

INSPECTION REPORT



For the Property at:
1234 BRONCO
CORONA, CA

Prepared for: DOE JOHN
Inspection Date: Tuesday, July 4, 2006
Prepared by: Jim Ruether



ALL POINTS RESIDENTIAL INSPECTIONS
12197 Crystal Ave
Chino, CA 91710
(909)215-1036
Fax: (909)364 8401
www.apinspect.com
apinspections@verizon.net



October 16, 2007

Dear Doe John,

RE: Report No. 1002, v.5
1234 Bronco
Corona, CA

Thank you for choosing ALL POINTS RESIDENTIAL INSPECTIONS to perform your Inspection. We trust the experience will be both useful and enjoyable.

Please feel free to contact us if you have any questions about the report (909) 215 1036

Thanks again for allowing us to work with you.
Sincerely,

Jim Ruether
on behalf of
ALL POINTS RESIDENTIAL INSPECTIONS

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INVOICE

October 16, 2007

Client: Doe John

Report No. 1002, v.5
For inspection performed at:
1234 Bronco
Corona, CA

on: Tuesday, July 4, 2006

Home inspection 2501-3000 sq ft	\$275.00
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Total	<u>\$275.00</u>
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Paid In Full

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SUMMARY

1234 Bronco, Corona, CA July 4, 2006

Report No. 1002, v.5

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Note: For the purpose of this report the building is considered to be facing **North**.

Roofing

Sloped roofing \ Clay/concrete/fiber cement

Condition: • [Missing, loose or broken pieces](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

Location: Various

Task: Replace

Time: Immediate

Exterior

Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North Exterior Porch

Task: Provide

Time: Less than 1 year

Porches, decks, steps, patios and balconies \ Columns

Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Second floor Porch

Task: Repair or replace

Time: Immediate

Note: East and west columns has rot at sill.

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: North Second floor Porch

Task: Service

Time: Immediate

Landscaping \ General

Condition: • [Planters and gardens against walls](#)

Implication(s): Chance of water entering house | Chance of damage to structure | Chance of structural movement

Location: North Porch

Task: Provide water control

SUMMARY

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INTERIOR

Electrical

Service box, grounding and panel \ Distribution panel

Condition: • [Circuits not labeled](#)

Implication(s): Nuisance

Distribution system \ Outlets - number or location

Condition: • Electrical outlets located on the side of counters

or work islands in cooking areas may be hazardous for

children, in that appliance cords can be pulled resulting in burns and/or other serious injury.

Heating

Gas furnace \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Garage/2nd floor hall

Task: Clean

Time: Regular maintenance

Note: Both units need filters cleaned

Cooling & Heat Pump

Air conditioning \ Compressor

Condition: • Electrical shut off missing dead plates.

Location: East Exterior wall

Task: Repair

Time: Immediate

Plumbing

Water heater \ Temperature/pressure relief valve

Condition: • [Missing](#)

Implication(s): Steam explosion

Location: Garage

Task: Provide

Time: Immediate

Fixtures and faucets \ Bathtub

Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Note: Around the top of tub & base of shower needs caulking.

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PLUMBING

INTERIOR

Interior

Windows \ Storms and screens

Condition: • bent or missing. Just a few.

Doors \ Hardware

Condition: • Strike plate missing on garage

man door.

Location: Garage side door

Task: Replace jamb

Time: Less then 1 year

Condition: • Door handle loose on 2 nd floor furnace closet .

Location: 2 nd floor hall

Task: repair

Garage \ Man-door into garage

Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate

Garage \ Vehicle doors

Condition: • Needs paint

Location: Garage doors

Task: Paint and seal.

ROOFING

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ROOFING

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PLUMBING

INTERIOR

DESCRIPTION

Sloped: • [Concrete tile](#)

LIMITATIONS

Inspection performed: • By walking on roof

RECOMMENDATIONS

General

- I recommend having the roof evaluated and or repaired by a licensed roofing contractor.

