projects that disturb more than six square feet of paint in homes built before 1978 must be certified and trained to follow specific work practices to prevent lead contamination, and this is expected to significantly increase the cost of having work done on a home.

Find a Lead-Safe Certified Firm near you at http://cfpub.epa.gov/flpp/searchrrp_firm.htm.

And, if you are a homeowner performing renovation, repair, or painting work in your pre-1978 home, this EPA rule does not cover your project. However, please read EPA's Renovate Right at http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf for safety information.

Fuel Tank

Some buildings of this age and type have buried fuel oil tanks. A determination as to the presence or condition of a buried tank is beyond the scope of our inspection. Removal of such tanks and soil testing may be required at some time by environmental health agencies. For information on local requirements the County Department of Health and the local fire marshal should be contacted.

PRIMARY RECOMMENDATIONS

Exterior
There is also wood shingle siding that is in moderately worn to poor condition and we recommend it be repaired and needed.

We recommend the peeling paint be scraped, sanded, caulked, primed, and painted as needed by a qualified painting contractor.

We recommend new putty be installed as needed to protect the windows from moisture intrusion.

2nd Story Balcony
We recommend the balcony surface be replaced with a suitable decking material (for example, modified bitumen).

We recommend all caps and penetrations at the balcony be properly flashed.

The 2nd story balcony's guardrails have large gaps and we recommend properly spaced guardrails be installed as needed.

The guardrails at the balcony are too low and we recommend guardrails of a proper height be installed.

Left Porch & Stairs
The structure is detached from the main building and has settled; we recommend this be repaired.

The guardrails here are both too open and too low and we recommend they be repaired or replaced by a qualified contractor.

We recommend a second handrail be installed at the left porch.

We recommend the inconsistent steps at the left porch be modified or rebuilt for safe usage.

Front Porch & Stairs
We recommend the inconsistent steps at the front porch be modified or rebuilt for safe usage.

We recommend self-adhering strips or non-slip paint be applied to provide safer walking surfaces at the front porch.

We observed significant decay in the front porch decking and we recommend it be repaired.

Rear Small Roof Surface
This roof surface is in poor condition and we recommend it be replaced.

Roof Flashings
We recommend new mastic be applied as needed.

We recommend the exposed mastic be painted for solar protection.

We recommend the roof piping penetration flashings be sealed as needed by a qualified contractor.

We recommend the site-built skylight be replaced.

Roof Drainage
We recommend strainers be installed in the gutters to minimize clogging by debris.

Attic
We recommend the attic be insulated to reduce energy costs and to increase comfort.

Foundation
We recommend full substructure access be provided.

Basement
We recommend the basement floor drain be cleaned and checked.

We suggest the floor drains be tested for blockage and that water be poured into floor drains periodically to prime any traps that may be present.

Substructure
We recommend adequate subarea ventilation be provided.

Electrical Service
The main panel is in very worn condition and we recommend it be replaced and relocated to a more accessible location.

We recommend a new circuit breaker panel be installed for greater convenience and safety. We suggest that this be at least 125 amps but that a larger main service be considered, given the size of the dwelling.

We recommend the panel be labeled to identify areas served by each of the individual circuits, for safer and easier system repair.

We recommend this panel be reviewed by a qualified electrician and properly matched breakers be installed.

Wiring
We recommend the exposed wiring be properly re-installed.

We recommend proper bushings and/or strain relief clamps be installed where wires enter box holes or openings.

We recommend the entire electrical system be reviewed and repaired as necessary by a qualified electrician.

Fixtures
We recommend compact fluorescent lights (CFLs) be used in closets as they are cooler and require less clearance from storage areas.

Several light fixtures appear to be nonfunctional and we recommend they be checked and repaired as necessary.

Receptacles and Switches
Several outlets are loose and we recommend they be secured to prevent movement that can cause breakage or loose connections in the wiring.

We recommend additional outlets be installed as needed for convenience and safety.

We recommend adding Ground-Fault-Circuit-Interrupter protection as necessary to meet modern safety standards.

We recommend the many old and worn switches and outlets be replaced by a qualified electrician.

Main Water Supply
We recommend that the main valve be located or, if there is none, that one be installed.

Interior Water Piping
We recommend noncorrosive fittings be installed as needed to properly separate galvanized and copper piping

We consider this system due for a major upgrade and we suggest that copper piping of 3/4" at the main branches and 1/2" at dedicated branches be installed by a qualified plumber.

Gas
We recommend storing a large wrench near the valve so the gas can be shut off quickly in an emergency.

The gas piping is not provided with an automatic seismic gas shutoff valve (designed to disconnect the gas supply to the building in an earthquake). We recommend such a shutoff be considered.

Basement Water Heater
The lower seismic restraint has been placed lower than is proper and we recommend this be repaired.

We recommend adequate vent pipe clearance be provided.

Furnace
We recommend a proper gas connector be installed by a qualified contractor.

Venting
Several of the registers are loose and we recommend they be secured.

Heat Distribution
We recommend the ducting system be examined and repaired or replaced as necessary by a qualified contractor.

We recommend the furnace filters be checked monthly and replaced at least twice a year for efficient furnace operation.

Heating General
We recommend a qualified firm be retained to service this equipment.

