

# **SUPERIOR HOME SOLUTIONS**

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**Certified Mold Inspector**  
**Registered Home Inspector**  
**Certified Housing Consultant**

## **Home Inspection Report**

Property Address:  
8130 Westport Circle  
Discovery Bay, CA 94505



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|--|---------------------------------|---|
| <b>Date:</b> 10/24/2016  | <b>Time:</b> 10:00AM            | <b>Report ID:</b> A29143                        |
| <b>Property:</b><br>8130 Westport Circle<br>Discovery Bay, CA<br>94505 | <b>Square Footage:</b><br>3,250 | <b>Real Estate Professional:</b><br>Not Present |

|  |  |  |
|--|--|--|
| <b>In Attendance:</b><br>Inspector                       | <b>Type of Dwelling:</b><br>Single Family Home           | <b>Approximate age of building:</b><br>2006  |
| <b>Temperature:</b><br>69                                | <b>Weather:</b><br>Cloudy                                | <b>Ground/Soil surface condition:</b><br>wet |
| <b>Rain in last 3 days:</b><br>Yes                       | <b>Was a Radon Test performed?:</b><br>No                | <b>Was a Water Test performed?:</b><br>No    |
| <b>Was water on at time of inspection?:</b><br>Yes       | <b>Was gas service on at time of inspection?:</b><br>Yes | <b>Was Heat on during inspection?:</b><br>no |
| <b>Was Air Conditioning on during inspection?:</b><br>No | <b>Was Electricity on during inspection?:</b><br>Yes     | <b>Is this home New Construction?:</b><br>No |

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This inspection report is not intended to determine which items may need to be addressed per the contractual requirements for sale of the property. Any areas of uncertainty regarding purchase contract matters should be clarified by consulting an attorney and/or licensed real estate agent.

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Column Headers are designed to point out the inspectors' findings. INSPECTED (I) means that the inspector inspected that component and it appeared that it was functioning as intended. NOT INSPECTED (NI) means that the component was not inspected and no representations to the condition are made. NOT PRESENT (NP) means that the component was not in the home. MAINTENANCE REPAIR/REPLACE (MR) means repairs or service to the home that is typically found or associated with wear and time. These repairs are important and can progress or cause further damage if not corrected. MR repairs can often be performed by qualified people whose skill may not require a license. TRADESMANREPAIR/REPLACE means that these repairs or further inspections should be performed by a qualified licensed or certified tradesman. NOTE: Any estimates given by the inspector are for NACA purposes only and are general price ranges. Estimates are inaccurate by nature and further inspection by a tradesman could reveal a more costly repair.

# 1. Roofing

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## Styles & Materials

**Roof Covering:**

Tile

**Viewed roof covering from:**

Walked on roof

**Layers of roof covering:**

One layer

## Inspection Items

### 1.0 ROOF COVERINGS

**Comments:** Inspected

The roof covering is a concrete tile. The overall condition is described as good. The underlayment is without tears and rotted spots. Several tiles were seen cracked. See 1.0 photo 1 to 6 below. Recommend that the tiles be replaced/sealed to prevent water from affecting the underlayment.



1. 0 Photo 1



1.0 photo 2



1.0 photo 3



1.0 photo 4



1.0 photo 5



1.0 photo 6



### 1.1 ROOF FLASHING

**Comments:** Inspected

The flashing sealant on all the vents and chimney are serviceable. No leaks or damage noted.

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

Recommend periodic roof cleaning to assure water is not trapped on the roof causing roof penetration deterioration. All penetrations/flashing on the roof are clean.

### 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

The gutter by the front porch was damaged. See 1.3 photo 1 below. Also, the gutter at the front/left corner of the house was rusted due to water exposure from the nearby pipe. See 1.3 photo 2 and 3 below. No active water leak noted at the time of the inspection. The stucco at the corner was also disintegrated as a result. See 1.3 photo 4 below.



1.3 photo 1



1.3 photo 2



1.3 photo 3



1.3 photo 4

### 1.4 ROOF EAVES & FASCIA BOARDS

Comments: Inspected

No dry rot noted.

## 2. Exterior

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### Styles & Materials

**Siding Style:**

Stucco/Wood

**Siding Material:**

EIFS

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Concrete

**Driveway:**

Concrete

### 2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

### 2.1 DOORS (Exterior)

Comments: Inspected

The side garage door had a wide gap at the bottom. Recommend that a weather strip be installed. See 2.1 photo 1 below.



2.1 photo 1

## 2.2 WINDOWS

**Comments:** Inspected

## 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Comments:** Inspected

## 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING

**WALLS**(With respect to their effect on the condition of the building)

**Comments:** Inspected

Extensive tree roots were seen on the front lawn of the house. See 2.4 photo 1 below.



2.4 photo 1

# 3. Garage

## Inspection Items

### 3.0 GARAGE CEILINGS

**Comments:** Inspected

No damage noted.

