Pre-purchase Home Inspection Photo Supplement

Exclusively for: Mauricio A. Gormaz

337 East Lincoln Avenue, Pomona, CA. 91767

Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

www. InspectionsBySteve.com

(714) 264-5071

Photo Supplement to the Itemized Building Inspection Report

INSPECTION INFORMATION

GENERAL INFORMATION

Property Address: 337 East Lincoln Avenue, Pomona, CA. 91767

Purpose: Pre-purchase Home Inspection.

STRUCTURE INFORMATION

Approximate age of building: 97 years old

Addition evident at: Rear family room /fireplace.

Approximate age of addition: 30 years old.

Alterations evident at: Two added heating and A/C systems, two added electrical panels, added vinyl exterior siding over the house original wood siding.

Updated systems or components: Updated vinyl /plastic dual pane windows.

Building Type: Wood and vinyl siding over wood stud framing, on a raised original un-reinforced stone foundation.

The family room addition foundation is raised concrete.

Obtain all Building Permits for all Additions, Alterations and Repairs from the Department of Building and Safety with Authority of Jurisdiction.

INSPECTION INFORMATION

Date of Inspection: August 25, 2009

Starting time of the Inspection: 11:00 AM

Completion time of the Inspection: 6:00 PM

The building was partially furnished with miscellaneous belongings inside blocking access to the interior walls and floors, Re-Inspection is recommended when vacant before the completion of the transaction.

Weather: No Recent Rain. **The Temperature was** above 80`F.

PRESENT DURING THE INSPECTION

Client: Present for the review at the end of the inspection.

Listing Agent: Present during 50 % of the Inspection at the start.

Buyers Agent: Present during 50 % of the Inspection at the end.

The buyers agent rushed me the inspector Steve Garcia at the end of the inspection.

THANK YOU FOR SELECTING ME

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Thank you for selecting *Steve Garcia Inspections* to provide your Building /Home Inspection.

www.inspectionsbysteve.com

Steve Garcia is the 1994-1995 and 2008-2009 (CREIA),Orange County Chapter President

The California Real Estate Inspection Association (CREIA), was established in 1976, and is the first and largest Professional Inspection organization in the State.

(CREIA) Members are required to meet and adhere to all its membership standards of practice, and code of ethics.

Testing and field experience is required to become a Certified Inspector.

To become a Master Inspector, a Certified Inspector must have performed 1,000 inspections pass an additional test and be field evaluated by a Master Inspector.

(CREIA) is dedicated to consumer protection and education, for information and to review our standards of practice and code of ethics please visit www.creia.org

30 hours of continuing education is required annually.

This report documents the conditions of the property, buildings, components and systems on the date of the inspection, upon the clients request.

This is not a cursory report, findings are a result of over 23 years of Inspection Experience and Education with over 9000 Inspections performed by Steve Garcia

This inspection is based upon the CREIA standards of practice, or the building standards as accepted by the State of California, and accepted trade practices.

As an recognized, established member of the profession Steve Garcia is committed to providing Quality Service and Education to the public.

My services are to assist you, so please call *Steve Garcia Inspections* at (714) 264-5071

I PROVIDE FOR MY CLIENTS

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Over 800 hours of College Education pertaining to Building/Home Inspection:

Council of American Building Officials (CABO) 1&2 Family Dwelling Codes
American Disability Act (ADA) Handicap Building Requirements
Commercial Mechanical Inspection
Residential Mechanical Inspection
HVAC 100-Refrigeration Principles
Air Conditioning Operation /Service
Air Conditioning /Air Balance
Concrete and Masonry Inspection
Steel & wood Frame Inspection
Fire /Life and Safety Codes
International Building Codes
California Building Codes
Plumbing Inspection
Electrical Inspection
California Energy Codes
Uniform Building Codes
Construction Inspection

Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector
Energy Inspection and Rating by the California State Energy Commission
Building Inspection Technology by Coastline Community College
Building Anchorage Systems by Simpson Strong-Tie

Membership in:

The International Association of Plumbing and Mechanical Officials (IAPMO)
The International Association of Electrical Inspectors (IAEI)
The California Real Estate Inspection Association (CREIA)
Indoor Air Quality Association (IAQA)

Over 30 years Experience in:

New Construction Quality Control Monitoring (Builder and Buyer)
Commercial and Residential Building Construction
Class Action Construction Defect Litigation
Building Inspection
Home Inspection

I have over 2000 hours of Inspection profession associated continuing education at conferences, seminars and other educational meetings

CODE CONDITION DEFINITIONS

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Throughout the body of this report I will use the abbreviations: [SC], [FE], [CR] and [RU] to refer to the appropriate action that I recommend to be followed.

