



Inspection #0001015

Date of Inspection: 11/15/2007

Inspection Address: 101 Main Street, Eureka

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# Visual Home Inspection Report

101 Main Street, Eureka, CA

Prepared for: Dusty Rhodes

Inspected on: 11/15/2007



**Inspected by: Ralph Brady**

**Brady Home Inspection**

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The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** This summary provides a brief overview of the report, but is not encompassing, nor should be considered a substitute for reading the report in entirety. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

**Primary items** are generally items which would typically cost more than about \$500 to correct/address, pose a substantial safety risk and/or are likely to result in near term and/or substantial damage. This report only presents the findings/opinions of the inspector. It is the responsibility of the client to decide which issues to address.

## PRIMARY ITEMS

### ELECTRICAL SYSTEMS

#### Main Distribution Panel:

Feeder and Circuit Wiring Type: \_

INFORMATION: Most of the electrical system does not incorporate a grounding conductor (\*). Rewire, use 2-prong receptacles and/or separately grounded receptacles as required. Avoid use of ungrounded 3-prong receptacles and adapters to reduce risk of electrical shock and to provide protection for sensitive electronic equipment. See body of report for locations of 'open ground' and 'no ground' (two prong) receptacles.

### BATHROOMS

#### Master Bathroom:

Floor: \_

ACTION ITEM: Staining/discoloration and deterioration was noted near the toilet, which is likely due to moisture intrusion. Recommend further evaluation and repair as required by a qualified tradesperson.

### BEDROOMS

#### Master Bedroom

Windows: \_

SAFETY ITEM: Bedroom does not have a window that provides proper egress (too small) in case of fire or other emergency. Consider installation of at least one window that provides proper egress, or plan accordingly.

## SECONDARY ITEMS

### STRUCTURAL

#### Structure:

Outside Entry Doors: \_

SAFETY TIP: The rear door does not have a landing at the exterior. Consider installation of a proper landing (width of door opening by 3' long) for convenience and to promote safe use.

Exterior Lighting: \_

Permanently installed exterior lights were operational.

#### Exterior Components:

Exterior Stairs: \_

PREVENTATIVE ITEM: No concrete pad was noted at the base of the stairs. Use of a concrete pad is recommended to provide support and to promote longevity of the materials.

### ROOF & ATTIC

#### Roofing:

Layers of roof covering: \_

The roof has 3 layers of roof covering. Removal of previous layers of shingles will be required when re-roofing.

Roof Gutter Comments: \_

MAINTENANCE ITEM: Debris was noted in the gutters. Clean and maintain gutter system on a regular basis to provide intended protection.

### BATHROOMS

#### Master Bathroom:

Toilet: \_

ACTION ITEM: Toilet is loose/unsecured. Recommend removal of toilet, evaluation of flooring and replacement of seal



and/or other repairs as required to reduce the risk of leakage and subsequent damage.

Shower/Tub Plumbing: \_

ACTION ITEM: The hot and cold faucet control was reversed. Hot is typically on/to the left. Some assemblies are relatively easy to correct. Recommend remediation to promote standard function and reduce risk of scalding.

## **BEDROOMS**

### **Master Bedroom**

Electrical Receptacles: \_

ACTION ITEM: Open ground receptacle was noted. Recommend replacement with a 2-prong receptacle or providing proper ground. Devices/appliance with a 3-prong plug require a ground to reduce the risk of electrical shock and/or damage to sensitive electronics.

Thank you for selecting Brady Home Inspection to do your home inspection. If you have any questions regarding the inspection report or the home/building, please feel free to call us.

Sincerely,

*Ralph Brady*



## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**

November 15, 2007 10:00 AM.

**Client:**

Dusty Rhodes.

**Inspection Site:**

101 Main Street, Eureka, CA.

**House Occupied?**

Yes.

**People Present:**

Buyers Agent, Purchaser. WDO (pest) Inspector.

### Climatic Conditions:

**Weather:**

Partly Cloudy.

**Soil Conditions:**

Damp.

**Outside Temperature (F):**

50-60.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction



Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

### Site:

**House faces:**

The front of the house faces East.

**Style of House:**

Two Story.

**Estimated age of house:**

The house was built about 1900.

INFORMATION: The asterisk (\*) after certain report comments denotes that this was common practice at time of construction.

**Approximate Lot Size:**

The lot appears to be of an average size for the area.

**Site Drainage:**

The lot appears to have adequate drainage to prevent water from ponding.

**Landscaping:**

MAINTENANCE TIP: Trim and maintain clearance between vegetation and the building exterior to promote longevity of the materials.

**Driveway:**

Driveway is poured concrete. Cracks were noted in driveway.

**Walkway:**

Walkway(s) were poured concrete.

**Report Limitations:**

Detached buildings/structures were not inspected.

### Utility Services:

**Water Source:**

Public.

**Water Meter Location:**

Water meter is located at the sidewalk near the street.

**Electric Service:**

The electric utility service wires are overhead.

**Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**Sewage Disposal System:**

Sewage disposal uses a private underground septic system. Sewage disposal systems are beyond the scope of this inspection.