### **3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)**

**Comments:** Inspected

No rotted wood or damaged columns noted. No water stains noted on sheetrock.

### **3.2 GARAGE FLOOR**

**Comments:**

Inspected

Cement floor appears serviceable; no damage noted.

### **3.3 GARAGE DOOR**

**Comments:** Inspected

A dent was seen at the corner of the aluminum garage and the exterior molding was cracked. See 3.3 photo 1 below.



3.3 photo 1

# 4. Interior

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## Styles & Materials

**Ceiling Materials:Wall Material:**  
Sheetrock/Drywall

**Floor Covering(s):**  
Tile, Carpet, Linoleum

**Interior Doors:Window Types:**  
Raised panel

**Window Manufacturer:**  
IWC/ Jeldwen

## Inspection Items

### 4.0 CEILINGS

**Comments:** Inspected

All the ceilings in the interior of the house are made of sheetrock. The overall condition is described as good. No water stains noted. No evidence of active or past roof leaks noted.

### 4.1 WALLS

**Comments:** Inspected

The walls consist of drywall; in general, the condition is described as good. No water stains or damage to the sheetrock noted.

### 4.2 FLOORS

**Comments:** Inspected

Floor covering was intact.

### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected

No damage noted on either steps leading to the exterior entry.

#### 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

The kitchen counter was intact. No damage noted.

#### 4.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

All interior doors are functional. No damage to the slab or lock set mechanism noted.

#### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

All interior trim of the windows are serviceable.

## 5. Structural Components

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### Styles & Materials

**Foundation:**

Slab

**Floor Structure:**

Concrete Subfloor

**Wall Structure:**

Wood

**Ceiling Structure:**

2X4

**Roof Structure:**

Engineered wood trusses

**Roof-Type:**

Gable

**Method used to observe attic:**

Walked

**Attic info:**

Hallway

#### 5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected

The foundation is slab. There is no evidence of deterioration or water draining into the foundation. The slope near the foundation is sufficient, 2 inches every 6 feet, to steer water away. No evidence of any structural shift is observed

### 5.1 WALLS (Structural)

Comments: Inspected

### 5.2 FLOORS (Structural)

Comments: Inspected

The floor coverings are as follows: tile, carpet

### 5.3 CEILINGS (structural)

Comments: Inspected

All the ceilings in the interior of the house are made of sheetrock. The thickness is 5/8 of an inch; The overall condition is described good.

### 5.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The rafters were positioned every 18 inches per code. Furthermore, no evidence of structural shifting noted at the joints of beams where the rafters are supported.

## 6. Plumbing System

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### Styles & Materials

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Copper, PVC, Galvanized

**Plumbing Water Distribution  
(inside home):**

PVC

**Washer Drain Size:**

2" Diameter

**Plumbing Wastelines:**

PVC

**Waste Disposal method:**

Public waste system



**Water Heater Power Source:**    **Water Heater Capacity:**    **Estimated age of water Heater:**

Natural Gas (quick recovery)

50 gallons

2004

**Water Heater Location:**

Garage

**Water Heater Manufacturer:**

State Select

## Inspection Items

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

No erosion to any of the siphon valve or related components noted. No leaks detected. All plumbing drain system working properly.

A. The Drain Waste Vent (DWV) appears to be regulating air pressure in the waste system pipes and flow of water without intermittent blocks. This suggests that no puncture in the DWV pipe system is evident and no leakage of water is present.

B. The P Trap of all bathroom and kitchen sink suggests that no excessive negative air pressure is siphoning water to the fixtures; again, this suggests that no excess water is needed or produced to push waste away.

C. The Drain Waste Vent Pipe is equipped with a metal flashing to prevent unnecessary escape of water.

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

The water heating unit is in the garage. The unit is operational. No leaks were noted. The hot and cold water inlet are both operational. The drain valve is intact. The gas line is properly attached without any corrosion. The heating element is okay. The heating/cooling drain pipes are operational. No leak or calcification noted on any of the galvanized or copper piping. See 6.1 photo 1 below.



6.1 photo 1

- A. The hot and cold water supply lines coming from the water heater appears to be intact; no leakage or corrosion noted at the stem connector. Water appears to be flowing properly to all fixtures, out-lets, and appliances that require hot water.
- B. The thermostat on the water heater is properly maintaining the temperature of the device's heating element. A normal temperature setting is usually between 140 degrees F and 160 degrees F. However, I recommend placing your thermostat at 120 degrees F, which has proven to be adequate and much more economical according to the guidelines set forth by the state.
- C. The Pressure Relief Valve on the water heater tank is intact and operational; no hissing or back-flows sounds were detected.

## **6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

**Comments:** Inspected

## **6.3 MAIN WATER SHUT-OFF DEVICE**

**Comments:** Inspected

Operational; no leaks detected.