I do not prioritize actions to be taken, except safety concerns should be paramount.
It is the responsibility of the client along with his/her real estate agent/broker that is involved in this real estate transaction to prioritize the items that are in the best interests of the client.

[SC] Safety Concerns: Conditions noted that may pose a physical danger or hazard to health. These conditions warrant immediate further evaluation and corrections by an appropriate specialist, from the appropriate field, using approved methods, with full signed documentation, describing the work that was completed, and, the present condition of the component or system, before the completion of this real estate transaction.

[FE] Further Evaluation: Items noted that warrant a degree of examination beyond our generalist inspection, by an appropriate specialist, from the appropriate field, using approved methods, with full signed documentation describing the present condition of the component or system, including as appropriate: cost estimates, corrective measures, life expectancies, determination of compliance with installation guidelines, manufacturers specifications, building codes, ordinances, regulations, covenants, or other restrictions including local interpretations thereof, etc.

[CR] Corrections Recommended: Items noted need to be made right, through maintenance, repair, replacement or some other method of correction. All corrections should be done by an appropriate specialist, from the appropriate field, using approved methods, with full signed documentation, describing the work that was completed, and, the present condition of the component or system, before the completion of this real estate transaction.

[RU] Recommended Upgrades: Inspector recommends items noted to be updated to current standards and/or equipment. Upgrades are systems and/or components that may not have been available or have been improved, since the building was constructed. All upgrades should be done by an appropriate specialist, from the appropriate field, using approved methods.

PHOTO DOCS

Photographs are simply a tool to help convey and /or clarify our findings.
They are not intended to enhance the findings or diminish any findings.

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate specialist, in the appropriate field, using approved methods, prior to the completion of this real estate transaction.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended
[RU] Recommended Upgrade

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PHOTO # 1

[FE] At the rear of the roof is what appears to be an abandoned plumbing vent pipe.

[FE] [CR] Two satellite dishes are provided, one visible in the picture and another on the addition roof picture #2. The fasteners should be sealed.

[CR] Electrical conduit pipe is in contact with the roof improperly. The addition roof conduit is trapping debris and will cause damage to the shingles.

[CR] The A/C condensate drain line terminates improperly at the upper roof edge. Roof gutters should be installed to direct the condensate water to the driveway.

PHOTO # 2

Second picture of #1 the electrical conduit should be supported on painted wood blocks.

[CR] The low voltage wiring should not be laying on the roof trapping debris.

PHOTO # 3

The tree should be cut back from the addition roof.

[CR] Roofing shingles are damaged and missing from the tree branches.

[FE] Evidence of mastic /tar patching.

PHOTO # 4

[CR] The metal diverter over the left exit should be removed, and a gutter installed to prevent damage to the shingles.

Roof gutters are recommended to direct water runoff to the street.

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PHOTO # 5

Two attic vent turbines are provided, one over the the main house attic and one over the rear addition.

[CR] The turbines have been installed improperly, without proper flashing and fastening or leveling.

PHOTO # 6

[CR] The addition turbine mastic sealant is separated and the turbines are rusty.

The attic ventilation is minimal. I recommend installing eave vent openings and updated turbines, two over the rear addition and three over the original attic.

The turbines could be covered with heavy plastic trash bags during the winter to keep the heat in the building.

PHOTO # 7

[CR] The addition chimney is lacking a cricket to divert water around the base flashing properly.

PHOTO # 8

[CR] The chimney cap has a small crack that should be sealed to prevent moisture intrusion.

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PHOTO # 9

[FE] [CR] The package heating and A/C unit flashing is lifted and evidence of leaks in the attic.

PHOTO # 10

[CR] Second picture of #9 of the moisture stained added plywood sheathing below the packaged unit.

The house original roof deck sheathing was spaced planks for the original wood shingles. Plywood sheathing was installed over the planks for the composition shingle roof.

PHOTO # 11

The shingles are weathering and cracking. This picture is of the south facing shingles.

PHOTO # 12

[FE] [CR] The front valley shingle tabs are trapping some debris.

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PHOTO # 13

[CR] The front lower roof is lacking proper valley flashing. Improper installation of the shingles at this location.

PHOTO # 14

[CR] Second picture of #13. This condition can result in moisture intrusion damage to the house.

