

# DRi Home Inspections

**DRihomeinspections.com**

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## SUMMARY REPORT

**Client:** John & Mary Smith  
**Realtor:** Agents Name, Califorina Reality  
**Inspection Address:** 1102 Altadena Drive, Altadena, CA 91001  
**Inspection Date:** 3/6/2008 Start: 9:00 am End: 11:30 am  
**Inspected by:** Don Roussin

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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*Components and Conditions Needing Service*

### Exterior

#### Grading & Drainage

##### Drainage Mode

- There is evidence of moisture intrusion within the garage floor and should be serviced

#### Exterior Components

##### Patio Covers or Gazebos

- There is damage to the patio cover that should be evaluated by the termite inspector

##### Steps & Handrails

- Some of the wrought iron handrails are rusted and need service

### Structural

#### Raised Foundation

##### Cripple Walls

- The cripple walls are not shearpaneled

### Roof

#### Composition Shingle Roof

### **Roofing Material**

- The ridge or roofline appears to be wavy in silhouette and should be evaluated

### **Flashings**

- There is no counter flashing where the roof abutts to the house Dormer windows sides

## **Chimney**

### **Living Room Chimney**

#### **General Unlined Masonry**

- General Unlined Masonry Chimney Comments

#### **Weather Cap-Spark Arrestor**

- The chimney does not have a spark arrestor which is mandated in most jurisdictions

## **Plumbing**

### **Potable Water Supply Pipes**

#### **Pressure Regulators**

- The pressure exceeds 80psi and the regulator should be adjusted

### **Irrigation or Sprinklers**

#### **Hose Bibs**

- The hose bibs are not fitted with anti-siphon valves which are recommended

## **Heating and Air Conditioning**

### **HVAC Split Systems**

#### **Return-Air Compartment**

- The filter is dirty and should be changed

## **Living**

### **Dining Room**

#### **Doors**

- The door striker plate needs to be adjusted for the striker pin to engage

### **Family Room**

#### **Lights**

- The closet light employs a metal pull chain that should be replaced with a safer cord type

### **Breakfast Room**

#### **Doors**

- The exterior door is missing a threshold and is not weather sealed to prevent rodent entry
- The exterior door must self close and include a latch at fifty-four inches for pool safety

#### **Outlets**

- There is an outlet that needs to be secured to wall properly

## **Kitchen**

## Kitchen

### Single-Glazed Windows

- The windows are stuck or painted shut and should be serviced
- A window pane is cracked which you may wish to have repaired

### Gas Range

- The back left igniters on the gas cook top do not respond or need to be serviced

### Outlets

- GFI outlets in the kitchen did not trip off when tested and should be serviced

## Hallway

### Primary Hallway

#### Smoke Detector

- There is no smoke detector which is mandated in this jurisdiction and should be installed

## Stairs

### Main Stairs

#### Smoke Detector

- There is no smoke detector which is mandated in this jurisdiction and should be installed

## Attic

### Primary Attic

#### Heat Vents

- The heat vents includes a Transite pipe that should be replaced

## Bedrooms

### Main Bedroom

#### Single-Glazed Windows

- The window sash on the windows need to be service to enable windows to stay in place when opened
- The sitting room windows need to have the crank mechanisms serviced to function properly

#### Smoke Detector

- The smoke detector did not respond and should be serviced

### 1st Guest Bedroom

#### Smoke Detector

- The smoke detector did not respond and should be serviced

### 2nd Guest Bedroom

#### Closets

- The closet light employs a metal pull chain that should be replaced with a safer cord type

#### Smoke Detector

- The smoke detector did not respond and should be serviced

## Bathrooms

### **Main Bathroom**

#### **Sink Faucet Valves & Connectors Trap & Drain**

- The faucet hot water handle needs hardware service and is misaligned

#### **Outlets**

- The ground-fault protection outlet did not trip off when tested and should be serviced

### **Hallway Bathroom**

#### **Single-Glazed Windows**

- A window lock is missing or needs to be serviced to be functional

### **1st Guest Bathroom**

#### **Sink Faucet Valves & Connectors Trap & Drain**

- The sink drain is slow or partially blocked and should be serviced

#### **Stall Shower**

- The hot water valve is leaking at handle and should be serviced

#### **Outlets**

- Both sink GFI have not power to the outlets and should serviced by an electrician

## **Garage**

### **Double-Car Garage**

#### **Walls & Ceiling**

- Some of the garage framing members are sagging or split under the combined weight of the layered roof-load

## **Pool/Spa**

### **Pool Only**

#### **Enclosure Safety Observations**

- The gate that gives pool access does not comply with safety standards and should be serviced

#### **Pool Observations**

- There are cracks in the pool that should be dye-tested

#### **Tiles**

- There is predictable scaling or typical mineral build-up on the tiles

#### **Ladder & Rails**

- The pool ladder rails are corroded but this is not uncommon