Sloped roofing \ Clay/concrete/fiber cement

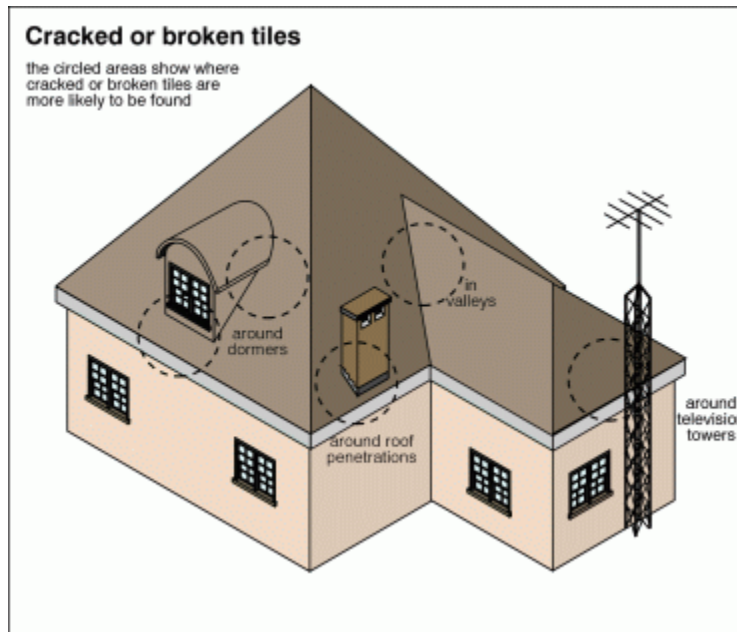
Condition: • [Missing, loose or broken pieces](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials

Location: Various

Task: Replace

Time: Immediate



ROOFING

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EXTERIOR

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INTERIOR

DESCRIPTION

Gutter & downspout material: • [Galvanized steel](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Stucco](#)

RECOMMENDATIONS

Roof drainage \ Downspouts

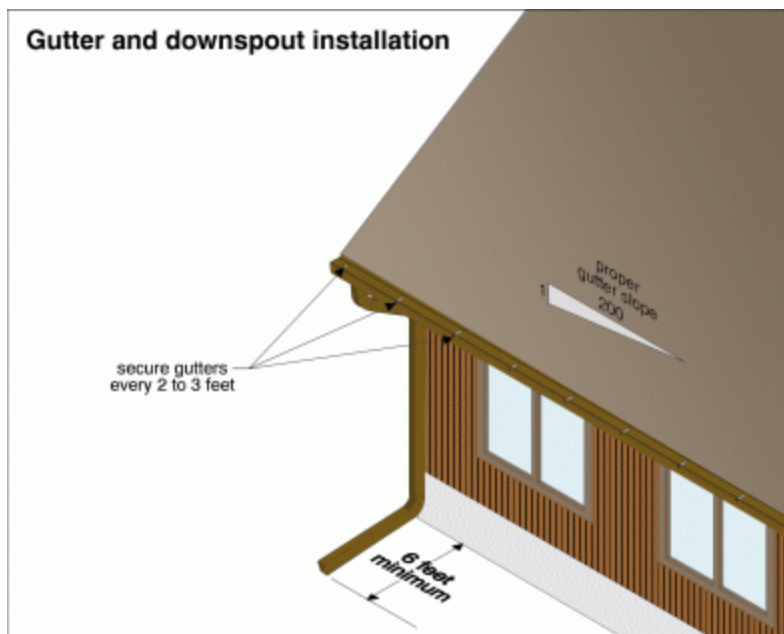
Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North Exterior Porch

Task: Provide

Time: Less than 1 year



[Click on image to enlarge.](#)

EXTERIOR

1234 Bronco, Corona, CA July 4, 2006

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

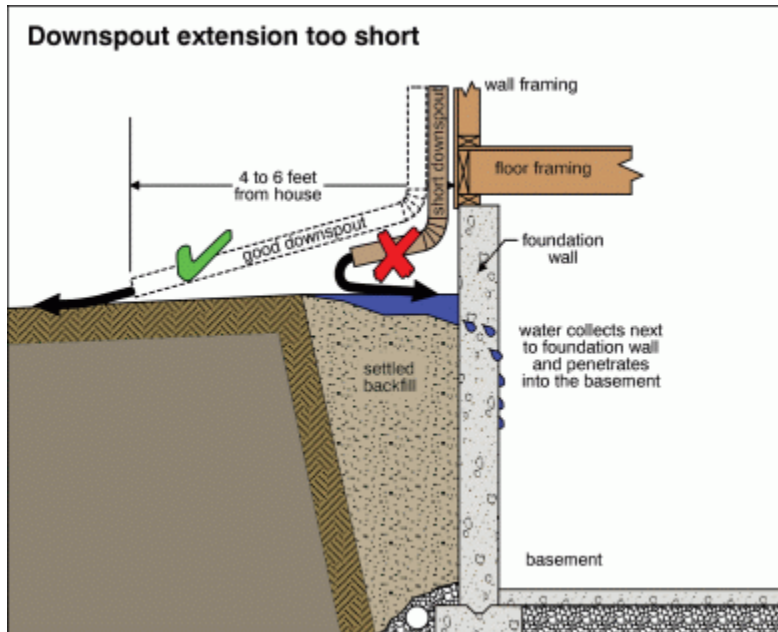
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