PHOTO # 15

[CR] Kick-out flashing is lacking at the carport to wall intersection, to direct water away from the wall siding.

PHOTO # 16

[FE] [CR] The original chimney flashing appears to have been removed, leaving a gap between the brick course and broken bricks.

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PHOTO # 17

Second picture of #16. Cricket flashing is recommended.

PHOTO # 18

Third picture of #16.

PHOTO # 19

[SC] [FE] The original chimney is not lined. I recommend a certified chimney inspector camera /scope the chimney.

For information visit www.gotoFIRE.com.

PHOTO # 20

[FE] Efflorescence from moisture is evident above the original fireplace firebox.

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PHOTO # 21

[CR] Second picture of #20. The bricks are not parg coated above the firebox.

PHOTO # 22

[FE] The original fireplace firebox has been rebuilt.

[CR] The ash dump hearth cover is missing and the ash dump is full of ash.

PHOTO # 23

[CR] One of the roof rafters have been cut off and not framed properly for the installation of the package heating and A/C unit.

This unit is an added load onto the original excessively wide spaced roof rafter framing.

[SC] This condition is a safety concern during seismic movement.

PHOTO # 24

[FE] Added attic framing above the front right bedroom appears to have been installed to support the ceiling.

This installation is irregular, due to the added weight to the roof rafters.

[FE] The ceiling joists and wood lath / plaster ceilings are not visible due to the insulation covering.

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PHOTO # 25

This area of the roof framing at the front right appears to have been where a masonry chimney was removed.

The original basement water heater and furnace would have been vented into the masonry chimney terminating above the roof.

[FE] The framing and roof deck sheathing is black from the furnace and water heater vents venting into the attic below this area.

PHOTO # 26

Second picture of #25. The attic vent turbine is the opening in the roof.

[FE] [RU] The wide spaced roof rafter framing should be evaluated, and hardware /seismic improvements made.

The roof framing is supporting one roofing layer at this time. I recommend not installing an additional layer of roofing material onto this framing system. Remove the material before re-roofing.

PHOTO # 27

[FE] [CR] View of 4 vents terminating into the attic, the function of two are unknown.

[SC] [CR] Two of the vents are gas vent flues for the water heater and furnace. This condition is a health and safety hazard!

PHOTO # 28

[FE] [CR] The attic gable end vents are blocked with improper mesh.

The screen mesh should be 1/8" to 1/4" for proper ventilation.

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PHOTO # 29

[FE] The added recessed ceiling lights do not appear to be IC rated for insulation contact. Remove the bulbs and trim below to expose the fixture rating label.

Non IC rated fixtures are not energy efficient, recommend replacing with IC rated fixtures to place insulation around the fixtures.

PHOTO # 30

[FE] [CR] The original cloth insulated knob & tube wiring is improperly in contact with the attic insulation and between the floor insulation at the rear first floor hallway.

The original wiring requires air space to discharge heat.

PHOTO # 31

[SC] [CR] The rear right power company electrical service drop conductors are improperly in contact with the tree and have improper clearance to the roof.

[SC] [CR] The wire connections are only taped up and wire end is exposed. Proper insulated connectors should be installed.

PHOTO # 32

[CR] The main panel disconnects are not labeled as required.

The 100 Amp. disconnect is for the basement sub panel.

The two other circuit breakers appear to be for the A/C units disconnects.

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PHOTO # 33

[CR] The added device is improperly wired to the main service conductors.

[FE] [CR] The panel grounding electrode and bonding is not visible.

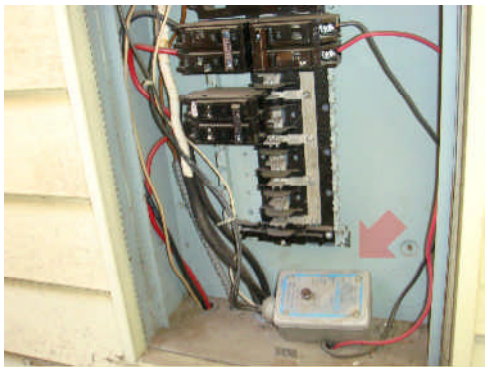

PHOTO # 34

Second picture of #33. The device added wires should be removed from the service conductor lugs.

