



# ALLISON CONSULTING GROUP, LLC

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## Property Inspection Report

Client(s): **Dr Ayeth Hawatmeh**

Property address: **3447 4th Street  
 Riverside, CA**

Inspection date: **Sunday, August 09, 2009**

This report published on 8/9/2009 10:16:04 PM PDT




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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

|  |                 |  |
|--|-----------------|--|
|  | Safety          | Poses a risk of injury or death                  |
|  | Major Defect    | Correction likely involves a significant expense |
|  | Repair/Replace  | Recommend repairing or replacing                 |
|  | Repair/Maintain | Recommend repair and/or maintenance              |
|  | Minor Defect    | Correction likely involves only a minor expense  |
|  | Maintain        | Recommend ongoing maintenance                    |
|  | Evaluate        | Recommend evaluation by a specialist             |
|  | Monitor         | Recommend monitoring in the future               |
|  | Comment         | For your information                             |

Items of concern relating to the structural pest inspection are shown as follows:

|  |                              |  |
|--|------------------------------|--|
|   | WDO/WDI Infestation          | Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)                              |
|  | WDO/WDI Damage               | Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)   |
|  | WDO/WDI Conducive conditions | Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.) |

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## General information

Report number: 2009ayeth1

Structures inspected: 5 unit apartment conversion

Age of building: -58 y.o.

Time started: 11:00

Time finished: 12:00

Inspection Fee: 300.00

Payment method: Invoiced

Present during inspection: Owners agent and buyers broker

Occupied: Yes

Weather conditions: Clear

Temperature: Warm



Front of structure faces: North

Main entrance faces: North

Foundation type: Slab on grade

The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Shed, Low voltage outdoor lighting, Water filtration system, Water softener system, Built-in sound system, Intercom system Wall / window mounted A/C units

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1)   Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

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## Exterior

Footing material: Poured in place concrete

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame





Wall covering: Stucco

Driveway material: Poured in place concrete




Sidewalk material: Poured in place concrete

Exterior door material: Solid core wood




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2)     Rot was found in one or more stair treads. A qualified contractor should evaluate and repair as necessary, replacing all rotten wood.

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3)    One or more sets of stairs are wobbly. A qualified contractor should evaluate and repair as necessary, such as installing additional supports and/or diagonal bracing.

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4)    Trip hazard(s) exist at stairs due to non-uniform riser heights. Standard building practices call for riser heights not to vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should evaluate and repair or replace stairs so all riser heights are within 3/8 inch of each other.

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5) 🛠️🔪📌 Stairs are unsafe due to a non-standard configuration, such as too-high riser heights and/or too-narrow tread depths. Standard building practices call for riser heights not to exceed eight inches and tread depths to be at least nine inches but preferably 11 inches. Riser heights should not vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should repair or replace stairs so they conform to standard building practices.

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6) 🛠️🔪 Handrail(s) at some stairs are loose. This is a safety hazard. A qualified contractor should make repairs as necessary. For example, installing new fasteners and/or hardware so handrails are securely attached.



Photo 8  
Gaps in rail should not exceed 4-1/8" for child safety.



Photo 13  
Consult termite report.



Photo 20



Photo 21

7) 🛠️🔪🔍💧 Flashing missing from A/C unit penetration.



Photo 22

8) 🛠️🔍🏠 Wooden timbers in one or more retaining walls are rotten or damaged by wood destroying insects. A qualified contractor should evaluate and repair or replace wall(s) as necessary.

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9) 🛠️🔍🏠 Rot was found at the base of the stair stringers. A qualified contractor should evaluate and repair as necessary. All rotten wood should be replaced or removed and soil should be graded and/or removed if necessary to maintain at least a 6" gap between wood and soil.

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10) 🛠️🔍 Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

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11) 🛠️ One or more crawl space vent screens are missing. Animals such as vermin or pets may enter the crawl space and nest, die and/or leave feces and urine. A qualified contractor should install screens where missing using screen material such as "hardware cloth" with 1/4 inch minimum gaps.

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12) 🛠️💧 One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.
  - Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.
  - Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingROUT.com/> for examples of these products.
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13) 🛠️💧 The exterior finish in some areas is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restrain areas as needed and as per standard building practices.

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14) 🏠🪲 Wooden timbers in one or more retaining walls have minor amounts of rot and/or damage by wood destroying insects. The client(s) should monitor such walls in the future for continued rotting and/or damage. Repairs and/or replacement by a qualified contractor may be necessary in the future.