Porches, decks, steps, patios and balconies \ Columns

Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Second floor Porch

Task: Repair or replace

Time: Immediate

Note: East and west columns has rot at sill.

EXTERIOR

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INTERIOR



Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: North Second floor Porch

Task: Repair or replace

Time: Less than 1 year

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: North Second floor Porch

Task: Service

Time: Immediate

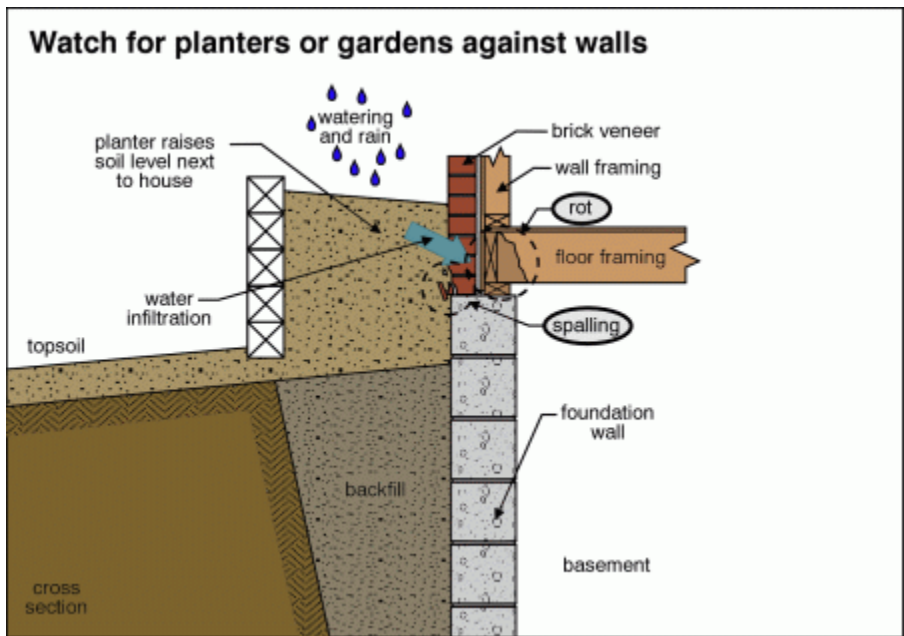
Landscaping \ General

Condition: • [Planters and gardens against walls](#)

Implication(s): Chance of water entering house | Chance of damage to structure | Chance of structural movement

Location: North Porch

Task: Provide water control



[Click on image to enlarge.](#)

STRUCTURE

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INTERIOR

DESCRIPTION

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

LIMITATIONS

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 100 %

RECOMMENDATIONS

General

• No improvement recommendations are offered as a result of this inspection.

DESCRIPTION

Service entrance cable and location: • [Underground - not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - exterior wall](#)

System grounding material and type: • [Not visible](#)

Distribution panel rating: • [200 Amps](#)

Distribution panel type and location:

• [Breakers - exterior wall](#)



Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets: • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - garage](#)

Smoke detectors: • CARBON MONOXIDE DETECTORS • CARBON MONOXIDE DETECTORS present

Smoke detectors: • [Present](#)

LIMITATIONS

Inspection limited/prevented by: • Restricted access • Storage

RECOMMENDATIONS

Service box, grounding and panel \ Distribution panel

Condition: • [Circuits not labeled](#)