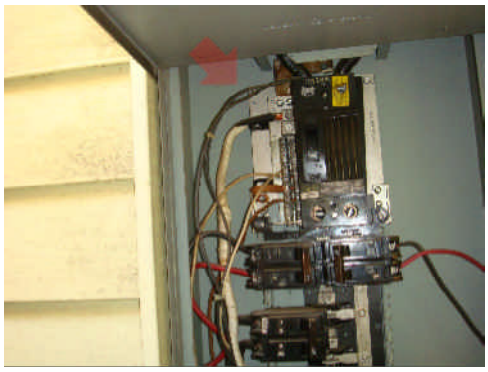

PHOTO # 35

[CR] The basement sub panel circuit breakers are not labeled as required.

[RU] This panel is at it's maximum, no other circuits can be added, and the main disconnect is only at the main panel.

[FE] The panel /box grounding and bonding is not evident.

PHOTO # 36

[FE] The power supply feeder stranded wire is installed in an irregular manner.

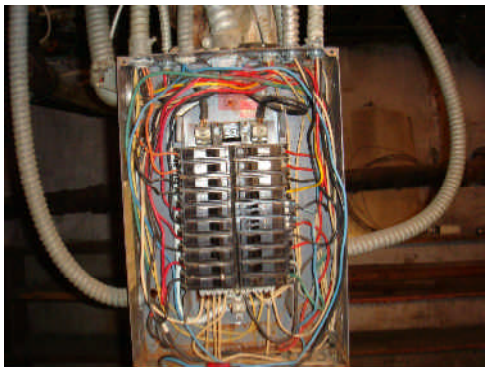

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PHOTO # 37

[FE] [CR] Second picture of #36, of the stranded wire installation.

[FE] [RU] The panel box is rusting and corroding.

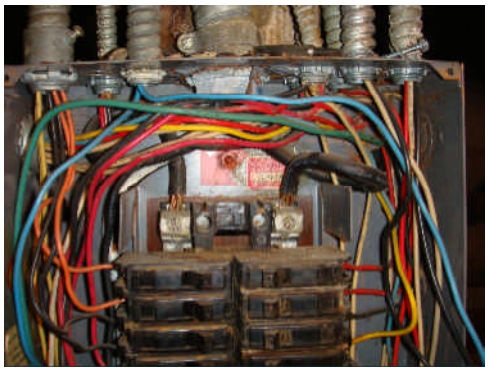

PHOTO # 38

[FE] Third picture of #36, abandoned and dead wires at the bottom of the box.

[FE] The dead wires appear to have been for the 220 volt outlet in the family room and kitchen.

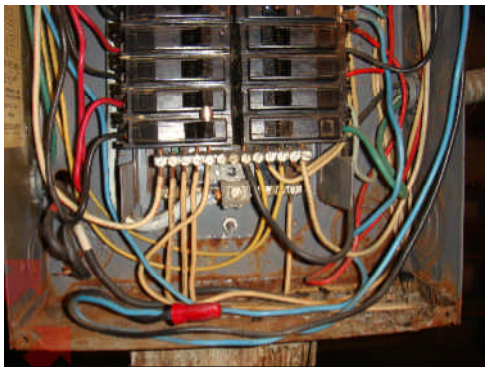

PHOTO # 39

[SC] [FE] [CR] In the kitchen behind the microwave and below the oven is unsecured wiring, open and unsecured junction box.

[SC] [CR] The gas supply to the oven is lacking a gas supply shut off valve.

[SC] [CR] The two metal galvanized pipes are the water heater and furnace gas vent flues. Improper clearance to combustible materials.

PHOTO # 40

In the basement is abandoned water supply pipes and this control for a solar system.

[FE] [CR] The abandoned wiring should be disconnected and removed.

An abandoned water softener is located below the basement stairs.

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PHOTO # 41

[SC] [FE] [CR] [RU] The original knob & tube wiring has been spliced into improperly with updated wiring, in the attic, basement and garage.

The electrical system and circuit breakers should be evaluated for fire life and safety.

PHOTO # 42

[SC] [RU] Knob and tube wiring in the garage has been altered improperly.

PHOTO # 43

[FE] [CR] [RU] The packaged furnace and A/C unit is at the end of it's life expectancy, and did not operate.

[CR] The fan cover insulation board is soiled and loose.

PHOTO # 44

[CR] [RU] The electrical power supply conduit is deteriorated and damaged.

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PHOTO # 45

[FE] [CR] A low voltage wire is scorched and damaged at the unit cabinet wall. The wire is lacking a bushing for protection.

PHOTO # 46

[FE] [CR] The A/C disconnect box is not grounded /bonded.

[FE] The unit manufactures label is worn off, it is unknown what size fuses should be installed.