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15) ⓘ Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

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## Roof

Roof inspection method: Viewed from ground with binoculars

Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: <5 y.o.

Roof ventilation: Adequate

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## Attic

Inspection method: Viewed from hatch, Partially traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: None visible

16) 🛠️🔍 Wire splices are exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.



Photo 1



Photo 5



Photo 6



Photo 7

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17) 🚧🔧 Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

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18) 🏠🔧 No ceiling insulation is installed in the attic. A qualified contractor should install insulation for better energy efficiency and as per standard building practices with an R rating recommended for this area.



Photo 2

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19) 🔧 Water supply pipes are uninsulated. Recommend insulating pipes as necessary for better energy efficiency and to prevent water pipes from freezing.

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20) 🚧🔧🔍🏠📍 Attic vent clogged with dust.



Photo 3

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## **Electric service**

Primary service type: Overhead

Primary service overload protection type: Circuit breakers

Service amperage (amps): 400

Service voltage (volts): 120/240

Location of main disconnect: Breaker at top of main service panel

Service entrance conductor material: Copper

System ground: Unable to locate, recommend evaluation and repair by licensed contractor.

Main disconnect rating (amps): 100

Branch circuit wiring type: Knob and tube, Copper

Solid strand aluminum branch circuit wiring present: No  
Smoke detectors present: Yes

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21) 🛠️🔍 This property has "knob and tube" wiring, which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type, or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Note that some insurance companies may be unwilling to offer homeowner's insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.

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22) 🛠️🔥 One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.

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23) Electrical meters and panels functional.



Photo 10



Photo 11



Photo 12

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## **Water heater**

Estimated age: <1 y.o.  
Type: Tank  
Energy source: Natural gas  
Capacity (in gallons): 100  
Manufacturer: General Electric

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24) 🛠️🔍 Water heater closet deteriorated. Repair/replace.

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25) 🛠️🔥🚰💧 Corrosion present at water heater piping.



Photo 14

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## **Heating and cooling**

Primary heating system energy source: Natural gas  
Primary heat system type: Fan assisted, in-wall units  
Primary A/C energy source: N/A  
Primary Air conditioning type: N/A  
Distribution system: N/A

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- 26)  Abandoned supply/return air duct in attic. Registers capped.





Photo 4

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## **Plumbing**


Location of main water shut-off valve: Street  
Location of main water meter: Street  
Location of main fuel shut-off: Alley  
Water service: Public  
Service pipe material: Galvanized steel  
Supply pipe material: Galvanized steel  
Vent pipe material: Cast iron  
Drain pipe material: Cast iron  
Waste pipe material: Cast iron

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- 27)   Some, most, or all of the water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, these pipes may be nearing or may have exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and eventually, leaks. The inspector performed a "functional flow test" during the inspection where multiple fixtures were run simultaneously, and found the flow to be adequate. For example, the shower flow didn't decrease substantially when the toilet was flushed. Despite this, and because of their apparent age, these pipes may need replacing at any time.

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## **Kitchen**

- 28)  The under-sink food disposal is inoperable. A qualified plumber or contractor should evaluate and repair

or replace the food disposal as necessary.

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29) 🛠️ No range hood is installed over the range or cook top. Ventilation and/or lighting may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor install a vented and lighted range hood, with the exhaust fan configured so as to vent outdoors.

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30) 🛠️ Vinyl flooring is damaged and/or deteriorated in one or more areas. A qualified contractor should replace or repair the damaged flooring.

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## **Bathrooms**

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31) 🛠️ One or more sinks are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

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32) 🛠️ Vinyl flooring is damaged and/or deteriorated in one or more areas. A qualified contractor should replace or repair the damaged flooring.

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33) 🛠️ 💧 Caulk is missing or deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

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34) 🛠️ 💧 Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

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## **Interior rooms**

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35) 🛠️ 🧑🔧 🔍 💧 Bedroom window missing.



Photo 19

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36) 🛠️ 🔑 🔍 ⓘ Unable to fully evaluate Apt 6, utilities turned off at time of inspection. Manager reports renovation in progress on this unit.

VCT tile and carpet at end of life.

Ceiling exhaust fan missing.



Photo 15



Photo 16




Photo 17




Photo 18

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37)  Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

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38)  Carpeting in one or more rooms is damaged and/or significantly deteriorated. Recommend replacing carpeting where necessary.

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**Thank you for choosing ALLISON CONSULTING GROUP, LLC**