Implication(s): Nuisance

Distribution system \ Outlets

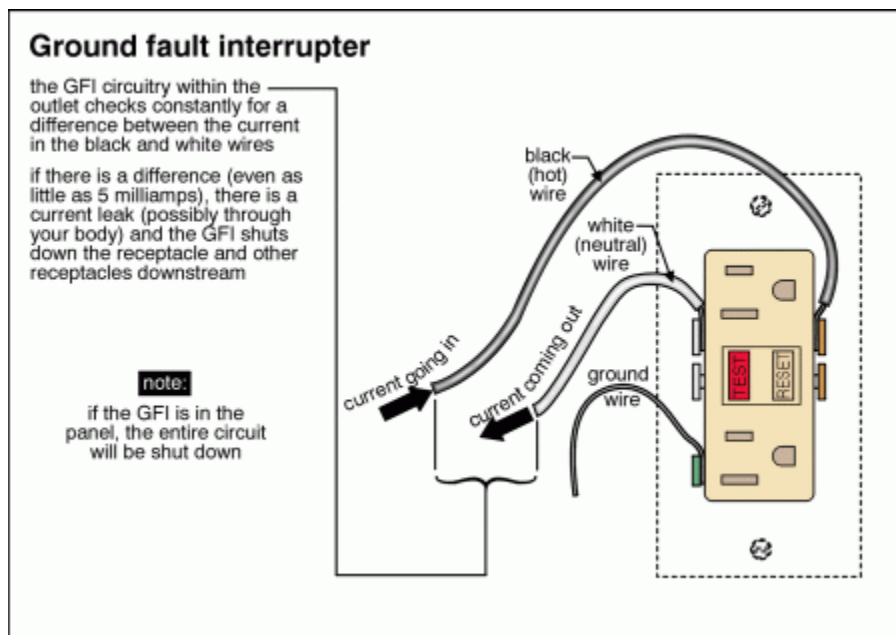
Condition: • [No GFI](#)

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Immediate



Distribution system \ Outlets - number or location

Condition: • Electrical outlets located on the side of counters

or work islands in cooking areas may be hazardous for

children, in that appliance cords can be pulled resulting in burns and/or other serious injury.

HEATING

1234 Bronco, Corona, CA July 4, 2006

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INTERIOR

DESCRIPTION

Fuel: • [Gas](#)

System type:

• [Furnace](#)



Approximate capacity: • [2] 75000 units

Approximate age: • [14 years](#)

Main fuel shut off at:

• Exterior wall



HEATING

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INTERIOR

Fireplace: • [Gas fireplace](#)

Chimney: • [Stucco over metal](#)

LIMITATIONS

Warm weather: • Prevented testing in heating mode

RECOMMENDATIONS

Gas furnace \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Garage/2nd floor hall

Task: Clean

Time: Regular maintenance

Note: Both units need filters cleaned

COOLING & HEAT PUMP

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SUMMARY

ROOFING

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INTERIOR

DESCRIPTION

Air conditioning type: • [Air cooled](#)

Cooling capacity: • Dead plate covers protects from electric shock when throwing the switch.

Cooling capacity: • [2] Units



south unit



north unit



14 RLA Both compressors=> 12.5-12.9 good

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 14 years

COOLING & HEAT PUMP

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INTERIOR

Supply temperature:

• 60°



Supply 60 deg aprox



Return 80 deg aprox = 20 deg difference, good

Return temperature: • 80°

Temperature difference: • 20°

RECOMMENDATIONS

Air conditioning \ Compressor

Condition: • Electrical shut off missing dead plates.

Location: East Exterior wall

Task: Repair

Time: Immediate



DESCRIPTION

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount: • [R-24](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not visible

LIMITATIONS

Attic inspection performed: • From access hatch

RECOMMENDATIONS

General

• No improvement recommendations are offered as a result of this inspection.

Attic/roof \ Insulation

Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Provide

Time: Discretionary



8" of fiberglass = aprox 24 R Value -32 min

PLUMBING

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INTERIOR

DESCRIPTION

Water supply source: • Public

Service piping into house: • [Galvanized steel](#)

Supply piping in house: • [Not visible](#)

Main shut off valve at the: • Exterior wall

Water flow (pressure):

• [Typical for neighborhood](#)



Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • 50 gallons

Water heater approximate age: • 13 years

Waste disposal system: • [Public](#)

Waste piping in house: • [Not visible](#)