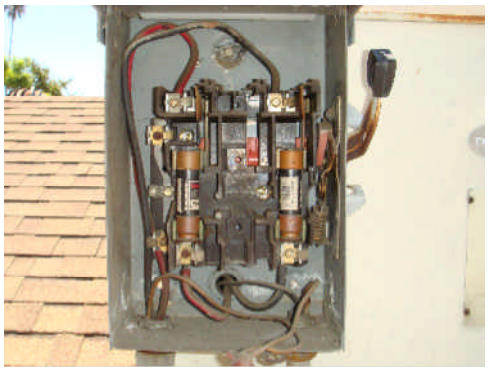

PHOTO # 47

[RU] The return air and supply air plenums are rusting.

PHOTO # 48

Second picture of #47.

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PHOTO # 49

Third picture of #47 from the attic.

[FE] [CR] Water stains are evident on the plenums and the metal duct connectors are not insulated properly.

[FE] The return air duct to the right is connected at the hall ceiling return air grill. The filter is soiled and should be evaluated, cleaned /replaced.

PHOTO # 50

[CR] [RU] Second picture of #49, air leaks evident, the duct connections are not sealed with mastic sealant.

PHOTO # 51

[FE] [CR] The basement furnace vent connector is improper and has suspect asbestos tape.

[FE] [RU] This furnace is at the end of it's life expectancy, and the burner is soiled with suspected soot flakes.

PHOTO # 52

[CR] The furnace return air plenum is leaking air, mastic sealant is lacking.

A second return air duct from the addition is connected to the plenum at the rear of the box.

[FE] The return air grill in the family room addition was not located due to the furniture.

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PHOTO # 53

The return air filter is located at the return air plenum.

[CR] The electronic pre-filter is improperly after the electronic filter. The electronic filter does not appear to be operating and is soiled.

[FE] [CR] Rodent droppings are evident at the bottom of the furnace.

The box attached to the side of the furnace is the A/C cooling coil condensate drain pump.

PHOTO # 54

View inside of the return air plenum of the addition air duct connection.

PHOTO # 55

[RU] View of the return air plenum below the living room, the metal box and duct is not insulated.

[FE] [CR] The floor above is soft at this area, the framing should be evaluated and corrected.

PHOTO # 56

[FE] The original heating ducts are metal with suspected asbestos wrap outside of the ducts.

[FE] [CR] The ducts and wrap are damaged and abandoned in the craw space.

[FE] [CR] The original ducts are in place feeding the second floor wall registers / grills, that are not sealed off.

[CR] The abandoned registers should be sealed off, and the ducts sealed off in the craw space to prevent air transfer.

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PHOTO # 57

View of the water heater and furnace gas vent connectors in the craw space.

[CR] The water heater vent connector is a single wall connector and should be a double wall B-Vent connector. Corrosion is evident at the flue.

[FE] The flues are on top of the abandoned /removed masonry chimney. The brick masonry chimney would have extended up through the house walls and terminate above the roof.

PHOTO # 58

[SC] [FE] Second picture of #57, the flues support and installation should be evaluated for fire life and safety.

PHOTO # 59

[SC] [CR] Third picture of #57, the flue has improper clearance from wood framing.

PHOTO # 60

[SC] [CR] Fourth picture of #57, termination point of the two gas flues in the attic. This condition is a health and safety hazard.

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PHOTO # 61

[CR] The family room addition A/C disconnect fuses are oversized and a ground wire is lacking.

[FE] The disconnect box does not appear to be sealed to the wall.

PHOTO # 62

[SC] [CR] The basement A/C cooling coil condensate pump drain hose is improperly terminating into an open plumbing drain pipe.

[SC] [CR] A plumbing drain pipe is improperly open.

PHOTO # 63

The main water supply pipe appears to have been replaced with 1" copper pipe visible at this location.

[CR] [RU] The main shutoff valve is stuck in place. Recommend replacing with a 1/4 turn ball valve.

A ball valve is provided in the water meter box.

[RU] Install a pressure relief valve at one faucet and anti-siphon valves at all faucets /hose bibs.

PHOTO # 64

[FE] [CR] The main water supply pipe in the craw space is connected with compression fittings, and the coupling appears to have a slight leak.

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PHOTO # 65

[CR] The kitchen dishwasher water is supplied with plastic tubing from the water heater hot supply line. A shutoff valve is not provided.

PHOTO # 66

[RU] In place of the leaking water heater TPR valve and discharge pipe as shown in the picture, install a watts valve that connects to the tank gas control.