# 7. Electrical System

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## Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 Amperes

**Panel grounded:**

Yes

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

Siemens

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

**Carbon Monoxide Detectors:**

Inspected

**Smoke Detectors:**

Inspected

## Inspection Items

### 7.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

All operational per main distribution panel. Service entrance conductors are copper and meet all NESC standards and guidelines. An extension of 18" (inches) of service entrance conductor is present at the service head which meets requirements. The neutral of the service entrance conductors is identified with gray or white tape at the service head and in the meter base. No shortage observed or a safety violation noted.

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

The main distribution panel is that of 200 Amperes. All circuit breakers appear to be serviceable. No disruption in the wiring noted on any of the breakers. The electrical wires to the house circuits, circuit breakers, and main disconnect switch are all operational. The electrical wires to the house circuits, circuit breakers, and main disconnect switch are all operational. The short circuit current rating is as follows: 22,000 RMS symmetrical amperes at 120/240 volts.

## **7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Inspected

200 Amperes; sufficient to handle amount of required ampere for the size of the home.

## **7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected

## **7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Inspected

No disruption in joules noted on any of the plugs and electrical outlets.

## **7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected

GFI outlets in the kitchen and bathroom present.

## **7.6 OPERATION OF ARC FAULT CIRCUIT INTERRUPTERS (AFCI)**

**Comments:** Inspected

## **7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

Outside near the main electric meter.

## 7.8 SMOKE DETECTORS

**Comments:** Inspected

Present in every room.

## 7.9 CARBON MONOXIDE DETECTORS

**Comments:** inspected

Present.

# 8. Heating/Cooling System

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## Styles & Materials

**Heat Type:** Central  
**Estimated age of Heat System:** Unknown

**Energy source of Heat System:** Natural Gas

**Number of Heat Systems (excluding wood):** One  
**Ductwork:**

**Heat System Brand:** Carrier

**Filter Type:** Insulated  
**Types of Fireplaces:** Gas

**Number of Woodstoves:** None

## Inspection Items

### 8.0 HEATING/COOLING EQUIPMENT

**Comments:** Inspected

The heating/cooling unit were tested and operational at the time of the inspection. No leaks detected or disruption in the flow noted. The compressor, fan, and coil are operational. Inspector noted that all vents were emitting heating and A/C unit air.

## 8.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

The thermostat device is operational; The thermocouple safety device is intact, sensing the pilot light. The heat exchanger is operational and separates the two sides of the air in the furnace, moving the heat from the burning air side to the home air side.

## 8.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

## 8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, airfilters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

All systems operational. No malfunction observed.

# 9. Insulation and Ventilation

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## Styles & Materials

**Attic Insulation:**  
Present

**Roof Ventilation:**  
Yes

**Exhaust Fans:**  
Present

**Dryer Power Source:**  
Electric

**Dryer Vent:**  
Metal

**Floor System Insulation:**  
Present

## Inspection Items

### 9.0 INSULATION IN ATTIC

**Comments:** Inspected

Insulation was adequate.

## 9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected:

The entire area is well ventilated. All registers are intact

## 9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Inspected

All vents and exhaust fans are operational.

# 10. Kitchen Appliances

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## Styles & Materials

**Dishwasher:**

Present

**Disposer Brand/age**

Badger

**Exhaust/Range hood:**

Microwave

**Range/Oven:**

Gas Stove

## Inspection Items

### 10.0 DISHWASHER

**Comments:** Inspected

No leak noted in connection to the garbage disposer; fastened securely to the cabinet frame and the inlet of the garbage disposer.

### 10.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

Operational; No smoke or soot build-up noted.

## 10.2 RANGE HOOD

**Comments:** Inspected

The microwave unit was operational.

## 10.3 FOOD WASTE DISPOSER

**Comments:** Inspected

It's serviceable. No leak noted in connection to the garbage disposer; fastened securely to the cabinet frame. The P-trap is not clogged and the electrical cord is secure. No excessive vibration or noise noted.

# Summary/Repairs

1. The roof covering is a concrete tile. The overall condition is described as good. The underlayment is without tears and rotted spots. Several tiles were seen cracked. See 1.0 photo 1 to 6 below. Recommend that the tiles be replaced/sealed to prevent water from affecting the underlayment.
2. The gutter by the front porch was damaged. See 1.3 photo 1 below. Also, the gutter at the front/left corner of the house was rusted due to water exposure from the nearby pipe. See 1.3 photo 2 and 3 below. No active water leak noted at the time of the inspection. The stucco at the corner was also disintegrated as a result. See 1.3 photo 4 below.
3. The side garage door had a wide gap at the bottom. Recommend that a weather strip be installed. See 2.1 photo 1 below.
4. Extensive tree roots were seen on the front lawn of the house. See 2.4 photo 1 below.
5. A dent was seen at the corner of the aluminum garage and the exterior molding was cracked. See 3.3 photo 1 below.