RECOMMENDATIONS

Water heater \ Temperature/pressure relief valve

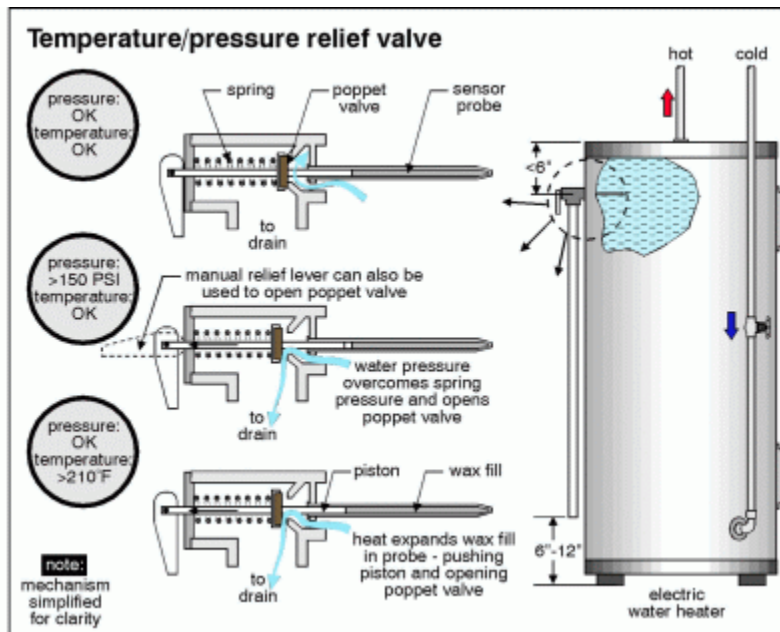
Condition: • [Missing](#)

Implication(s): Steam explosion

Location: Garage

Task: Provide

Time: Immediate



[Click on image to enlarge.](#)

Fixtures and faucets \ Bathtub

Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second floor Master bathroom

Task: Improve

Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Note: Around the top of tub & base of shower needs caulking.

DESCRIPTION

General: • Alarm should be installed on all exterior doors leading to the pool or proper fencing with self closing gate with locking device be installed by a licensed contractor.

Major floor finishes: • [Carpet](#) • [Ceramic](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Major wall and ceiling finishes: • [Stucco/texture/stipple](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

Glazing: • [Double](#)

Exterior doors: • [Solid wood](#) • [Metal](#) • [French](#) • [Garage](#)

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Gas

Laundry facilities: • Washer • Dryer

LIMITATIONS

Restricted access to: • Bedroom • Master bedroom • Cupboards and cabinets

RECOMMENDATIONS

Floors \ General

Condition: • Good condition for normal use.

Windows \ Storms and screens

Condition: • bent or missing. Just a few.

Doors \ Hardware

Condition: • Strike plate missing on garage

man door.

Location: Garage side door

Task: Replace jamb

Time: Less then 1 year



Needs strike plates & repair

Condition: • Door handle loose on 2 nd floor furnace closet .

Location: 2 nd floor hall

Task: repair

Garage \ Man-door into garage

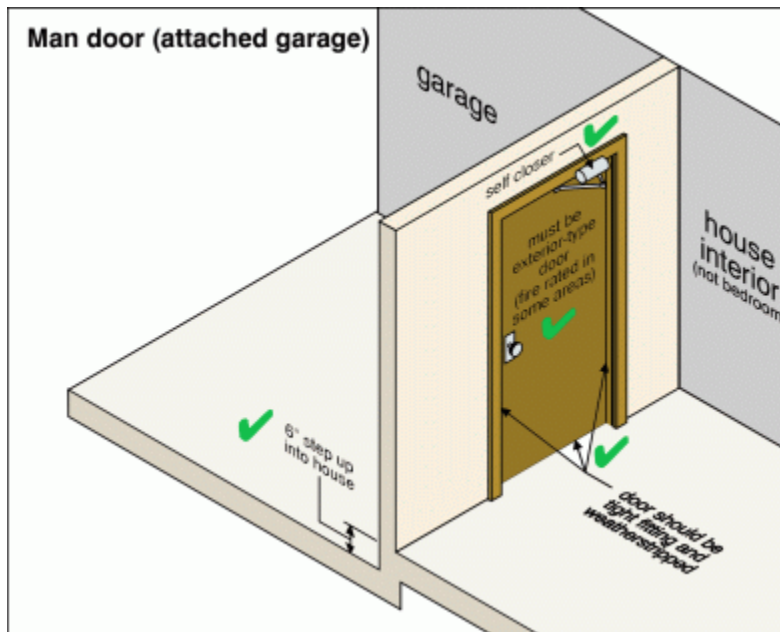
Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

INTERIOR

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INTERIOR

Garage \ Vehicle doors

Condition: • Needs paint

Location: Garage doors

Task: Paint and seal.



Exhaust fans \ Kitchen exhaust system

Condition: • Blower inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Replace

Time: Immediate

END OF REPORT