Internet Information: [http://www.gvsu.edu/forms/isc/septage/septic\\_guidebook.pdf](http://www.gvsu.edu/forms/isc/septage/septic_guidebook.pdf)

**Fire Hydrant:**

A fire hydrant was noted approximately 300 feet from the structure.

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**Gas Services:**

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**Gas-fired Equipment Installed:**

Furnace. Water heater. Range - oven.

**Location of Meter:**

The gas meter is located at the southwest exterior.

**Gas Line Primary Piping Material:**

Galvanized steel.

**Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Gas supply piping as installed appears adequate.

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**STRUCTURAL**

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**Structure:**

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**General Structure Comments:**

The house is a wood framed structure. The house appears to have an addition to the original structure.

**Exterior Siding Materials:**

wood siding.

**Siding Condition:**

The siding is in satisfactory condition.

**Trim Condition:**

The trim is intact and appears to be in satisfactory condition.

**Outside Entry Doors:**

**SAFETY TIP:** The rear door does not have a landing at the exterior. Consider installation of a proper landing (width of door opening by 3' long) for convenience and to promote safe use.

**Windows Type:**

Most of the windows are single hung. The remaining windows are fixed.  
The windows are vinyl framed dual paned.

**Interior Wall Covering Material:**

The predominate wall covering material is drywall.

**Interior Ceiling Covering Material:**

The predominant ceiling covering material is drywall.

**Exterior Lighting**

Permanently installed exterior lights were operational.

**Exterior Electrical Receptacles:**

**INFORMATION:** The GFCI reset for the exterior receptacle is at the hallway bathroom GFCI receptacle.



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### Exterior Components:

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**Porch:**

The porch is constructed of concrete.

**Deck/Patio:**

The deck is constructed of wood.

**Exterior Stairs:**

PREVENTATIVE ITEM: No concrete pad was noted at the base of the stairs. Use of a concrete pad is recommended to provide support and to promote longevity of the materials.

**Handrails:**

The handrails were satisfactory in condition and function.

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## FOUNDATION

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### Foundation:

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**Type of Foundation:**

The house has a poured concrete perimeter foundation with pair and post central supports.

### Crawlspace:

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**Location of Crawlspace Access:**

Crawlspace access opening is located at the north exterior.

**Foundation Anchoring:**

This inspection noted the presence of foundation bolts.

**Moisture status:**

Crawlspace soil was relatively dry.

**Structure Type:**

Joists with solid wood bridging and wood beams.

**Structure Condition:**

No defects/issues were noted.

**Crawlspace Ventilation:**

The cross-ventilation in the crawlspace appears to be adequate.

**Crawlspace Floor:**

Soil.

**Insulation:**

The floor is not insulated (\*).

**Vapor Barrier Installed:**

There is no vapor barrier installed on the crawlspace soil.



## ROOF & ATTIC

### Roofing:

**Means of Roof Inspection:**

The roof covering was inspected by walking on the roof.

**Type Roof:**

Hip, Gable.

**Roof Covering Type:**

Asphalt composition shingles. These consist of asphalt impregnated fiberglass/cellulose mat with colored gravel on surface.

**Layers of roof covering:**

The roof has 3 layers of roof covering. Removal of previous layers of shingles will be required when re-roofing.

**Condition of Roof Covering:**

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

**Estimated Life Expectancy of Roof:**

The approximate age of the roof is 10 years. These types of shingles have a typical life expectancy of 20 - 30 years.

**Slope:**

The roof has a steep slope.

**Flashing:**

The flashings around openings in the roof covering appear to be in satisfactory condition.

**Roof Gutter Type:**

Aluminum.

**Roof Gutter Comments:**

MAINTENANCE ITEM: Debris was noted in the gutters. Clean and maintain gutter system on a regular basis to provide intended protection.

**Chimney Type:**

The chimney and built in fireplace are brick.

**Chimney Condition:**

The chimney was in satisfactory condition.

**Flue**

There is a clay tile flue installed.

**Chimney Cap:**

There is a chimney cap with a spark arrestor installed.



## ELECTRICAL SYSTEMS

### Main Distribution Panel:

#### Service/Entrance/Meter:

Service to the house is via overhead utility lines. Service is 120/240 volts. The masthead, supports, meter housing, and cable entrance to the structure appear to be in satisfactory condition.

#### Main Power Distribution Panel Location:

Northeast exterior.

#### Main Power Panel Size:

The main circuit breaker is rated at 100 amps. The main distribution panel is rated at 100 amps. This is typically sufficient for a single family dwelling with natural gas service.

#### Main Panel Type:

The structure is equipped with a breaker type main power panel. The panel was in satisfactory condition.

#### Breaker/Fuse to Wire Compatibility:

The breakers in the main power panel appear to be appropriately matched to the circuit wire gauge.

#### Room for expansion:

The panel has room for expansion/addition if desired.