Walls and Ceilings
The paint is peeling everywhere. We recommend these areas be refinished as necessary.

The walls and ceilings are damaged in many places and we recommend they be repaired as needed.

Stairways
We recommend a sign be placed over the basement and attic stairways to warn persons of impaired overhead clearance.

Railings
We recommend upgrading the banister height for greater safety.

Most of the interior handrails are at improper heights and we recommend this be repaired.

Smoke Alarms
We recommend additional smoke alarms be installed as needed to comply with modern fire safety standards.

We recommend smoke alarms on walls be moved to ceiling locations.

We recommend that all ionization-type smoke alarms be replaced with photoelectric-type alarms, as evidence shows that the latter are far more effective.

We strongly recommend CO-detectors be installed on all levels of this home as soon as possible.

Interior Miscellaneous
We recommend a security system company be consulted as to proper operation of the security system

Windows
Several windows do not operate and we recommend they be adjusted or repaired as needed for convenient operation.

We recommend the damaged frames be checked by a qualified pest control firm and repaired or replaced as needed.

We recommend new sash cords be installed as needed for safer window operation.

We recommend the glass in areas of potential impact be replaced with safety glass or that protective safety films be applied to the glass in these areas.

We recommend chain or rope safety ladders be installed for each room above the first floor.

Doors
Many door locks and knobs are loose and damaged and we recommend they be repaired or replaced as necessary.

Rear Fireplace
We recommend the hearth be repaired or by a qualified contractor.

We suggest removal of part or all of the interior fireplace stack.

We recommend a proper screen and cap be installed.

We recommend a rain cap also be installed on the other flue that shares this chimney.

We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

Left Fireplace
Several facing tiles are loose and we recommend repair.

There is no damper and we recommend one be installed.

The hearth grout is worn and we recommend repair.

We recommend the hearth be repaired by a qualified contractor.

We suggest removal of part or all of the interior fireplace stack.

We recommend a proper screen and cap be installed.

We recommend a rain cap also be installed on the other flue that shares this chimney.

We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

Attic Fireplace

We recommend a CO detector be installed in the attic.

The refractory base of this fireplace is in poor condition and we recommend it be repaired or replaced.

We recommend a qualified fireplace contractor be retained to perform a safety inspection of the fireplace and chimney.

2nd Floor Hall Bathroom

We recommend a tempered glass enclosure be installed.

The cabinet finish is worn and we recommend refinishing for a better appearance.

The shower valves are broken and missing and we recommend they be repaired or replaced as needed.

The tub stopper is defective and we recommend it be repaired.

We recommend the toilet be properly secured by a qualified plumber.

The ceramic tile flooring is in poor condition and we recommend it be replaced.

We recommend a fan also be installed for improved ventilation.

This bathroom has 3-hole receptacles. We recommend upgrading to provide GFCI safety protection.

We recommend the bathroom ceiling be repaired immediately by a qualified contractor.

2nd Floor Master Bathroom

The bathroom cabinets are in poor condition and we recommend they be replaced.

The sink drain is slow and we recommend it be cleared.

We recommend a fan also be installed for improved ventilation.

We recommend the window be repaired as necessary to open easily.

We did not locate an electrical outlet in this bathroom. We recommend a GFCI-protected receptacle be installed for convenience and safety.

Main Floor Bathroom

The cabinet finish is worn and we recommend refinishing for a better appearance.

We recommend a new flooring surface be installed.

We recommend a fan also be installed for improved ventilation.

This bathroom has 3-hole receptacles. We recommend upgrading to provide GFCI safety protection.

There are stained and moldy unfinished drywall walls in this bathroom; we recommend these be repaired by a qualified contractor.

Attic Bathroom

We recommend the present caulk at the shower wall connections be removed and these areas properly cleaned and recaulked.

Several valve wall plates (escutcheons) are missing and we recommend they be installed.

This toilet was very slow to fill and we recommend it be repaired by a qualified plumber.

We recommend a fan also be installed for improved ventilation.

The light fixture has receptacles that do not meet modern safety standards and should not be used. We recommend they be disconnected.

We recommend the vanity fixtures be replaced.

The waste lines behind this bathroom are improperly capped and we recommend they be repaired by a qualified plumber.

Attic Kitchen

We recommend new countertop surfaces be installed.

There is no anti-tip bracket securing the range and we recommend one be installed.

We recommend ground fault circuit interrupter protection be provided as an upgrade.

The kitchen cabinets are in poor condition and we recommend they be replaced.

Main Kitchen

The ceramic tile countertops are in poor condition and we recommend they be replaced.

Overall, the sink is in poor condition and we recommend it be replaced.

We recommend the sink drain piping be properly re-installed by a qualified plumber.

The gas range is in poor condition and we recommend it be replaced.

There is no anti-tip bracket securing the range and we recommend one be installed.

This kitchen is not equipped with any sort of ventilation and we recommend an exhaust fan be installed.

We recommend properly grounded GFCI-protected outlets be installed for safety.

The kitchen cabinets are in poor condition and we recommend they be replaced.

The ceramic tile flooring is in poor condition and we recommend it be replaced.

Thank you for using Cantor Inspections. If you have any questions or if we can be of further assistance, please do not hesitate to call us at (510) 524-9780.