If the watts valve opens it will shut the gas off. If the TPR valve opens it will spray hot steaming water into the basement.

A pressure relief valve is required to be installed outside on a hose bib with a watts valve.

PHOTO # 67

[RU] [CR] The main cast iron drain pipe and other pipes are rusted and at the end of life.

[FE] Recommend a specialist camera / scope the main drain line to the city sewer.

PHOTO # 68

[SC] [CR] A gas union connector is improperly installed adjacent to the bathtub, and in the craw space. Unions can separate during seismic movement.

[FE] The tub drain has a capped pipe, the venting should be evaluated.

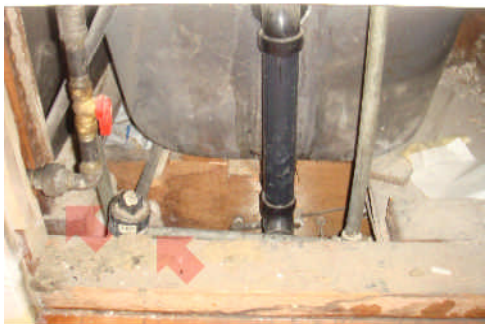

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PHOTO # 69

The debris in the craw space should be removed for proper access and evaluation.

PHOTO # 70

[FE] [CR] The stone un-reinforced masonry foundation mortar is deteriorating.

[RU] This house is lacking todays hardware and bolting for seismic movement.

PHOTO # 71

[FE] Added girder and posts evident below the living room and kitchen.

[FE] The posts appear to be on concrete pads, it is unknown if the pads have footings.

PHOTO # 72

[FE] Second picture of #71, uneven floor area from the living room to the hall / stairs.

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PHOTO # 73

[FE] View of the added pier, posts and girder below the kitchen.

The pier does not appear to be on a footing.

PHOTO # 74

[FE] The basement walls are un-reinforced stone masonry with a parg coating.

The parg coat has broken off at this area exposing the stone.

PHOTO # 75

View at the rear left below the addition and original foundation.

[FE] This area was not accessed due to the heating ducts blocking access.

[CR] The pipe is unsecured.

PHOTO # 76

View at the rear right of the addition craw space, inaccessible due to the heating ducts.

[FE] The concrete foundation appears to have been broken off for the installation of the girder. This is irregular.

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PHOTO # 77

[FE] View at the left area of the addition craw space. Not accessed due to the ducts and systems.

[CR] The addition A/C freon lines are not secured properly.

PHOTO # 78

[FE] The corner of the garage wall is separated up to 3/8"

A concrete curb has been added improperly over the wood siding at the rear and right side of the garage.

[CR] The curbs have been placed as a correction for improper grading or drainage.

[FE] The garage does not appear to have been built on a foundation.

Roof gutters are recommend to direct water away from the garage.

PHOTO # 79

[FE] Second picture of #78, I recommend digging to determine if a foundation is present.

[RU] A concrete sidewalk is recommend to be placed below the wall siding and wall framing, to divert water away from the garage.

PHOTO # 80

[FE] Evidence of moisture intrusion into the garage, the wall framing and siding is moisture stained.

PHOTO # 81

[CR] The garage roof rafters are cracked and damaged.

Improper repairs are evident.

PHOTO # 82

[RU] Second picture of #81. The roof rafter spacing is double the spacing of a 1940 ties rafter spacing.

PHOTO # 83

[CR] The added perlin rafter support is supported below the ceiling from irregular metal studs.

PHOTO # 84

[FE] The added vinyl siding at the eaves and porch is sagging.

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PHOTO # 85

[CR] The front pot shelf slopes towards the wall improperly, and the siding is separated.

PHOTO # 86

[FE] [CR] The window drain holes are above the siding trim improperly.

[CR] The double hung window sash springs are defected and not holding the windows up.

PHOTO # 87

[FE] [CR] Irregular installation of the siding trim, improper reversed overlapping.

PHOTO # 88

View of the bottom termination of the vinyl siding.

[FE] Lacking visible drainage system for possible water intrusion into the back side of the vinyl siding.

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PHOTO # 89

[SC] [CR] The added exit door at the left side of the house does not comply with building standards and is a safety hazard.

PHOTO # 90

Second picture of #89, the space between the chimney and house is only 24"

PHOTO # 91

[CR] The debris at the right side of the house should be removed for emergency personal and access to the electrical panel.

PHOTO # 92

[CR] The soil at the left side of the addition should be back filled and compacted.