#### Legend Available:

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

#### Feeder and Circuit Wiring Type:

**INFORMATION: Most of the electrical system does not incorporate a grounding conductor (\*). Rewire, use 2-prong receptacles and/or separately grounded receptacles as required. Avoid use of ungrounded 3-prong receptacles and adapters to reduce risk of electrical shock and to provide protection for sensitive electronic equipment. See body of report for locations of 'open ground' and 'no ground' (two prong) receptacles.**

#### Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

#### Circuit Wiring Condition:

The visible wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

#### Grounding and bonding:

The system has a ground rod. The gas and water plumbing is bonded to ground.

#### Internet Based Information:

GFCI protection - <http://www.ul.com/consumers/groundfault.html>

Smoke alarms - <http://www.ul.com/consumers/smoke.html>



## PLUMBING SYSTEM

### Water Heater:

#### General Information:

The water heater is a gas fueled, 40 gallon unit located in the .

#### Life Expectancy:

The age of the water heater is approximately years. The average life expectancy of a water heater is 10 - 12 years.

## HEATING, VENTILATION & AIR CONDITIONING

### Heating Unit:

#### Heating System Type:

A forced air furnace is installed as the primary source of heat. The furnace is a natural gas, mid efficiency (typically about 80%) type with a fan induced draft. Ignition is electric. Unit is located in the.

#### Model/Serial Number/Size:

Manufactuer = ; Model #; Serial #; Input BTU = ; Efficiency (BTU out / BTU in) = %. The age of the unit is approximately years.

#### Filter:

The furnace filter is located .

MAINTENANCE TIP: Replace filter(s) on a regular basis to promote unit efficiency.

#### Heat Exchanger Inspected:

A furnace is typically replaced when the heat exchanger becomes cracked/damaged. Inspection of the heat exchanger is limited without disassembly of the unit and/or use of specialized equipment, which is beyond the scope of this inspection.

## LAUNDRY

### Laundry:

#### Dryer Duct:

MAINTENANCE TIP: Clean and maintain the dryer duct on a regular basis to reduce the risk of fire and to promote unit efficiency.

#### Internet Based Information:

Clothes Dryer Safety Information: <http://www.cpsc.gov/cpscpub/pubs/5022.html>

## BATHROOMS

### Master Bathroom:

#### Floor:



The floor covering material is vinyl.

**ACTION ITEM: Staining/discoloration and deterioration was noted near the toilet, which is likely due to moisture intrusion. Recommend further evaluation and repair as required by a qualified tradesperson.**



**Bathroom floor damage**

**Walls and Ceiling:**

The walls and ceiling are in satisfactory condition.

**Windows:**

The window(s) are operational and in satisfactory condition.

**Entry Door:**

The door is constructed of solid wood.

MINOR ITEM: The door is binding. Recommend adjustment/repair to promote function.

**Lighting:**

The permanently installed light fixture(s) are operational and in satisfactory condition.

**Exhaust Fan:**

The exhaust fan was operational.

**Electrical Receptacles:**

The receptacle(s) were correctly wired with GFCI protection.

**Vanity Cabinet:**

The vanity cabinet is in satisfactory condition.

**Countertop:**

The countertop material is a solid surface. The countertops are in satisfactory condition.

**Sink**

MINOR ITEM: The sink stopper did not function properly. Adjust/repair/replace as required to provide intended function.

**Sink Drain:**

The trap and related drainage plumbing appear to be satisfactory.

**Faucet and Supply Lines:**

Faucets and supply lines appear satisfactory.

**Toilet:**

**ACTION ITEM: Toilet is loose/unsecured. Recommend removal of toilet, evaluation of flooring and replacement of seal and/or other repairs as required to reduce the risk of leakage and subsequent damage.**

**Shower/Tub:**

The bathtub is metal with a porcelain/enamel finish. The enclosure walls are ceramic tiles.

**Shower/Tub Plumbing:**

**ACTION ITEM:** The hot and cold faucet control was reversed. Hot is typically on/to the left. Some assemblies are relatively easy to correct. Recommend remediation to promote standard function and reduce risk of scalding.

**Heat Source:**

There is forced air heat register in this room.

## BEDROOMS

### Master Bedroom

**Floor:**

The floor covering material is carpet.

**Walls and Ceiling:**

The walls and ceiling are in satisfactory condition.

**Windows:**

**SAFETY ITEM: Bedroom does not have a window that provides proper egress (too small) in case of fire or other emergency. Consider installation of at least one window that provides proper egress, or plan accordingly.**

**Interior Door:**

The door is constructed of composite wood. The door was operational and in satisfactory condition.

**Exterior Door:**

Vinyl framed, dual paned sliding door is operational and in satisfactory condition.

**Closet:**

The closet doors are operational and in satisfactory condition. The closet is lighted.

**Lights:**

The permanently installed light fixture(s) were operational.

**Electrical Receptacles:**

**ACTION ITEM:** Open ground receptacle was noted. Recommend replacement with a 2-prong receptacle or providing proper ground. Devices/appliance with a 3-prong plug require a ground to reduce the risk of electrical shock and/or damage to sensitive electronics.

**Heat Source:**

There is forced air heat register in this room.

## GARAGE

### Garage:

**Internet Based Information:**

Garage Door Safety Information: - <http://www.cpsc.gov/cpscpub/pubs/523.html>